COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

January 14, 2021

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. * This item has been continued from the November 12, 2020 HEX Meeting, to the December 10, 2020 HEX Meeting and further continued to the January 14, 2021 HEX Meeting.*** PETITION NO. VA PL20190002701– CitySwitch II-A, LLC request two variances from LDC Section 5.05.09(G)(7)(b), to reduce the eastern boundary setback of 125 feet to 60.5 feet and from the western boundary setback of 125 feet to 82.2 feet for a proposed 250 foot communications tower on a parcel in the east ½ of the northwest ¼ of the southwest ¼ of the northeast ¼ of the northwest ¼ of Section 15, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commissioner District 5**

B. PETITION NO. BDE PL20200000537 - 164 San Salvador Street - Request for a boathouse, pursuant to Section 5.03.06.F of the Collier County Land Development Code, and a 16-foot boat dock extension, over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Land Development Code for waterways 100 feet or greater in width, to allow a boathouse and boat docking facility with two boat slips each with a boat-lift protruding a total of 36 feet into a waterway that is between 116 feet and 187 feet wide for the benefit of property described as Lot 316, Isles of Capri No. 2, also described as 164 San Salvador Street in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commissioner District 1

C. PETITION NO. VA PL20200000861 – Wawa Florida, LLC c/o Mr. Scott Gerard requests a variance for the existing directory sign, pursuant to LDC Section 5.05.05.C.4.c.iii.e, to allow electronic fuel pricing in place of an approved scroller gas pricing sign panel. The existing directory sign, is located on the south side of Rattlesnake Hammock Road, approximately 600 feet east of the intersection of Tamiami Trail East and Rattlesnake Hammock Road, on property consisting of 8.73+/- acres in Section 19, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commissioner District 1

D. PETITION NO. CU PL20200001301 - CAT Radio Road Transfer Facility - Request to amend an existing Conditional Use, Resolution No. 10-70, that authorized a Bus Transfer Station as an Essential Services Government Facility pursuant to Land Development Code Section 2.01.03.G.1.e, within the Gallman Olds PUD zoning District, by expanding the use to allow the facility to act as a transfer station and transit hub for regional transportation services, by removing condition 5 that permitted the transfer station use and provided fixed-route restrictions, and by removing condition 6 that restricted bus trips, on a ±10.04 acre property located approximately 1,000 feet west of the intersection of Radio Road and Davis Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commissioner District 3

E. **PETITION NO. CCSV PL20200000082 – Lloyd Bowein and Lurline S. Bowein request a variance from the Coastal Construction Setback Line to allow for the construction of a pool and deck approximately 54 feet, seaward of the Coastal Construction Setback Line, and a fence 90 feet seaward of the Coastal Construction Setback Line, and a decked pathway 92 feet seaward of the Coastal Construction Setback Line, for property located at 10021 Gulf Shore Drive and described as Lot 31, Block A, Re-subdivision of part of Unit No. 1 Conner's Vanderbilt Beach Estates, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Craig Brown, Senior Environmental Specialist] Commissioner District 2**

F. **PETITION NO. CUD PL20200001534 - A request to determine that a propane distribution facility is a comparable and compatible use within the industrial designated area of the Whitelake Industrial Corp. Park PUD, as authorized in section 3.2.A.36 of Ordinance 01-59. The subject property is within the Activity Center #9 Overlay zoning district and located between Plover Ave. and Whitelake Blvd. in Section 35, Township 49, Range 26, Collier County, Florida. [Coordinator: Parker Klopf- Senior Planner] Commissioner District 5**

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: *** This item has been continued from the November 12, 2020 HEX Meeting, to the December 10, 2020 HEX Meeting and further continued to the January 14, 2021 HEX Meeting.*** PETITION NO. VA PL20190002701– CitySwitch II-A, LLC request two variances from LDC Section 5.05.09(G)(7)(b), to reduce the eastern boundary setback of 125 feet to 60.5 feet and from the western boundary setback of 125 feet to 82.2 feet for a proposed 250 foot communications tower on a parcel in the east ½ of the northwest ¼ of the southwest ¼ of the northeast ¼ of the northwest ¼ of Section 15, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commissioner District 5

Meeting Date: 01/14/2021

Prepared by:
Title: – Zoning
Name: Tim Finn
12/28/2020 8:53 AM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
12/28/2020 8:53 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Rose Burke		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/04/2021 5:34 PM
Zoning	Ray Bellows	Review Item	Completed	01/04/2021 6:46 PM
Zoning	Anita Jenkins	Review Item	Completed	01/05/2021 8:36 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/14/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: NOVEMBER 12, 2020

SUBJECT: PETITION VA-PL20190002701 (KAPOK ST CELL TOWER)

PROPERTY OWNER/CONTRACT PURCHASER/AGENT:

Owner:

Johannes Steffens
542 Ethel Ave SE
Grand Rapids, MI 49506

Applicant/Contract Purchaser:

CitySwitch II-A, LLC
1900 Century Place, Suite 320
Atlanta, GA 30345

Agents:

Kendal Lotze
Ignite Wireless
102 Mary Alice Park Rd.
Cumming, GA 30040

Jim Alderman
J&J Wireless Consultants LLC
6122 7th Ave W
Bradenton, FL 34209

Jeff Wright
Henderson, Franklin,
Starners & Holt, P.A.
8889 Pelican Bay Blvd, Suite 400
Naples, FL 34108

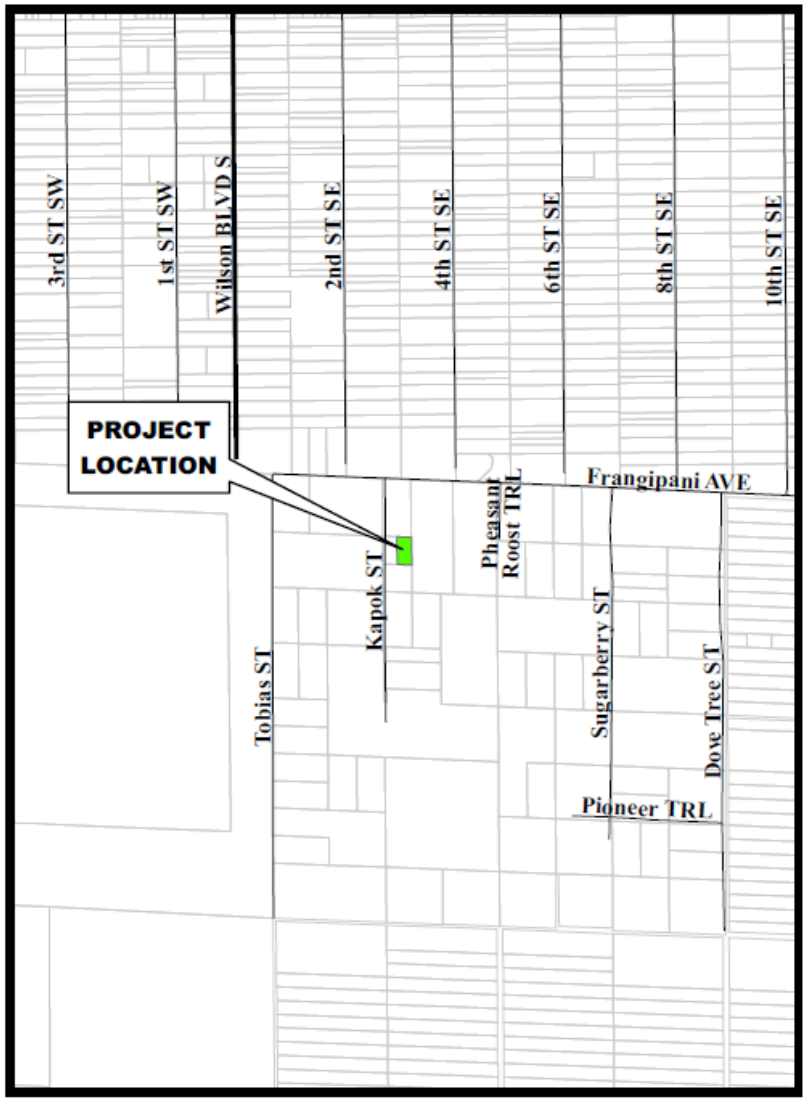
REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for two variances from the Collier County Land Development Code (LDC) Section 5.05.09(G)(7)(b), to reduce the eastern boundary setback of 125 feet to 60.5 feet and from the western boundary setback of 125 feet to 82.2 feet for a proposed 250 foot communications tower.

GEOGRAPHIC LOCATION:

The subject property is located on a parcel in the east ½ of the northwest ¼ of the southwest ¼ of the northeast ¼ of the northwest ¼ of Section 15, Township 49 South, Range 27 East, Collier County, Florida. *(See location map on page 2)*.

Attachment: Staff Report - Kapok St Cell Tower (14445 : PL20190002701 Kapok St. Cell Tower)



Location Map

Zoning Map

Petition Number: PL20190002701

Attachment: Staff Report - Kapok St Cell Tower (14445 : PL20190002701 Kapok St. Cell Tower)

PURPOSE/DESCRIPTION OF PROJECT:

Per LDC 5.05.09(G)(7)(b), which provides (in part) that communications towers "*shall be separated . . . from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater.*" Because the proposed tower is 250' tall, the separation requirement would be 125' (a greater distance than the tower's certified collapse area). The petitioner is requesting a reduction from the eastern and western boundary setbacks to situate a proposed communication tower.

SURROUNDING LAND USE AND ZONING:

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

North: Developed agricultural, with a current zoning designation of Agricultural zoning designation with the Rural Fringe Mixed Use receiving and North Bell Meade Overlay districts

East: Developed agricultural, with a current zoning designation of Agricultural zoning designation with the Rural Fringe Mixed Use receiving and North Bell Meade Overlay districts

South: Undeveloped land, with a current zoning designation of Agricultural zoning designation with the Rural Fringe Mixed Use receiving and North Bell Meade Overlay districts

West: Undeveloped land, with a current zoning designation of Agricultural zoning designation with the Rural Fringe Mixed Use receiving and North Bell Meade Overlay districts

Collier County Property Appraiser

Attachment: Staff Report - Kapok St Cell Tower (14445 : PL20190002701 Kapok St. Cell Tower)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is located within the Agriculture Rural Fringe Receiving lands of the County's Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) of the GMP. The GMP does not address individual Variance requests but deals with the larger issue of the actual use. As previously noted, the petitioner seeks variances requesting a reduction from the eastern and western boundary setbacks to situate a proposed communication tower. The subject use is consistent with the FLUM of the GMP. The requested variance does not have any impact on this property's consistency with the County's GMP.

STAFF ANALYSIS:

The request are variances from LDC 5.05.09(G)(7)(b), which provides (in part) that communications towers "*shall be separated . . . from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater.*" Because the proposed tower is 250' tall, the separation requirement would be 125' (a greater distance than the tower's certified collapse area). *(See Attachment A – Kapok St Certified Fall Radius Letter)* As indicated on the site drawing included with this submittal, the proposed communications tower meets this 125' distance separation requirement with respect to the *northern* and *southern* property boundaries. Additionally, the proposed tower is separated from surrounding property boundaries in all directions by a distance that far exceeds its certified collapse area (i.e., it meets the *lesser* of the two distance measurements provided in the LDC, in all directions). However, because the proposed tower does not meet the *greater* of the two LDC distance measurements with respect to eastern and western boundaries, a variance is necessary. More specifically the petitioner is seeking two variances from the required 125' separation requirement, to allow (1) for the eastern boundary, a separation of 60.5; and (2) for the western boundary, a separation of 82.2. *(See Attachment B – Zoning Drawings, Sheet C-1 - Overall Site Plan)* The LDC does allow for essential services which includes communication towers (LDC 2.03.08.A.2.a.3.x). Per LDC Section 1.08.02, an essential service requires that government entities such as police, fire, EMS, etc. have use of the tower for their designated needs. The communications tower will be utilizing the First Responder Network Authority (FirstNet) which is a nationwide wireless network broadband network that will be dedicated to first responders for use in disasters, emergencies and daily public safety work. *(See Attachment C – FirstNet Info)* Furthermore, it should be noted that the proposed tower does not require a conditional use but is subject to this variance. *(See Attachment D – Zoning Verification* Letter dated 3-17-20)

Moreover, staff has been receiving opposition letters regarding the close proximity of another tower to be located at 550 Frangipani Avenue approximately 2065 feet east of the Kapok St site. *(See Attachment F – Opposition Letters)* This 185-foot communications tower has not been built and is currently under SDP review (PL20200000886). The residents feel that these two communications towers will create deleterious effects upon their community. Currently, the LDC does not have any distance separation provisions to guide staff as to how far apart one communication tower can be from another tower. As such, staff will be amending the LDC to address communication tower distance separation requirements in the near future. It should be noted, that the applicant has stated that in regard to shared tower use, that there are not any towers that would provide necessary and adequate capacity and geographic coverage area to achieve their

Attachment: Staff Report - Kapok St Cell Tower (14445 : PL20190002701 Kapok St. Cell Tower)

emergency services objectives, and sharing another tower would not be a feasible option. *(See Attachment G – Shared Tower Use Response)*

The decision to grant a variance is based on the criteria in LDC Section 9.04.03. A. through H. (in bold font below). Staff has analyzed this petition relative to these provisions and offers the following responses:

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

Yes, the property is rectangular, and the proposed structure is unique (a 250' tall essential services communications tower) with a required 125 ft separation requirement from all property boundaries. The proposed tower meets the separation requirement with respect to the northern (181.9 ft separation) and southern (152.8 ft separation) boundaries. However, the eastern (60.5 ft separation) and western (82.2 ft separation) boundaries do not meet the 125 ft separation requirement as the rectangular shape of the parcel are significantly narrowed on the eastern and western parcel boundaries thus preventing the applicant from complying with the 125 ft requirement.

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

Yes, while the property is large enough to safely accommodate the proposed communications tower, its rectangular shape makes it necessary to obtain variances to meet LDC separation requirements for the eastern and western boundaries

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

Yes, because of the rectangular shape of this lot this would bestow an undue hardship on the owner preventing construction of a 250-communication tower as presented in the overall site plan. Moreover, there is a need for important essential services communications for this area.

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

Yes, the Variance proposed would be the minimum Variance to allow the reduction of the eastern boundary setback of 125 feet to 60.5 feet and from the western boundary setback of 125 feet to 82.2 feet for a proposed 250-foot communications tower. Approval of the Variance would not have a negative impact on standards of health, safety, and welfare of the abutting parcels.

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?

Attachment: Staff Report - Kapok St Cell Tower (14445 : PL20190002701 Kapok St. Cell Tower)

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

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

The granting of the variance will be in harmony with the intent and purpose of the LDC and will not be injurious to the neighborhood, or other 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 courses, etc.?

The applicant states, *"Essential public services communications towers are critically important in this fairly remote area of the County. Population in this area is less dense than urban areas, and communications at this location can be challenging in storm and other emergency events."* Staff concurs with this statement and further notes that currently there is not any existing residences to the east and west of the subject property and is not within the 125-foot separation requirement.

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

Approval of this Variance will not affect or change the requirements of the GMP.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition VA-PL20190002701, Kapok St Cell Tower Variance for two variances from LDC Section 5.05.09(G)(7)(b), to reduce the eastern boundary setback of 125 feet to 60.5 feet and from the western boundary setback of 125 feet to 82.2 feet for a proposed 250 foot communications tower.

Attachments:

A) Kapok St Certified Fall Radius Letter
B) Zoning Drawings – Revised 08/05/2020
C) FirstNet Information
D) Zoning Verification Letter dated 3-17-20
E) Application/Backup Materials
F) Opposition Letters
G) Shared Tower Use Response

Attachment: Staff Report - Kapok St Cell Tower (14445 : PL20190002701 Kapok St. Cell Tower)

Sabre Industries™
Towers and Poles

November 18, 2019

Tim Cook
CitySwitch
1900 Century Place NE, Suite 320
Atlanta, GA 30345

RE: Proposed 250' Sabre Self-Supporting Tower for Kapok Street, FL

Dear Mr. Cook,

Upon receipt of order, we propose to design a tower for the above referenced project for an ASCE 7-16 Ultimate Wind Speed of 160 mph, Structure Class II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*** In the unlikely event of total separation, this would result in collapse within a 100' x 100' compound.

Sincerely,

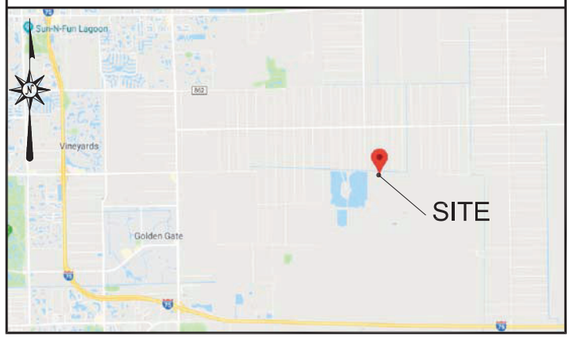
ROBERT E. BEACOM LICENSE No. 73225 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/18/19

Robert E. Beacom, P.E., S.E.
Engineering Supervisor

Sabre Towers and Poles • 7101 Southbridge Drive • P.O. Box 658 • Sioux City, IA 51102-0658
P: 712-258-6690 **F**: 712-279-0814 **W**: www.SabreTowersandPoles.com

Attachment: Attachment A - Kapok St Certfied Fall Radius Letter (14445 : PL20190002701 Kapok St. Cell Tower)

VICINITY MAP



ZONING DRAWINGS

CITYSWITCH

CITY SWITCH SITE ID:
FLC009

CITY SWITCH SITE NAME:
KAPOK STREET

SITE ADDRESS:
(TBD) KAPOK ST.
NAPLES, FL 34117

LOCAL MAP

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2020.08.05 08:27:46 -04'00'

SITE SUMMARY

SITE TYPE:	NEW SITE DESIGN
TOWER TYPE:	LATTICE
TOWER HEIGHT:	250'–0"
APPURTENANCE HEIGHT:	260'–0"
TYPE OF OCCUPANCY:	TELECOMMUNICATIONS
TOWER LATITUDE:	26°12'36.949"N (N 26.210264°)
TOWER LONGITUDE:	81°36'00.470"W (W 81.600131°)
ZONING JURISDICTION:	COLLIER COUNTY
COUNTY:	COLLIER COUNTY
PARCEL NUMBER:	00307840002
ZONED:	A
PARCEL SIZE:	57,324.1± SQ.FT.
LEASE AREA SIZE:	10,000± SQ.FT.
POWER COMPANY:	TBD
CONTACT:	TBD
TELEPHONE COMPANY:	TBD
CONTACT:	TBD

PROJECT DIRECTORY

LAND OWNER:	JOHANNES STEFFENS – –
CO–APPLICANT/CARRIER:	–
APPLICANT/TOWER OWNER:	CITY SWITCH II, LLC 1900 CENTURY PLACE, SUITE 320 ATLANTA, GA 30345 CONTACT: GARY COOPER PHONE: (404) 600–1485
SITE DESIGN:	FDH INFRASTRUCTURE SERVICES 6521 MERIDIEN DRIVE RALEIGH, NC 27616 CONTACT: JAMES R. BILLUPS, PE, CFM PHONE: (919) 755–1012

NOTE: ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE PROPERTY OWNER.

DIRECTIONS

FROM SOUTHWEST FLORIDA INTERNATIONAL AIRPORT:
FOLLOW CHAMBERLIN PKWY TO DANIELS PKWY. HEAD NORTHWEST ON REGIONAL LANE TOWARD CHAMBERLIN PKWY. RESTRICTED USAGE ROAD. TURN LEFT ONTO CHAMBERLIN PKWY. TURN LEFT ONTO DANIELS PKWY. TURN LEFT TO MERGE ONTO I–75 S TOWARD NAPLES. TAKE EXIT 111 TOWARD NAPLES PARK. USE THE LEFT 2 LANES TO TURN LEFT ONTO IMMOKALEE RD (SIGNS FOR AVE MARIA/HODGES UNIVERSITY). TURN RIGHT ONTO WILSON BLVD N. TURN LEFT ONTO GOLDEN GATE BLVD E. TURN RIGHT ONTO 10TH ST SE. TURN RIGHT ONTO 10TH ST SE/FRANGIPANI AVE. CONTINUE TO FOLLOW FRANGIPANI AVE. TURN LEFT ONTO KAPOK ST. SITE ACCESS WILL BE ON THE LEFT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. FLORIDA BUILDING CODE
2. ANSI/TIA/EIA–222–G
3. NATIONAL ELECTRIC CODE
4. LOCAL BUILDING CODE
5. CITY/COUNTY ORDINANCES
6. 2012 INTERNATIONAL RESIDENTIAL CODE
7. 2012 INTERNATIONAL BUILDING CODE
8. 2012 INTERNATIONAL FIRE CODE
9. 2012 INTERNATIONAL PLUMBING CODE
10. 2012 INTERNATIONAL MECHANICAL CODE
11. 2012 INTERNATIONAL FUEL GAS CODE
12. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
13. 2011 NATIONAL ELECTRICAL CODE
14. 2009 INTERNATIONAL WILDLAND–URBAN INTERFACE CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

UNDERGROUND SERVICE ALERT

UTILITIES PROTECTION CENTER, INC.

811

48 HOURS BEFORE YOU DIG

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY AND SITE PLAN FOR LEGAL DESCRIPTION OF PARENT PARCEL AND LEASE AREA.

APPROVALS

TITLE	SIGNATURE	DATE
REPRESENTATIVE		
SITE OWNER		

SCOPE OF WORK

CITY SWITCH PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A 250'–0" LATTICE TOWER WITH 10' LIGHTNING ROD. THE TOWER WILL BE PLACED INSIDE A 75'–0"x75'–0" FENCED COMPOUND, INSIDE A 100'–0"x100'–0" LEASE AREA.

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
T–1	TITLE SHEET	2	08/05/20
S–1	SURVEY SHEET 1	2	10/01/19
S–2	SURVEY SHEET 2	2	10/01/19
S–3	SURVEY SHEET 3	2	10/01/19
GN–1	GENERAL NOTES	1	03/23/20
GN–2	GENERAL NOTES	1	03/23/20
C–1	OVERALL SITE PLAN	2	08/05/20
C–2	COMPOUND DETAILS	1	03/23/20
C–3	FENCE DETAILS	1	03/23/20

PREPARED FOR:

CITYSWITCH

1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION

6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL
LICENSE
No 62750
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
12/03/19	ZONING DRAWING	0	JRB
03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
KAPOK STREET

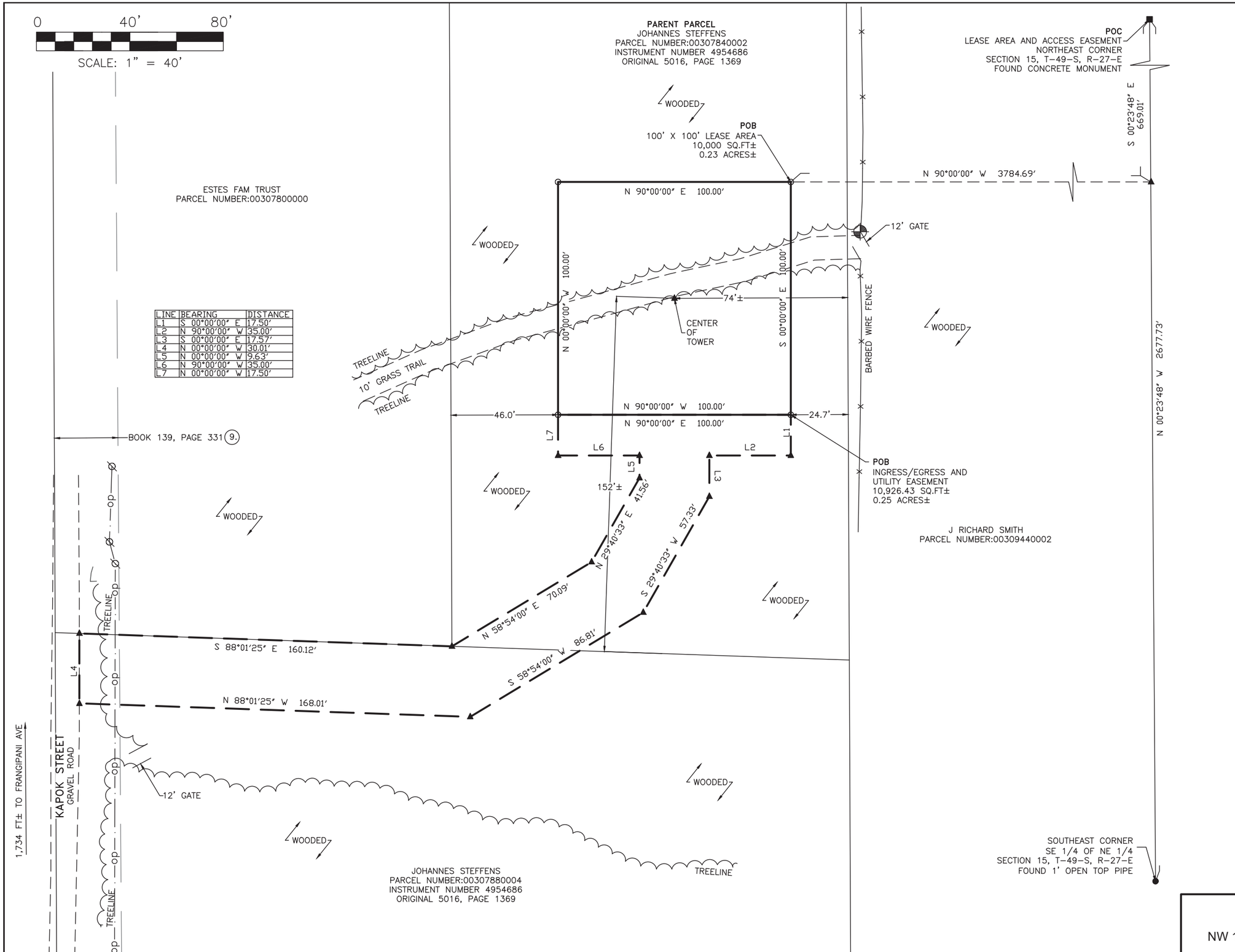
SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

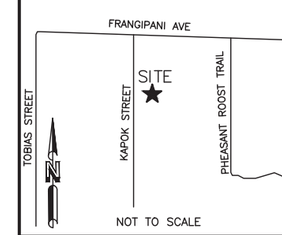


LINE	BEARING	DISTANCE
L1	S 00°00'00" E	17.50'
L2	N 90°00'00" W	35.00'
L3	S 00°00'00" E	17.57'
L4	N 00°00'00" W	30.01'
L5	N 00°00'00" W	9.63'
L6	N 90°00'00" W	35.00'
L7	N 00°00'00" W	17.50'

TOWER INFO

LATITUDE: 26°12'36.949" NORTH
LONGITUDE: 81°36'00.470" WEST
(NAD 83)
GROUND ELEVATION: 10.6'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
-0°15'

TRUE NORTH TO MAGNETIC DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999985569

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ⊕ = TEMP. BENCHMARK (NAIL IN FENCE POST) ELEV.=12.04'
- —·——·—op—= OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'AH' of the Flood Insurance Rate Map Community Panel No. 12021C0430H, which bears an effective date of May 16, 2012 and IS in a special flood hazard area.

Zone 'AH': The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO.
19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NM
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN
SHEET 1 OF 3

RAWLAND TOWER SURVEY

FOR:
FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

SECTION OVERVIEW

NOT TO SCALE

LEGEND

- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- —— —— ——= 50' EASEMENT (OR 1220, PG 211)
- ——————= PROPERTY LINE
- ——————= SECTION LINE
- ——————= GRAVEL/PAVED DRIVE

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

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SHEET 2 OF 3

RAWLAND TOWER SURVEY

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PARENT TRACT
TITLE

Situate in the County of Collier, State of Florida:
The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.
Tax ID: 00307840002
Being part of the same property conveyed to Johannes Steffens, grantee, from D. Gary Woodhead, grantor, by deed recorded 03/12/2014, as Book 5016, Page 1369 of the Collier County Records.

INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369

The SW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E; and
The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 211)

Subject to: a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the eigth, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 17.50 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence S 00°00'00" E a distance of 17.57 feet to a point; Thence S 29°40'33" W a distance of 57.33 feet to a point; Thence S 58°54'00" W a distance of 86.81 feet to a point; Thence N 88°01'25" W a distance of 168.01 feet to a point; Thence N 00°00'00" W a distance of 30.01 feet to a point; Thence S 88°01'25" E a distance of 160.12 feet to a point; Thence N 58°54'00" E a distance of 70.09 feet to a point; Thence N 29°40'33" E a distance of 41.56 feet to a point; Thence N 00°00'00" W a distance of 9.63 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence N 00°00'00" W a distance of 17.50 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,915.72 square feet (0.25 acres) of land more or less.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-19050945-01T
Date August 02, 2019 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	Book 139, Page 331	Does affect subject access easement and parent parcel. As shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 180-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Plat Act O.C.G.A. 15-6-67.

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

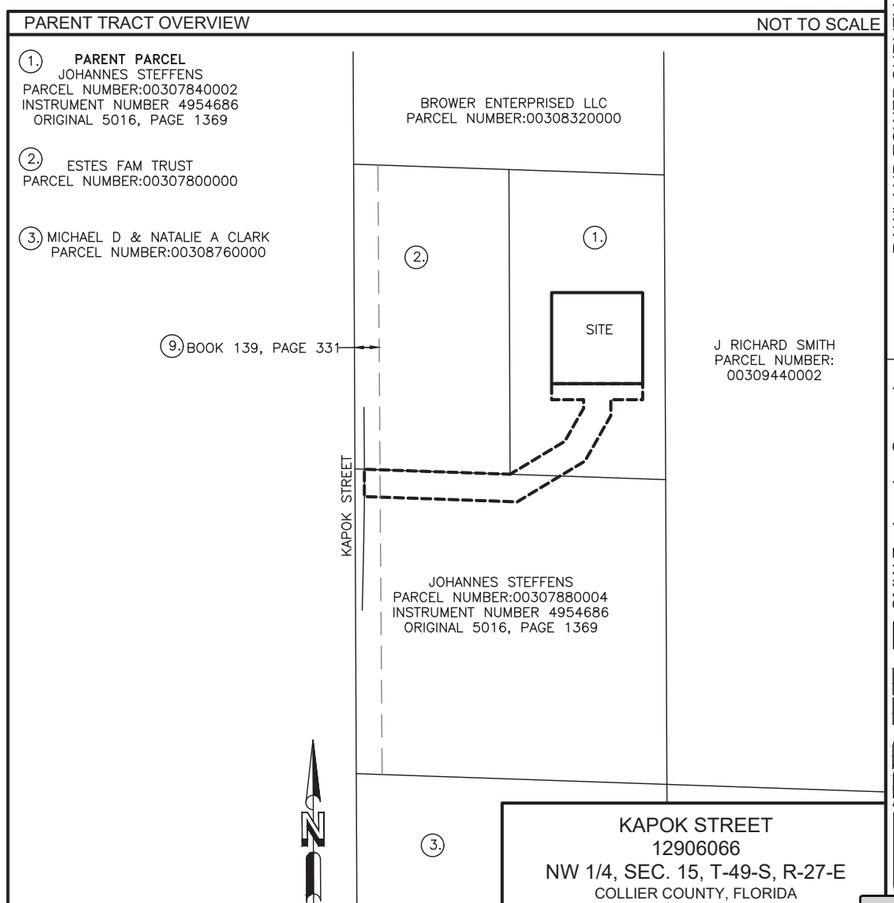
William H. Sommerville, III
Florida License No. 0006141

WILLIAM H. SOMMERVILLE III CERTIFICATE NO. LS6141 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S NOTES

1. This is an Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 6, 2019.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7052. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: Collier County Florida
    Zoning District: Agricultural (A)
    Surrounding Zoning: North-RFMUO-NBMO, South-RFMUO-NBMO, East-RFMUO-NBMO, West-RFMUO-NBMO
    Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO. 19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NA
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY

FOR:
FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

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Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

GENERAL NOTES:

1. EVERY EFFORT HAS BEEN MADE IN THE CONSTRUCTION DOCUMENTS TO PROVIDE A COMPLETE SCOPE OF WORK. MINOR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE CONTRACTORS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

2. BIDDING REQUIREMENTS
   a. PRIOR TO THE SUBMISSION OF BIDS, VISIT THE JOB SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. VISIT THE SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD DIMENSIONS AND CONDITIONS TO CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN.
   b. PROVIDE NOTIFICATION TO OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF PRICE PROPOSAL. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
   c. WHEN TOWER IS OWNED BY A THIRD PARTY, CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
   d. WHERE ANCHORING TO A CONCRETE ROOF SLAB, CONFIRM (PRIOR TO SUBMITTING BID) THE PRESENCE OF POST TENSION TENDONS. INCLUDE PROVISIONS FOR X-RAY PROCEDURES TO LOCATE THE TENDONS PRIOR TO CONSTRUCTION.

3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONSTRUCTION DOCUMENTS ARE INTENDED FOR DIAGRAMMATIC PURPOSES ONLY, UNO.

4. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

5. SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

6. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES APPLICABLE TO THE WORK.

7. CONSTRUCTION COORDINATION REQUIREMENTS
   a. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.
   b. OBTAIN ALL PERMITS. SCHEDULE AND COORDINATE ALL INSPECTIONS.
   c. PROVIDE, AT THE PROJECT SITE, A FULL, CURRENT SET OF CONSTRUCTION DOCUMENTS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
   d. RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.
   e. PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
   f. PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND OWNER REQUIREMENTS.
   g. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, MAINTAIN THE NECESSARY LIGHTS DURING CONSTRUCTION AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A DISRUPTION.
   h. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
   i. STRUCTURAL COMPONENTS OF ADJACENT FACILITIES SHALL NOT BE ALTERED BY THIS CONSTRUCTION PROJECT, UNO. ENSURE THAT EXCAVATION DOES NOT AFFECT ADJACENT STRUCTURES.
   j. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL-APPROVED MATERIALS, IF APPLICABLE.
   k. BURIED UTILITIES MAY EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
   l. COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO OWNER'S REPRESENTATIVE.
   m. PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
   n. KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
   o. MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE AND CONSTRUCT BARRIERS IN THE AREA OF WORK TO PREVENT DAMAGE FROM WEATHER AS WELL AS FROM CONSTRUCTION DUST AND DEBRIS.

8. INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNO, OR WHERE LOCAL CODES OR ORDINANCES DIRECT OTHERWISE.

9. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY OWNER'S REPRESENTATIVE.

10. DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP THE APPROVED CONSTRUCTION DRAWINGS AND SUBMITTING THE REDLINED SET TO OWNER'S REPRESENTATIVE UPON COMPLETION. DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS TO BE SUBMITTED WITH REDLINED CONSTRUCTION DRAWINGS.

11. PROVIDE SUPPORTS FOR CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

12. A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS (IF REQUIRED) TO DETERMINE THE STRUCTURAL CAPACITY TO SUPPORT THIS PROPOSED EQUIPMENT WAS PERFORMED OUTSIDE THE SCOPE OF THIS PROJECT.

13. CONFIRM THAT THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS, MOUNT ANALYSIS AND ANY ASSOCIATED MODIFICATIONS HAVE BEEN FOLLOWED AND COMPLETED AS REQUIRED TO SUPPORT THE EQUIPMENT ASSOCIATED WITH THIS PROJECT.

SPECIAL INSPECTIONS:

1. WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.

2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.

ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL, ABOVE GRADE LEVEL
AWS	ADVANCED WIRELESS SERVICE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
ø, DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIF	FIBER INTERFACE FRAME, FACILITY INTERFACE FRAME
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GSM	GLOBAL SYSTEM MOBILE
GYP	GYPSUM BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LBS	POUNDS
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCS	PERSONAL COMMUNICATION SERVICE
PDU	POWER DISTRIBUTION UNIT
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REQ	REQUIRED
RF	RADIO FREQUENCY
RM	ROOM
RO	ROUGH OPENING
RRH	REMOTE RADIO HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TMA	TOWER MOUNTED AMPLIFIER
TND	TINNED
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SERVICE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WCS	WIRELESS COMMUNICATION SERVICE
WP	WATER PROOF

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2020.08.05 08:28:09 -04'00'

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
12/03/19	ZONING DRAWING	0	JRB
03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTIO OR CAUSING TO BE REPRODUCED THE WHOLE OR AN PART OF THESE DRAWINGS WITHOUT THE PERMISSION FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

SITE NOTES:

1. CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
2. PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
3. ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
4. REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, UNDERCUT AND REPLACE WITH SUITABLE MATERIAL AT CONTRACTOR'S EXPENSE. ALL SUB GRADES AND AGGREAGATE BASE COURSES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM DUMP TRUCK, AND ANY SOFT SPOTS SHALL BE REWORKED OR REPLACED UNTIL PASSING PROOF ROLL.
5. BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
6. MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES, INCLUDING KEEPING ALL EXISTING AND NEW DITCHES, PIPES AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION. ANY DAMAGE RESULTING FROM FAILURE TO COMPLY SHALL BE REMEDIED BY CONTRACTOR
7. IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
8. IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
9. DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
10. NOTIFY OWNER'S REPRESENTATIVE IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
11. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D698). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER'S REPRESENTATIVE IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
12. FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D698.

CONCRETE NOTES:

1. CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	ACI 318
CEMENT	ASTM C150, PORTLAND CEMENT TYPE II, UNO
REINFORCING STEEL	ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 Ksi, UNO
WELDED WIRE FABRIC	ASTM A185
SPIRAL REINFORCEMENT	ASTM A615, GRADE 60, fy=60 KSI
ANCHOR BOLTS	ASTM A307
GRADE 60 REBAR WELDING	ASTM A706

NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 60, fy=60 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

2. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(≥ #6 BARS)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(≤ #5 BARS)	1-1/2"
SLABS AND WALLS	(INTERIOR FACE)	3/4"

3. AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
4. DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
5. PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
6. DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
7. SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
8. FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3 KSI, MINIMUM).
9. ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
SHAPES, PLATES, ANGLES, & RODS	ASTM A36, Fy 36 KSI
SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
PIPE COLUMNS	ASTM A53, Fy 35 KSI
STRUCTURAL TUBING	ASTM A500, Fy 46KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325 TWIST-OFF

2. BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
3. HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
4. CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
5. PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
6. FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
7. FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
8. PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
9. TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

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PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

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FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
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03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

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SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

NOTES:

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
6. SITE PLAN AND PROPERTY LINES DEVELOPED FROM SURVEY COMPLETED BY SMW ENGINEERING GROUP, INC. DATED 10/01/2019.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE AH ACCORDING TO FEMA PANEL # 12021C0430H DATED MAY 16, 2012.

PARCEL INFORMATION:

OWNER: JOHANNES STEFFENS

ZONING: A

LAND USE: VACANT

PARCEL NUMBER: 00307840002

APPROXIMATE TOWER SETBACKS*	
PROPERTY LINE	SETBACK DISTANCE
NORTH	182'±
SOUTH	153'±
EAST	60'±
WEST	82'±

*THESE APPROXIMATE SETBACKS ARE BASED UPON AN ASSUMED BASE OF TOWER DIMENSION FROM FOUNDATION LEG TO ADJACENT FOUNDATION LEG OF 25'. ACTUAL SETBACKS MAY BE SLIGHTLY MORE OR LESS DEPENDENT UPON ACTUAL TOWER FOUNDATION LEG DIMENSIONS.

IMPERVIOUS AREAS			
PARCEL ID	AREA	PROPOSED IMPERVIOUS SURFACE	% IMPERVIOUS SURFACE
00307880004	104,805.9 SQ.FT.	2,082.8 SQ.FT.	1.99%
0030784002	57,102.59 SQ.FT.	8,380.67 SQ.FT.	14.68%

OVERALL SITE PLAN

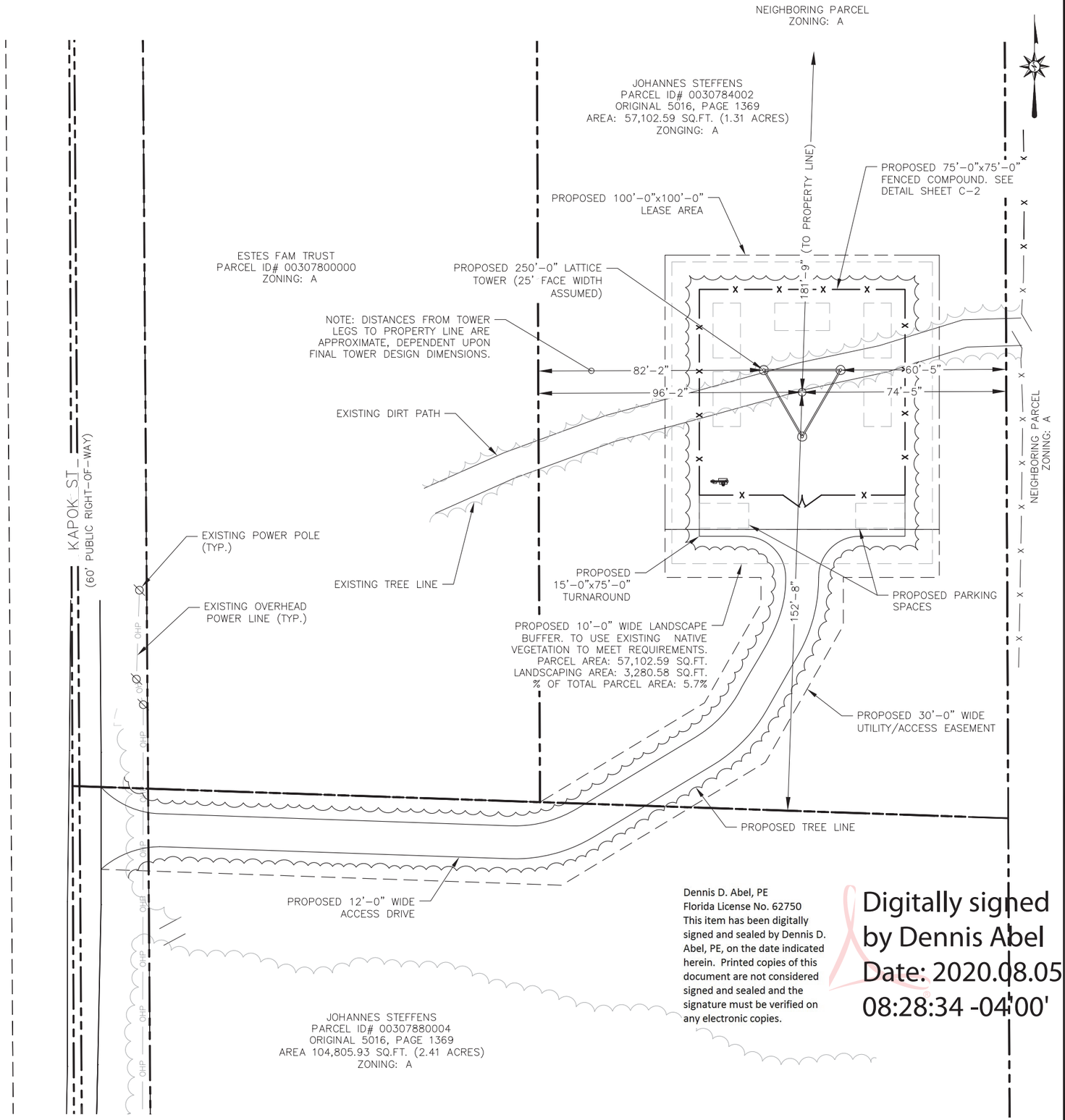
11"x17" SCALE: 1" = 40'
24"x36" SCALE: 1" = 20'

40' 20' 0 40' 80'

1"=40'

LEGEND:

- OHP — OVERHEAD POWER
- —x—x— PROPOSED CHAIN-LINK FENCE
- —x—x— EXISTING FENCE
- — — — — EXISTING EASEMENT
- — — — — PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- — — — — PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- — — — PROPERTY LINE



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CITYSWITCH

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ATLANTA, GA 30345

PREPARED BY:

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ENGINEERING INNOVATION

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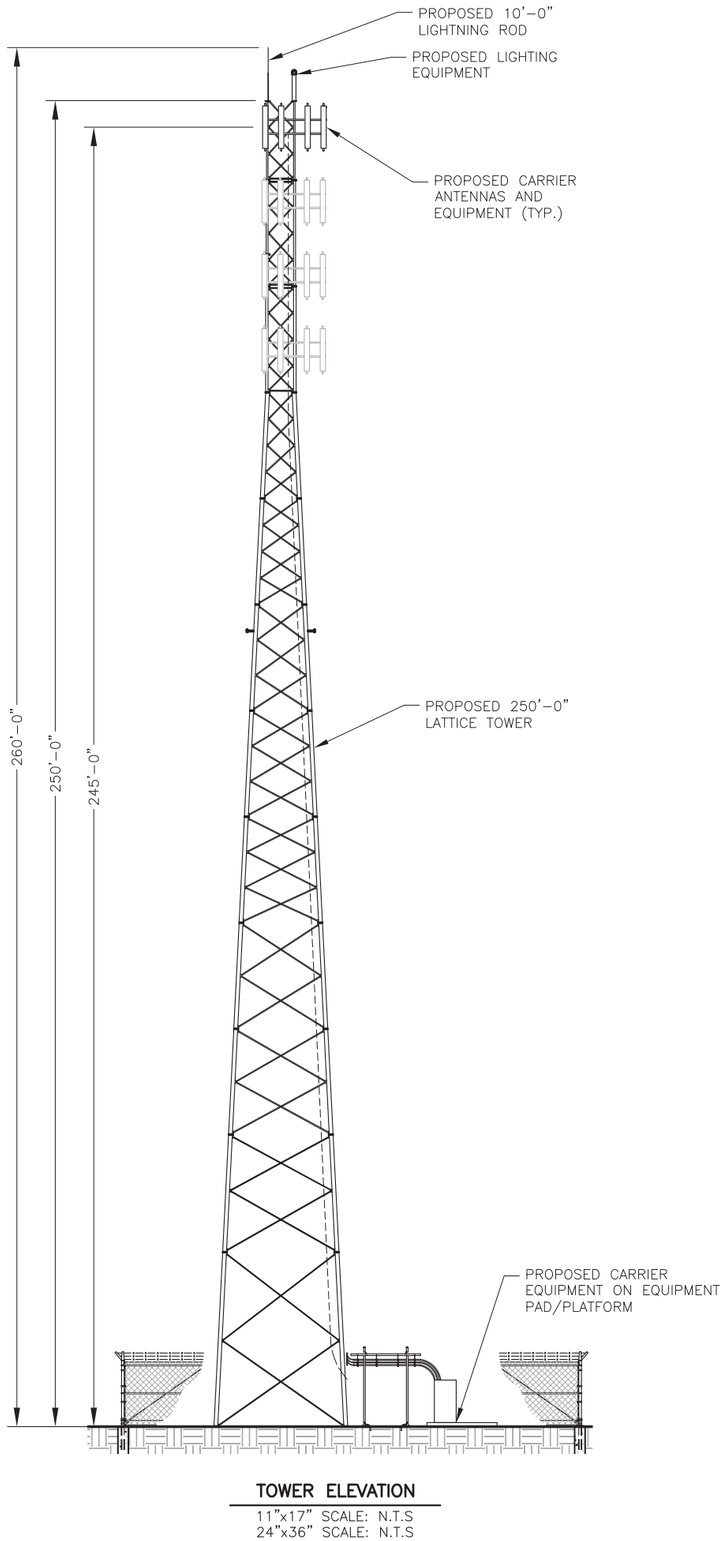
SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
OVERALL SITE PLAN

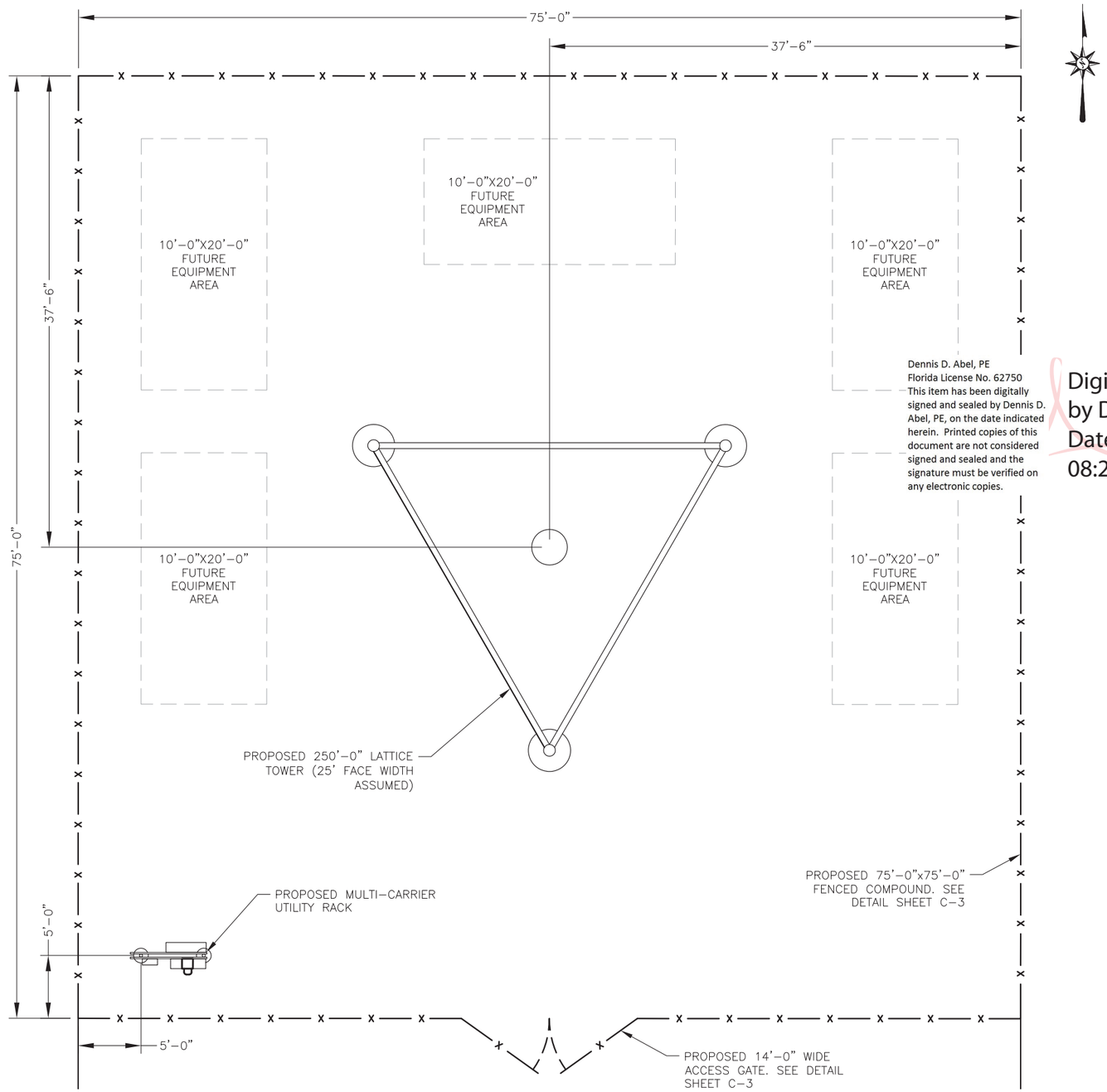
SHEET NUMBER
C-1

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)



TOWER ELEVATION

11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S



OVERALL SITE PLAN

11"x17" SCALE: 1" = 10'
24"x36" SCALE: 1" = 5'

10' 0 10' 20'

1"=10'

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KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

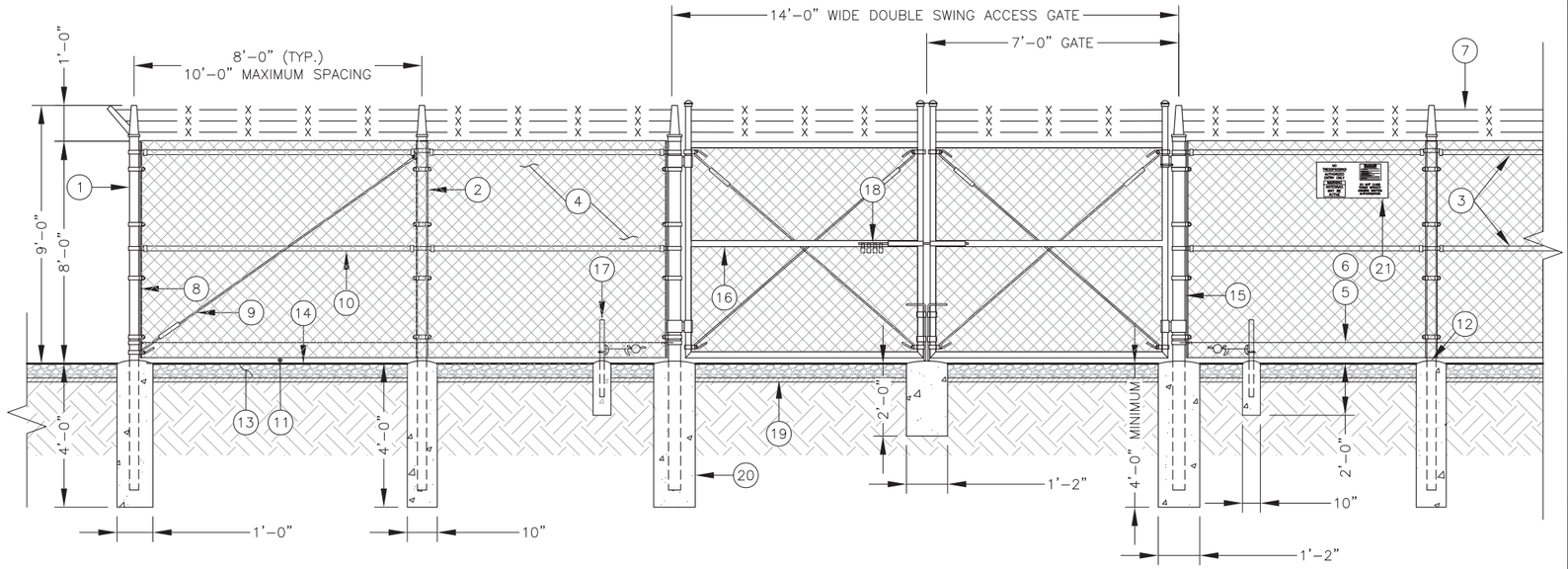
SHEET TITLE
COMPOUND DETAILS

SHEET NUMBER
C-2

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

CALLOUTS:

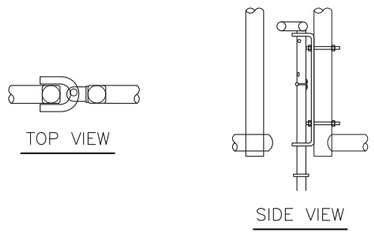
1. 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER POSTS (PER ASTM–F1083).
2. 2–1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM–F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
3. 1–5/8" O.D. ROUND TOP RAIL & BRACE PIPE RAIL (PER ASTM–F1083).
4. 9 GAUGE FABRIC CORE WIRE WITH 2" MESH (TO CONFORM TO ASTM–A392).
5. 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
6. 9 GAUGE ALUMINUM TENSION WIRE.
7. 3 STRANDS 14 GAUGE BARBED WIRE WITH 4 POINT BARBS. SPACE BARBS APPROXIMATELY 5" O.C.
8. 3/16"x3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. 1–5/8" DIAMETER CORNER POST BRACE.
11. MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE.
12. PROVIDE CROWNED/PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS; TO EXTEND 1" ABOVE GRADE.
13. 6" CRUSHED STONE (TYP.).
14. FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
15. 4" O.D. GALVANIZED STEEL SCHEDULE 40 GATE POSTS (PER ASTM–F1083).
16. 1–1/2" NOMINAL PIPE FOR GATE FRAME BRACE RAIL (PER ASTM F–1083).
17. DUCK BILL OPEN GATE HOLDER. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
18. MULTI–TENTANT LOCKING DEVICE.
19. PROPOSED GEOTEXTILE FABRIC.
20. CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.).
21. 12"x24" NO TRESPASSING SIGN.



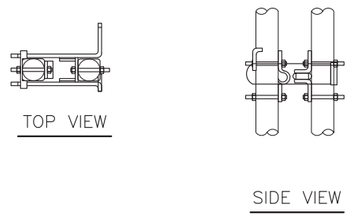
FENCING DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTES:

1. ALL FENCING TO BE INSTALLED PER ASTM F–567. ALL SWING GATES TO BE INSTALLED PER ASTM F–900.
2. BARBED WIRE PERMIT REQUIRED SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDINGS SHALL BE COATED WITH (3) COATS OF GOLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END–CAPS.
4. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG–RING WIRE.
5. MUSHROOM ANCHOR AND PLUNGER REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.



DROP ROD ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



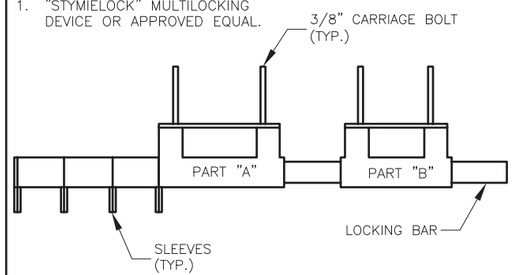
LATCH ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

MULTILOCK INSTALLATION:

1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMIELOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

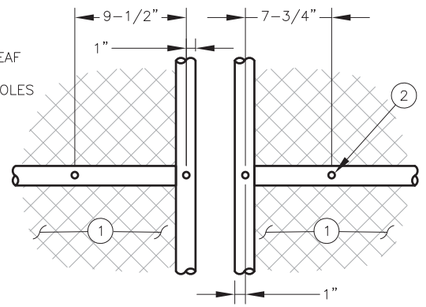
GATE LOCK ASSEMBLY:

1. "STYMIELOCK" MULTILOCKING DEVICE OR APPROVED EQUAL.

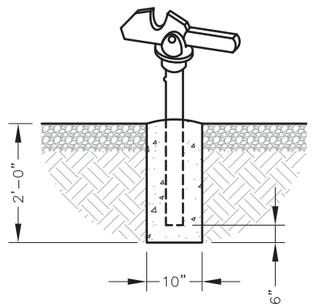


GATE LOCK ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

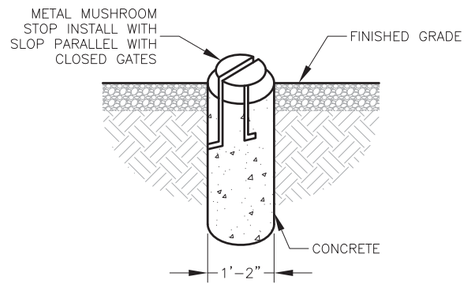
CALLOUTS:
1. GATE LEAF
2. 3/8" HOLES (TYP.)



GATE FACE – ACCOMODATING MULTI–TENTANT LOCK
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



GATE KEEPER DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



MUSHROOM STOP DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

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SITE LOCATION:
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RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-3

Attachment: Attachment B - Zoning Drawings (14445 : PL20190002701 Kapok St. Cell Tower)

Transforming public safety communications

The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.

FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.

This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

FirstNet will serve...

FIRST RESPONDERS — fire, police, EMS — IN — COMMUNITIES — counties, cities, tribal, rural — ACROSS — THE NATION — 50 states, 5 territories & DC

Technology first responders need to save lives, protect communities

MODERNIZED

innovative **app & device ecosystem**

network **improvements & upgrades**

commercially proven **cybersecurity** solutions

PRIORITIZED

emergency communications receive highest **priority**

rapid buildout with publicsafety input

nationwide **public safety solutions** leveraging existing infrastructure

SPECIALIZED

robust **coverage** where **public safety** needs it

connectivity for advanced **mobile data**

24h highly available **customer care**

FirstNet™

Learn more at FirstNet.gov/mediakit

Attachment: Attachment C - FirstNet Info (14445 : PL20190002701 Kapok St. Cell Tower)

TOP10 FREQUENTLY ASKED QUESTIONS

1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a Board of leaders and executives from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with state single points of contact (SPOCs) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the Public Safety Advisory Committee (PSAC), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with release of the Network RFP.

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the $7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. The Government Accountability Office has estimated it could cost up to $47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

Attachment: Attachment C - FirstNet Info (14445 : PL20190002701 Kapok St. Cell Tower)

6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and $6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation- wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about $40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the FirstNet Innovation and Test Lab, located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

Expanding the Network and Building Out Band 14: The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at www.firstnet.gov. Follow us on Twitter, Facebook and YouTube.

Attachment: Attachment C - FirstNet Info (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County
Growth Management Department
Zoning Services Section

March 17, 2020

Jeff Wright
Henderson, Franklin, Starnes, & Holt
8889 Pelican Bay Blvd. #400
Naples, FL 34108

ZLTR-PL20200000328; Zoning Verification Letter for a parcel located east of Kapok St. in Section 15, Township 49, Range 27 of unincorporated Collier County, Florida. Property ID/Folio Number: 00307840002; comprising of +/- 1.25 acre.

Mr. Wright,

This letter is in response to a Zoning Verification Letter (ZLTR) Application that you submitted on or about February 17th, 2020. The applicant has requested verification of the questions listed below in bold print in conjunction with a previously issued zoning letter PL20190001999 issued on 9/18/2019, which are followed by Staff's responses.

Questions:

1. **That LDC 5.05.09.G.2 ("permitted ground-mounted towers") applies to this property rather than LDC 5.05.09.G.3 ("conditional use essential services").**
   Staff has reviewed the LDC section referenced and has concluded that LDC 5.05.09.G.2 is the applicable section for the proposed ground-mounted tower.
2. **That neither a conditional use nor a variance would be required to allow a maximum 250' tall essential service ground mounted communication tower at this location.**
   It is the determination of staff that this proposed tower will not require a conditional use pursuant to the above referenced LDC section. The proposed tower will still be subject to the required setback of half of the tower height (125ft) and if the proposed tower cannot meet the required setback then a variance will be required to approve said tower at 250 ft in height.

The information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

This letter represents a determination of Zoning Services Section staff. Should you disagree with this determination, you may request an Official Interpretation by the Zoning Director of the provisions of the Land Development Code pursuant to Sections 1.06.01.A and 10.02.02.F.1 of that Code. The fee for an Official Interpretation is identified in the most recent GMD Fee Schedule Resolution as approved by the Board of County Commissioners. To obtain copies of any document referenced herein, please contact Kathleen VanSickle with the GMD Records Section at (239)252-2536. The LDC may be viewed online at www.municode.com / Municode Library / Florida / Collier County. Validated Ordinances may be viewed

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

online via the Clerk of Court's website, www.collierclerk.com / Records Search / BMR Records / Boards, Minutes, Records / BMR Validated Ordinances.

Disclaimer: Issuance of a development permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Should you require additional information, please do not hesitate to call my office at (239) 252-2471.

Researched and prepared by:

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

Raymond Bellows, Zoning Manager
Zoning Services Section

CC: GMD – Addressing

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Summary

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES
	542 ETHEL AVE SE
City	GRAND RAPIDS
State	MI
Zip	49506-2724

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4C15	000100 019 4C15	15	49	27	1.25

Legal	15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606

Millage Area	287	Millage Rates	*Calculations
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	99 - ACREAGE NOT ZONED AGRICULTURAL	5.083	6.3071	11.390

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/14/13	5016-1369	$ 0
03/15/13	4896-3875	$ 14,300
06/01/94	1952-1606	$ 15,000
08/01/92	1743-1191	$ 0
06/01/88	1360-263	$ 0
09/01/86	1220-211	$ 10,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 16,8
(+)	Improved Value	
(=)	Market Value	$ 16,8
(-)	10% Cap	$ 8,6
(=)	Assessed Value	$ 8,2
(=)	School Taxable Value	$ 16,8
(=)	Taxable Value	$ 8,2

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

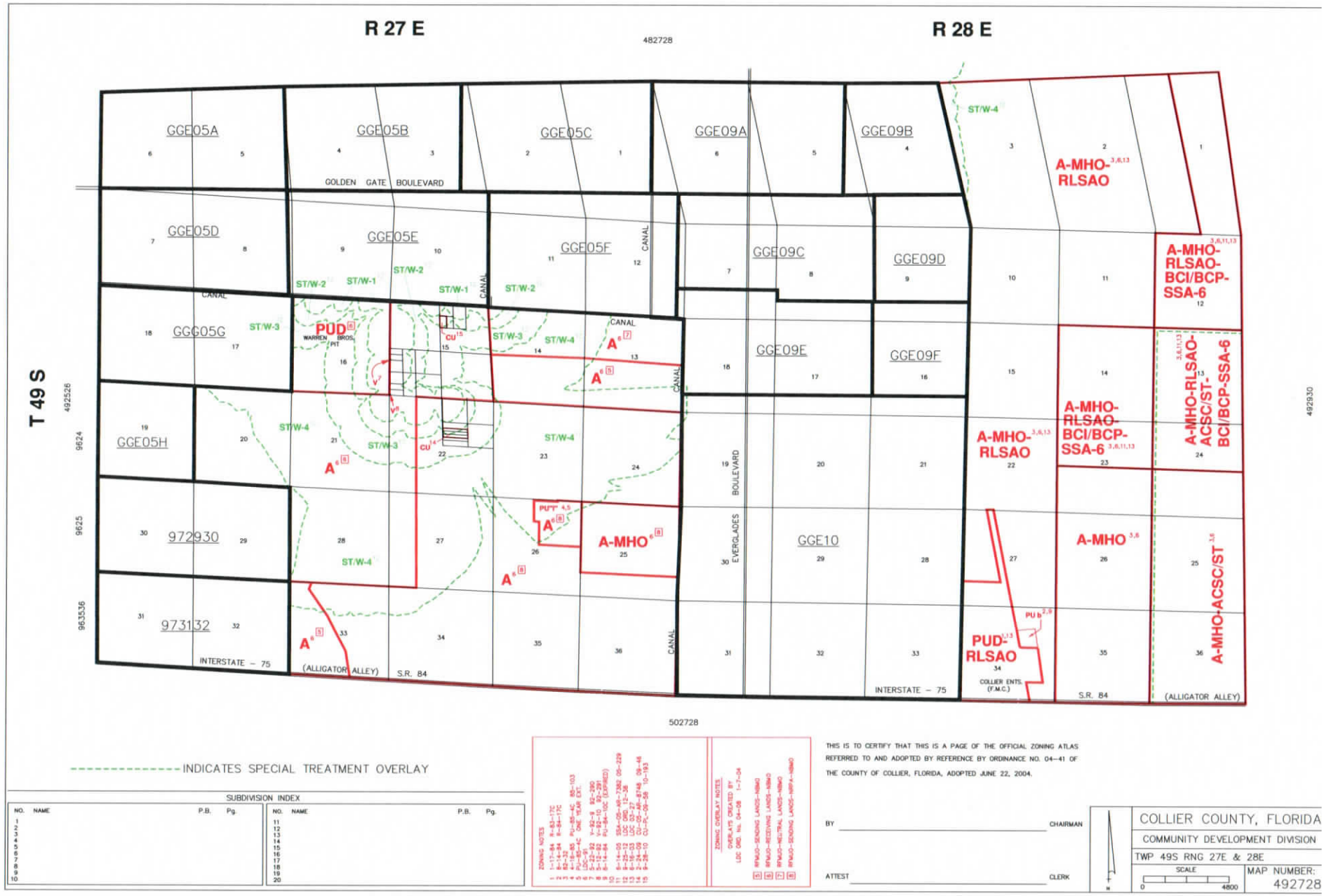
Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Aerial

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Open GIS in a New Window with More Features.

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)



INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX

NO.	NAME	P.B.	Pg.	NO.	NAME	P.B.	Pg.
1				11			
2				12			
3				13			
4				14			
5				15			
6				16			
7				17			
8				18			
9				19			
10				20			

ZONING NOTES

1 1-17-84 A-83-17C
2 8-14-84 A-84-17C
3 83-2 8-83 PU-83-4C 85-103
4 85-5 6-85 PU-85-4C ONE YEAR EXT.
5 6-5-87 CU-87-12 V-92-9 92-290
6 8-12-92 V-92-10 92-291
7 8-14-84 PU-84-10C (EXPIRED)
8 8-14-05 SSA-05-06-73262 05-229
9 8-25-13 LDC ORD. 12-36
10 8-25-13 CU-05-AF-8748 09-46
11 8-25-13 CU-PL-09-56 10-193

ZONING OVERLAY NOTES

OVERLAYS CREATED BY LDC ORD. No. 04-08 1-7-04

RFMUD-SENDING LANDS-HBMO
RFMUD-RECEIVING LANDS-HBMO
RFMUD-NEUTRAL LANDS-HBMO
RFMUD-SENDING LANDS-HPFA-HBMO

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004.

BY _____ CHAIRMAN

ATTEST _____ CLERK

COLLIER COUNTY, FLORIDA
COMMUNITY DEVELOPMENT DIVISION
TWP 49S RNG 27E & 28E
SCALE 0 4800
MAP NUMBER: 492728

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell

NOTES:

1. ALL LOCATIONS WERE APPROXIMATED USING AERIAL IMAGERY & COLLIER COUNTY GIS.
2. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE AH ACCORDING TO FEMA PANEL #12021C0043J4 DATED 5/16/2012.

OVERALL SITE PLAN

11"x17" SCALE: 1" = 50'
24"x36" SCALE: 1" = 25'

50' 25' 0 50' 100'

1"=50'

LEGEND:

- OVERHEAD POWER
- PROPOSED CHAIN-LINK FENCE
- EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE

PREPARED FOR:

IgniteWireless

102 MARY ALICE PARK RD., SUITE 505
CUMMING, GA 30040

PREPARED BY:

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION

6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

PRELIMINARY

DRAWN BY: L
CHECKED BY: JR

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED
08/22/19	CONCEPT DRAWING	A	JRE

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODU OR CAUSING TO BE REPRODUCED THE WHOLE OR PART OF THESE DRAWINGS WITHOUT THE PERMISSIO FDH INFRASTRUCTURE SERVICES IS PROHIBITED

SITE NAME:
KAPOK

SITE LOCATION:
N 26.210261
W -81.600181

SITE NUMBER:
FLC009

SHEET TITLE
LEASE EXHIBIT

SHEET NUMBER
LE-1

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell

5.05.09 - Communications Towers

A. Purpose and intent. This section applies to specified communication **towers** that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of **towers** and antennas through careful design, siting, and vegetation screening; to avoid potential damage to **adjacent** properties from **tower** failure; to maximize the use of specified new communication **towers** and, thereby, to minimize the need to construct new **towers** ; to maximize the shared use of specified **tower** sites to minimize the need for additional **tower** sites; to lessen impacts new ground mounted **towers** could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new **towers** ; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

B. Definitions unique to communications **towers** , section 5.05.09.

1. As used herein " *antenna* " does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches.
2. *Effective radius* means a radius of 6 miles from the respective **tower** unless a lesser radius is approved.
3. *Lesser effective radius* means an approved radius of less than 6 miles.
4. " *Unavailable to the* ***applicant " means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower , antenna, and related facilities.***
5. " *Unavailable* " means that no additional **tower** or site capacity is available to anyone.

C. Migratory Birds and other Wildlife Considerations.

1. *Ground Mounted* ***towers . Except to the extent not feasible for the respective new ground mounted tower 's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade , exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower .***
2. *Bird Diverter Devices.* Each new ground mounted guyed **tower** installed on or after February 20, 2004, greater then 75 feet in height above natural **grade** , exclusive of antennas, shall have installed and maintained bird diverter devices on each guy wire (to reduce injuries to flying birds).
3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, **towers** and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the **tower** footprint. At such sites, road **access** and fencing, to the extent feasible, shall be utilized to minimize on-site and **adjacent** habitat fragmentation and/or disturbances.
4. *Security Lighting* . When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the **tower's** footprint.

D. Shared use of **towers** . A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved, unless the **applicant** demonstrates that no old or approved **tower** within the effective radius can accommodate the **applicant's** proposed antenna and ancillary equipment. **Towers** owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of **towers** within the effective radius, the **applicant** shall contact the owner of all old and approved **towers** , within the effective radius, that can possibly accommodate the needs of the **applicant** . The county manager or designee

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

may preapprove the minimum allowable height to determine which **towers** may be available for use by the **applicant** . A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the **conditional use** application. As an accommodation to **applicants** , the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved **towers** . If the owner of an old **tower** does not respond to the **applicant's** inquiry within a reasonable time, generally 30 days or less, or the owner of an old **tower** will not rent space to the **applicant** at a reasonable rental for a reasonable time period, such old **tower** shall be deemed unavailable to that **applicant** . If the old **tower** is a **nonconforming structure** , additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural **alterations** may be made to the **tower** , and the height of the **tower** inclusive of its antennas may not be increased.

2. Lesser effective radius. If the **applicant** asserts that the effective radius for the intended use is less than 6 miles, the **applicant** shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the **applicant** , the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the **applicant** can prove they are incorrect in the specific case.

3. If an approved **tower** within the **applicant's** approved effective radius may have capacity available for the antenna proposed by the **applicant** , the application for a new **tower** shall not be complete without the following information regarding each such possibly available approved **tower** . Such information shall also be provided for old **towers** to the extent it can be obtained.

   Identification of the site of each possibly available **tower** by coordinates, **street** address or legal description, existing uses, and **tower** height.

   Whether shared use by the **applicant** of the **tower** is prohibited (or is not feasible) for any reason.

   If it has been determined that the **tower** owner will allow structural changes, whether the **tower** can accommodate the proposed antenna if reasonable structural changes are made. If so, the **applicant** shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such **tower** shall be deemed unavailable to the **applicant** .

4. The **applicant** shall contact the owner of each possibly available approved **tower** to request the needed information. To enable the **tower** owner to respond, the **applicant** shall provide the following information regarding the **applicant's** proposed antenna and equipment:

   a. All output frequencies of transmitter.

   b. Type of modulation, polarization of radiation, and proposed use of antenna.

   c. Manufacturer, type, manufacturer's model number, a diagram of the antenna's radiation pattern, and the manufacturer's specifications.

   d. Power input to antenna and gain of antenna in decibels with respect to an isotopic radiator.

   e. Range in feet of maximum and minimum height of antenna above base of **tower** .

   f. A list of necessary ancillary equipment and description of the type of transmission cable to be used.

   g. Any other pertinent information needed to enable the owner to respond in full to the inquiry.

E. Shared use of **tower** sites. A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved on a new **tower** site unless the **applicant** demonstrates that the proposed **tower, antennas, and accessory structures or uses** cannot be located on any conforming old site or

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

1. Except as to each old site or approved site determined by the County Manager or designee, or in a shared use plan to be unavailable to the **applicant** , the **applicant** shall contact the **owner** of all other conforming old sites and approved **tower** sites, within the effective radius, containing sufficient land area to possibly accommodate the needs of the **applicant** .

2. For each such possibly available **tower** site, the application for a new **tower** site shall not be complete without the following information:

   a. Identification of the proposed new **tower** site by coordinates, **street** address or legal description, area, existing uses, topography, and significant natural features.

   b. Evidence that no old and no approved **tower** site within the effective radius can accommodate the **applicant's** needs.

   c. If the owner of an old **tower** site does not respond to the **applicant's** simple letter of interest inquiry within thirty (30) days, or the **owner** of an old **tower** site will not rent land to accommodate the **applicant's** needs for a reasonable period of time at reasonable rentals, such old **tower** site shall be deemed unavailable to the **applicant** .

   d. The **applicant** is not required to supply this information to owners of conforming old sites unless the old site appears to be available to the **applicant** by a shared use plan or the site's **owner** has responded positively to the **applicant's** initial letter of inquiry. To enable the site owner to respond, the **applicant** shall provide the site owner (and the owner of any **tower** on the site) with the dimensional characteristics and other relevant data about the **tower** , and a report from a professional engineer licensed in the State of Florida, or other qualified expert, documenting the following:

   e. **tower** height and design, including technical, engineering, and other pertinent factors governing the intended uses and selection of the proposed design. An elevation and a cross section of the **tower structure** shall be included.

   f. Total anticipated capacity of the **tower** , including number and types of antennas and needed transmission lines, **accessory use** needs including specification of all required ancillary equipment, and required **building** and parking space to accommodate same.

   g. Evidence of structural integrity of the proposed **tower** as required by the **building** official and, for metal **towers** , a statement promising full compliance with the then latest edition of the standards published by the Electronic Industries Association (currently EIA/TIA 222-E), or its successor functional equivalent, as may be amended for local application.

3. If the site owner, or owner of a **tower** on the respective site, asserts that the site cannot accommodate the **applicant's** needs, the respective **owner** shall specify in meaningful detail reasons why the site cannot accommodate the **applicant** . To the extent information is current and correct in the respective **tower** site's approved shared use plan, the site owner or **tower** owner can refer the **applicant** to the respective shared use plan. If the shared use plan is not then up-to-date, the plan shall be brought up-to-date immediately by the owner and the written reply to the **applicant** shall specify to what extent the shared use plan is incorrect, incomplete, or otherwise not up-to-date.

4. No provision in a shared use plan, land lease, mortgage, option to purchase, lease-option, contract for deed, or other controlling document shall provide, or have the effect, that the site is exclusive to one (1) **tower** , unless there is good reason for such restriction, other than the prevention of competition or a desire or inclination not to cooperate in good faith. If the site size is physically and electrically compatible with the installation on-site of any other **tower** , no such document shall prevent other **towers** , except for reasons approved by the County Manager or designee. An unapproved document provision of **tower** exclusivity shall be grounds to disapprove an application for **tower** site approval.

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

F. Required sharing. Each new **tower** in excess of 185 feet in height (shared use **tower**), except **towers** that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable. Although it is not required that a new **tower** be constructed at additional expense to accommodate antennas owned by others, no new **tower** shall be designed to accommodate only the **tower** owner's proposed antennas when, without additional expense, antenna space for other owners can be made available on the **tower** .

1. Shared use plans. Each shared use plan shall be in a standard format that has been approved by the County Manager or designee. Each shared use plan shall specify in detail to what extent there exists **tower** and/or site capacity to accommodate additional antennas and/or additional **towers** , ancillary equipment, and **accessory uses** . Available antenna capacity on a **tower** shall be stated in detailed clearly understandable terms, and may be stated in equivalent flat plate area and total additional available transmission line capacity. The **tower** owner (as to **tower** shared use plans) and the landowner (as to site shared use plans) shall update its respective approved shared use plans by promptly filing pertinent update information with the County Manager or designee. **Owners** of old **towers** and/or old sites may file shared use plans in accord with this section.

2. Reservation of capacity. If an **applicant** for a shared use **tower** does not plan to install all of its proposed antennas during initial construction of the **tower** , the **applicant** must specify the planned schedule of installing such later added antennas as part of the shared use plan. An **applicant** cannot indefinitely prevent the use of unused available antenna space on a **tower** by reserving to itself such space. No available space can be reserved for the owner or anyone else, unless approved in the shared use plan. If an antenna is not installed by the scheduled deadline, the reserved space shall automatically be rendered available for use by others, unless the shared use plan has, by the deadline, been amended with the approval of the County Manager or designee. Deadlines may be extended even if the **tower** is a **nonconforming structure** . If space has been reserved in a shared use plan for future additional antenna use by the **tower** owner and it becomes clear that such space will not be utilized by the owner, the shared use plan shall be amended promptly to reflect the availability of such space.

3. Reservation of site capacity. The policy stated above applies also to additional **tower** space on an approved **tower** site to prevent indefinite reservation of available site space.

4. Height bonus for sharing. Notwithstanding anything to the contrary in any County ordinance, any existing conforming or **nonconforming tower** may be permitted a one-time increase in height, provided:

   a. Any such increase in height does not exceed thirty (30) feet or twenty (20) percent of the height of the existing **tower** , whichever is less;

   b. The cost of such increase in height does not exceed fifty (50) percent of the actual replacement cost of the **tower** at the time of the application;

   c. A shared use plan covering the **tower** with the increased height is first approved by the County Manager or designee;

   d. The increase in height does not cause the proposed **tower** to exceed any required maximum height requirement for **towers** or make a legally conforming **tower** become **nonconforming** ;

   e. Substantiated proof that such proposed antenna(s) may not be placed on the existing **tower** by relocating or adjusting existing antennas and equipment shall be submitted by an appropriate professional engineer certified to practice in the State of Florida; and

   f. A site **development plan** shall be submitted for review and approval if an increase in **tower** height requires placement of, or addition to, an antenna equipment **building** or support **building** .

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5. Filing shared use plans. Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site **development plan** approval. A copy of the initial shared use plan shall be filed with, and approved by, the County Manager or designee prior to **conditional use** approval.

6. Shared use plans for old **towers** and old **tower** sites. Initial shared use plans and amendments for old **towers** require approval of the County Manager or designee. Initial shared use plans and amendments for old **tower** sites require approval of the BCC, except where an amendment reduces site and/or antenna capacity.

7. Transmitting and receiving equipment serving similar kinds of uses shall, to the extent reasonable and commercially practicable, be placed on a shared use **tower** in such a manner that any of the users in a group can operate approximately equal to other users in the group utilizing substantially similar equipment.

8. Once a shared use plan for a **tower** is approved, additional antennas may be added to that **tower** in accordance with the approved shared use plan without additional **conditional use** approval even if the **tower** is then a **nonconforming structure** . The shared use plan shall be immediately updated to reflect each such change. Likewise, once a new shared use plan for a **tower** site is approved, additional **towers** and **accessory buildings** and uses may be added to that site in accordance with the plan without additional **conditional use** approval, even if the site is then **nonconforming** . The shared use plan shall be immediately updated to reflect each change.

9. For each **tower** with a height in excess of 185 feet that is approved, the **tower owner** shall be required, as a condition of approval, to file an approved shared use plan, except when a government **tower** is approved to be perpetually unavailable. To the extent that there is capacity for other antennas on the **tower** , the plan shall commit the **tower owner** and all successor owners to allow shared use of the **tower** in accordance with the shared use plan for antennas of others at reasonable rates. The initial proposed rates (or a range of reasonable rates) shall be specified in the shared use plan, and shall be amended each time the rates are changed. When antenna space on a **tower** is rented to others, each rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve antenna space for future use must be approved by the County Manager or designee.

10. For each new shared use **tower** site that is approved, the **owner** shall be required, as a condition of approval, to file an approved shared use plan, except as to a government site that is approved to be perpetually unavailable. If there is land available on the site to accommodate additional **towers** and **accessory** facilities, the plan shall commit the landowner and successor owners to accommodate such additional facilities on the site at reasonable rents (or a range of reasonable rents) which shall be specified in the shared use plan. When land is rented for facilities on the site, the rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve land for future use of a **tower** and other facility space must be approved by the County Manager or designee.

11. Each new **tower** owner or site owner, as the case may be, shall agree, as a condition of approval, to respond, in writing, in a comprehensive manner within thirty (30 days) to each request for information from a potential shared use **applicant** . Government owners need to reply only to requests from another government. To the extent that correct and up-to-date information is contained in an approved shared use plan, the owner may refer the **applicant** to the shared use plan for the information. If the shared use plan is incorrect, incomplete, or otherwise not up-to-date, the respective owner shall, in the response, specify, in detail, such information, and shall immediately bring the shared use plan up-to-date.

12. The **tower** owner or site owner, as the case may be, shall, as a condition of approval, negotiate in good faith for shared use of **tower** space and/or site space by **applicants** in accordance with its shared use plan.

13. All conditions of approval regarding a **tower** shall run with the ownership of the **tower** and be binding on all subsequent owners of the **tower** . All conditions of approval regarding an

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approved **tower** site shall run with the land and be binding on all subsequent owners of the **tower** site.

G. **Development** standards for communication **towers** .

1. Except to the extent that amateur radio **towers** , and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new **tower** of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding other provisions of this section, including the separation requirements of subsection5.05.09(F)(7) below, **towers** may be allowed to any height as a **conditional use** in the E zoning district only on sites approved for a specified **essential service** listed in subsection 5.05.09((F)(3) below. There shall be no exception to this subsection except for **conditional use** applications by a government for a governmental use.

2. Permitted ground-mounted **towers** . **Towers** not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. **towers** that exceed those specified maximum heights require a variance in accordance with section 9.04.00.

   a. All commercial and industrial zoning districts and urban designated area agricultural zoning districts: Any **tower** up to seventy-five (75) feet in height is a permitted use, provided the base of such **tower** is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any **parcel** of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential **dwelling units** or less. Any **tower** that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such **tower** is separated from the nearest boundary of any **parcel** of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential **dwelling units** or less, by a minimum distance in feet determined by multiplying the height of the **tower** (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the **tower** .) **towers** which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.

   b. Agricultural zoning districts within the rural designated area: **Towers** shall not exceed 250 feet in height.

   c. All agricultural zoning districts: No **tower** that exceeds 250 feet in height exclusive, of any antenna affixed thereto, shall be allowed on any site comprising less than ten (10) acres under common ownership or control, except such **towers** can be approved as a **conditional use** on sites of less than ten (10) acres if the **applicant** cannot, with economic feasibility, acquire title to, or control of, a suitable **tower** site of at least ten (10) acres in the required geographic vicinity of the proposed **tower** site.

3. **Essential services** —Specified **conditional uses** Except in the RSF-1 through RSF-6, and RMF-6 zoning districts, **towers** may be allowed to any height as a **conditional use** on sites approved for a **conditional use essential service** for any of the following **conditional uses** : safety service facilities including, but not necessarily limited to, **fire stations** , sheriff's substation or facility, emergency medical services facility, and all other similar uses where a communications **tower** could be considered an **accessory** or logically associated use with the safety service **conditional use** on the site. In addition, communications **towers** can be approved as a **conditional use** for a stand-alone **essential service** facility, provided the **tower** is to be owned by, or to be leased to, a governmental entity, and the primary uses of the **tower** are for governmental purposes.

4. New **towers** shall be installed only on rooftops in the RMF-12, RMF-16, and RT zoning districts, except amateur radio **towers** with a height not to exceed seventy-five (75) feet above the natural **grade** , and ground-mounted antennas with a height not to exceed twenty (20) feet above the natural **grade** , are permitted within these zoning districts.

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5. Ground-mounted **monopole communication towers** up to 150 feet in height above the natural **grade** , including antennas affixed thereto, may be allowed as a **conditional use** within these zoning districts. The height of each **monopole communication tower** shall be limited to the height necessary for its use at its location.

6. Rooftop **towers** , **antenna structures** , and antennas.

   a. Rooftop **towers** , **antenna structures** , and antennas are allowed in all zoning districts except the RSF-1 through RSF-6, RMF-6, and E zoning districts.

   b. Rooftop **towers** , **antenna structures** , and antennas are, as specified, subject to the following:

      i. Permitted uses. Rooftop **antenna structures** and antennas are a permitted use up to a height of twenty (20) feet above the maximum roofline, provided the height of the maximum roofline is twenty (20) feet or more above the average natural **grade** . If the maximum roofline is less than twenty (20) feet above the average natural **grade** , an **antenna structure** and/or antenna is a permitted use up to a height that equals the distance from the average natural **grade** to the maximum roofline. For example, if the distance from the average natural **grade** to the maximum point of the roofline is fifteen (15) feet, an **antenna structure** and/or antenna is a permitted use up to a height of fifteen (15) feet above the maximum roofline. Any **antenna structure** , **tower** , or antenna that exceeds its permitted use height, as provided herein, shall require **conditional use** approval, and the maximum allowable height of the **structure** , **tower** , and all antennas shall be determined in each specific case. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be a major consideration in determining the allowable height of rooftop facilities.

      ii. **Towers** and **antenna structures** shall be set back from the closest outer edge of the roof a distance of not less than ten (10) percent of the rooftop length and width, but not less than five (5) feet, if the antenna can function at the resulting location.

      iii. **Antenna structures** and dish type antennas shall be painted to make them unobtrusive.

      iv. Except for antennas that cannot be seen from **street** level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

      v. Where technically feasible, dish type antennas shall be constructed of open mesh design.

      vi. Where feasible, the design elements of the **building** (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the communications **tower** , **structure** , and antennas.

      vii. The **building** and roof shall be capable of supporting the roof-mounted antenna, **structure** , and **tower** .

      viii. No rooftop shall be considered a **tower** site. This section does not require any sharing of any rooftop, rooftop **tower** , or **antenna structure** .

7. With the exception of rooftop **towers** and **towers** on **essential services** sites, each new communication **tower** shall meet the following separation requirements:

   a. Each new **tower** that exceeds 185 feet in height shall be located not less than two and one-half (2.5) times the height of the **tower** from all RSF-1 through RSF-6, and RMF-6 zoning districts, including PUDs where the **adjacent** use(s) is/are, or comparable to, the RSF-1 through RSF-6 and RMF-6 zoning districts. If a part of a PUD is not developed, and it is inconclusive whether the part of a PUD area within such minimum separation distance from the proposed **tower** site may be developed with a **density** of six (6) units per acre or

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less, it shall be presumed that the PUD area nearest to the proposed site will be developed at the lowest **density** possible under the respective PUD.

b. In addition, each such new **tower** that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned **densities** greater than six (6) units per acre by not less than the total height of the **tower** including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the **tower** and its antennas, or the **tower's** certified collapse area, whichever distance is greater.

8. All owners of approved **towers** are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any **tower** owned by them.

9. Placement of more than one (1) **tower** on a land site is preferred and encouraged, and may be permitted, provided, however, that all **setbacks** , design, and landscape requirements are met as to each **tower** . **structures** may be located as close to each other as technically feasible, provided **tower** failure characteristics of the **towers** on the site will not likely result in multiple **tower** failures in the event that one (1) **tower** fails, or will not otherwise present an unacceptable risk to any other **tower** on the site. It shall be the policy of the County to make suitable County-owned land available for **towers** and ancillary facilities at reasonable rents.

10. Any **accessory buildings** or **structures** shall meet the minimum **yard** requirements for the respective zoning district. **accessory uses** shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or other **structures** and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the **floor area** used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site **abuts** , or has **access** to, a **collector street** , **access** for motor vehicles shall be limited to the **collector street** . All equipment shall comply with the then applicable noise standards.

11. For new commercial **towers** exceeding 185 feet in height, a minimum of two (2) parking spaces shall be provided on each site. An additional parking space for each two (2) employees shall be provided at facilities which require on-site personnel. Facilities which do not require on-site personnel may utilize impervious parking.

12. All new **tower** bases, guy anchors, outdoor equipment, **accessory buildings** , and **accessory structures** shall be fenced. This provision does not apply to amateur radio **towers** , or to ground-mounted antennas that do not exceed twenty (20) feet above **grade** .

13. **Tower** lighting. **Towers** and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other **towers** or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the **applicant** shall comply with such rules.

New **towers** exceeding 199 feet. Each new **tower** that will have a height in excess of one hundred and ninety-nine (199) feet above ground, exclusive of antennas, and such **tower** shall be lighted no more than is otherwise required by state and/or federal law, rule, or regulation. Unless otherwise then required by law, rule or regulation, only white strobe lights shall be used at night, unless otherwise required by the FAA, in which case red strobe-type lights shall be used. Such lights shall not exceed the minimum number, minimum intensity, and minimum light flashes per interval of time (requiring the longest allowable duration between light flashes) required by state or federal law, rule, or regulation. Solid red (or pulsating red) warning lights shall not be used at night.

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14. Effective January 1, 1992, all guyed **towers** , including old **towers** , exceeding 185 feet in height shall be inspected every two (2) years. Such self-supporting **towers** shall be inspected every four (4) years. Each inspection shall be by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:

    a. **Tower structure** : Including bolts, loose or damaged members, and **signs** of unusual stress or vibration.

    b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other **signs** of possible failure.

    c. Guy anchors and foundations: Assess for cracks in concrete, **signs** of corrosion, erosion, movement, secure hardware, and general site condition.

    d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.

    e. For guyed **towers** : **Tower** vertical alignment and guy wire tension (both required tension and present tension).

15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.

16. Any **tower** that is voluntarily not used for communications for a period of one (1) year shall be removed at the **tower** owner's expense. If a **tower** is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the **tower** and **accessory** items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the **tower** and **accessory** items, plus court costs and attorney's fees.

17. For all ground-mounted guyed **towers** in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum **yard** requirements of that zoning district between each guy anchor and all property lines.

18. All new metal **towers** , including rooftop **towers** , except amateur radio **towers** , shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio **tower** with a height of seventy-five (75) feet or less shall require a **building** permit specifying the exact location and the height of the **tower** exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a **building** permit.

19. Within the proposed **tower's effective radius** , information that specifies the **tower's** physical location, in respect to public parks, designated **historic buildings** or districts, areas of critical concern, and **conservation** areas, shall be submitted as part of the **conditional use** application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require **conditional use** approval.

20. No communication **tower** shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.

21. Any existing **native vegetation** on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. **native**

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vegetation may constitute part or all of the required **buffer** area if its opacity exceeds eighty (80) percent.

22. As to communications **towers** and antennas, including rooftop **towers** , **antenna structures** , and antennas, the height provisions of this section supersede all other height limitations specified in this Code.

23. All existing and proposed ground mounted and rooftop **towers** and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total **structure** height shall include all appendages and attachments, such as antennas, lights, lightening rods, or any other accessory device that would extend the height of the **tower.** All existing **towers** shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the **applicant** shall comply with such rules.

24. A copy of each application for a **tower** in excess of 150 feet shall be supplied by the **applicant** to the Collier Mosquito Control District or designee.

H. Alligator **Alley** communication **towers** .

1. Notwithstanding other provisions of section 5.05.09, and irrespective of the zoning classification(s) of the underlying fee at each respective **tower** site, two (2) new communication **towers** shall be permitted at locations and heights herein specified within the I-75 **right-of-way** east of the toll booth (Alligator **Alley**). Two (2) of the four (4) **towers** shall be constructed to replace two (2) existing Florida Department of Transportation **towers** . The four (4) new telecommunication **tower** sites shall be located approximately at:

   a. Mile marker 52.2. The height of the **tower** shall not exceed 250 feet, including antennas;

   b. Mile marker 92.6 (Everglades Blvd). The height shall not exceed 250 feet, including antennas;

   c. The site of an existing FDOT **tower** located on State Road 29. The height shall not exceed 310 feet, including antennas;

   d. The site of an existing FDOT **tower** located at mile marker 63.2 at the I-75 Rest Area. It will replace an existing **tower** located on the north side of I-75 at mile marker 63.3. The height shall not exceed 280 feet, including antennas.

   e. Each **tower** shall be constructed with a capacity to provide for a minimum of four (4) to eight (8) co-users, including Florida Department of Transportation ("FDOT"), the U.S. Fish and Wildlife Service ("FWS"), the National Park Service ("NPS"), the Department of Forestry ("DOF"), and County agencies, where practical.

2. Each **tower** shall be constructed in accordance with the standards and requirements of section 5.05.09 and other applicable sections of this Code, except as expressly provided otherwise in this section.

3. Minimum **yard** requirements. There shall be no minimum **yard** requirement for these **towers** at these locations because each **tower** and all ancillary facilities must be contained within the I-75 **right-of-way** , and each proposed **tower** must maintain a separation distance from all **adjacent** residential property lines equal to one-half (½) of the **tower's** height or equal to a Florida professional engineer's certified collapse area (fall zone), whichever is greater, or a clear zone is maintained on adjoining property by a use **easement** applicable to such adjoining property **owner** . No habitable residential or non-residential **structure** , including offices, shall be allowed within any certified collapse area (fall zone) for any of these **towers** .

4. **Access** . Physical **access** to each **tower** site shall be as approved by FDOT.

5. Parking. Sufficient unpaved area shall be provided on, or **adjacent** to, each **tower** site to accommodate temporary parking for one (1) vehicle for servicing or maintaining the communication **tower** .

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6. **Landscape buffer** . A **landscape buffer** no less than ten (10) feet wide with trees planted twenty-five (25) feet on center shall be developed and maintained around the perimeter of each **tower** site and other related equipment, **structures** , and **buildings** . This **buffer** shall encompass all **structures** including the **tower** base. At least one (1) row of **native vegetation** shall be planted within the **buffer** to form a continuous hedge of at least three (3) feet in height at planting. The **buffer** must be maintained in good condition. This **landscape buffer** may be waived by the County Manager or designee where the **buffer** is not practical due to public safety concerns.

7. A site **development plan** and construction plans shall be submitted to the County Manager or designee for review and approval prior to any construction of any such **tower** . No changes, additions, or **alterations** may be made to any approved site **development plan** or construction plans for any such **tower** without County approval.

8. **Tower** lighting. In addition to the requirements for **tower** lights specified in section 5.05.09 of this Code, **towers** located in the Big Cypress Preserve and the Florida Panther National Wildlife Preserve shall be lighted in accordance with the USFWS guidance system requirements for **tower** lighting.

9. Notwithstanding any other provision in this Code, and notwithstanding the underlying zoning of the respective **tower** site, subject to the following, the communication **towers** and **accessory** facilities ("facilities") listed above, and all such future facilities, are lawful uses, if located within the confines of the I-75 **right-of-way** east of the Alligator **Alley** toll booth to the eastern boundary of Collier County.

10. The **tower** and related facilities shall be subject to **conditional use** approval whenever the **tower** is to exceed a height of twenty (20) feet. **towers** that are to be twenty (20) feet or less in height require only **building** permit approval from the County.

    a. As all such facilities must be located within the I-75 **right-of-way** , the facilities must be subject to approval from the owner of that **right-of-way** , including such conditions as may be required by that owner. The owner of said **right-of-way** is the State of Florida, by and through the Florida Department of Transportation.

    b. The facilities must be owned by, or leased to, a governmental entity. The primary uses of the facilities shall be governmental uses. Private uses of the facilities, if any, shall always be incidental and subordinate to the governmental uses.

    c. Notwithstanding any other provision in section 5.05.09, the facilities shall be subject to the **tower** sharing requirements of section 5.05.09 if the **tower** is to exceed a height of 120 feet, unless the **tower** is a **monopole** . If the **tower** is to be used only for governmental uses, the **tower** need be shared only with other governmental entities. If the **tower** is to be occupied by an antenna under control of a non-governmental occupant of the **tower** and is to be used for any non-governmental use(s), the **tower** sharing requirements that apply to non-government occupants shall be adhered to as a prerequisite to occupancy of the **tower** .

l. Wireless emergency telephone service. Notwithstanding any other provisions of this section 5.05.09, the following provisions shall apply to communications **towers** that provide wireless emergency telephone service.

1. These facilities are **essential services** .

2. Each **applicant** for these permits is required to clearly inform County staff by means of an emboldened "notice" in a cover letter or on the first page of the permit application, substantially as follows: *This Application is subject to the expedited timelines specified in Chapter 365.172, Florida Statutes.*

3. **Applicants** for these permits need not provide staff with evidence that a proposed wireless communications facility complies with federal regulations, but staff may require from such **applicant** proof of proper FCC licensure, and staff may request the FCC to provide information

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as to the provider's compliance with federal regulations to the extent then authorized by federal law. The County has no permitting jurisdiction with regard to wireless communications facilities located (or to be located) on property owned by the State of Florida, including State-owned **rights-of-way** .

4. Co-located facilities. Provided the then existing zoning applicable to the proposed site allows E911 facilities without a need to rezone, a need to obtain **conditional use** approval, or any other required process (such as, for example, having an agreement amended), the County shall grant or deny a properly completed application requesting co-location of E911 Service, or co-location for wireless telephone service, not later then forty-five (45) business days after the date that a properly completed application is initially submitted to staff in accordance with all applicable permit application requirements in this section 5.05.09. Co-location of such facilities on a then existing above-ground **tower** or other above-ground **structure** shall not be subject to the land **development** regulations pursuant to Section 163.3202, Florida Statutes, provided the height of the then existing **tower** or **structure** is not thereby increased. Co-location of such antenna, or co-location of related equipment, shall be subject to applicable **building** regulations, and with all then existing permits or agreements applicable to that **tower** or to the underlying property. Nothing herein, including the forty-five (45) business days timeline, shall relieve the permit holder for, or owner of, the then existing **tower** or **structure** from complying with applicable permit requirements, or applicable agreement(s), or with applicable land **development** regulation (including aesthetic requirement), or compliance with any other then applicable law(s).

5. New **towers** or antennas. Pursuant to Section 365.172, Florida Statutes, the County shall grant or deny an application requesting location of a new wireless telephone service **tower** , or for location of antenna(s) for wireless telephone service, not later then ninety (90) business days after the date that an application that fully complies with the requirements of this section 5.05.09 is submitted, provided the then existing zoning applicable to the proposed site allows the E911 facilities without need to rezone, the need to apply for **conditional use** approval, or other required procedures. Provided further that nothing herein shall affect permit compliance of such facilities with applicable federal regulations, applicable zoning and/or land **development** regulations (including aesthetic requirements), or with applicable **building** regulations.

6. Sufficiency notice. Within twenty (20) business days of receiving the permit application for any facility listed above in paragraphs (4) and (5) above, staff shall in writing notify the permit **applicant** whether the application is, or is not, properly completed. If such permit application is not properly completed, staff shall with specificity notify the **applicant** of any and all deficiencies, which if cured will thereby render the application being properly completed. Staff should also notify the **applicant** whether the applicable zoning classification allows the applied-for use(s) without rezoning, without **conditional use** approval, or without any other related ancillary approval process or permission.

7. Default approval.

   a. An application for E911 service, co-location of wireless telephone service, or new location for wireless telephone service or antennae shall be deemed to have been automatically granted provided that:

      i. Such service or facility is allowed in the applicable zoning district without a rezone, without the need to apply for a **conditional use** , or without the need to apply for some other permit;

      ii. The County fails to either grant or deny the applied-for permit within the time frames set forth in paragraphs (4) and (5) above, as applicable; and

      iii. The **applicant** has not agreed to an extension of time, as provided in paragraph (8) below.

   b. However, the applied-for permit shall not be deemed granted if final action requires action by the BCC, but such action is prevented due to emergency conditions beyond the

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

County's control. In such instance, the time for final action on the application shall be extended until the next regularly scheduled meeting of the BCC. The permit shall be deemed to be granted if the BCC fails to take final action at that time.

8. Waiver. Extensions of the above-described applicable timelines (deadlines) shall not be effective except to the extent voluntarily agreed to by the permit **applicant** . Narrow exception: a one-time timeline waiver may be required if there then exists an emergency that directly affects the administration of all of the County's communications **tower** permitting activities which had been formally declared by the County, by the State of Florida, or by the federal government.

(Ord. No. 05-27, § 3.HH)

Attachment: Attachment D - Zoning Verification Letter - 3-17-20 (14445 : PL20190002701 Kapok St. Cell Tower)

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	*To be completed by staff*
PROJECT NAME	
DATE PROCESSED	

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Johannes Steffens

Name of Applicant if different than owner: CitySwitch II-A, LLC

Address: 1900 Century Place, Suite 320 **City:** Atlanta **State:** GA **ZIP:** 30345

Telephone: (404) 857-0858 **Cell:** (414) 403-4927 **Fax:**

E-Mail Address: kevin.saso@cityswitch.com

Name of Agent: Kendal Lotze

Firm: Ignite Wireless

Address: 102 Mary Alice Park Rd **City:** Cumming **State:** GA **ZIP:** 30040

Telephone: (407) 239-0846 **Cell:** (Preferred) (770) 862-8089 **Fax:**

E-Mail Address: Kendal@ignitewireless.com

Name of Agent: Jim Alderman

Firm: J&J WirelessConsultants LLC

Address: 6122 7th Ave W **City:** Bradenton **State:** FL **ZIP:** 34209

Telephone: **Cell:** (954) 303-3170 **Fax:**

E-Mail Address: jjwirelessconsult@yahoo.com

Name of Agent: Jeff Wright

Firm: Henderson, Franklin, Starners & Holt, P.A.

Address: 8889 Pelican Bay Boulevard, Suite 400 **City:** Naples **State:** FL **ZIP:** 34108

Telephone: (239) 344-1371 **Cell:** **Fax:** (239)344-1508

E-Mail Address: jeff.wright@henlaw.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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

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PROPERTY INFORMATION

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

Property I.D. Number: 00307840002 **Section/Township/Range:** 15 / 49 / 27

Subdivision: 100 - ACREAGE HEADER **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: 15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606 **Total Acreage:** 1.25

Address/ General Location of Subject Property: Kapok Street, Naples, Florida 34117

Latitude/Longitude: 26.210264, -81.600131

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	A (RFMUO-NBMO)	69 - ORNAMENTALS, MISC AGRICULTURAL
S	A (RFMUO-NBMO)	99 - ACREAGE NOT ZONED AGRICULTURAL
E	A (RFMUO-NBMO)	60 - GRAZING LAND SOIL CAPABILITY CLASS I
W	A (RFMUO-NBMO)	99 - ACREAQGE NOT ZONED AGRICULTURAL

Minimum Yard Requirements for Subject Property:

Front: 50'
Side: 30'
Rear: 50'

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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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ASSOCIATIONS

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

Name of Homeowner Association: Frangipani Agricultural Community Civic Association
Mailing Address: 512 Frangipani Avenue **City:** Naples **State:** FL **ZIP:** 34117

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.

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

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

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

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

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

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

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

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

☒ Yes ☐ No If yes, please provide copies.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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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

Kendal Lotze
Applicant Signature

4/10/2020
Date

Kendal Lotze
Printed Name

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Johannes Steffens	100%

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 11/14/2013

[X] **Leased: Term of lease** 30 Years **years /months**

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Kendal Lotze
_____
Agent/Owner Signature

4/10/2020
Date

Kendal Lotze
Agent/Owner Name (please print)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

Parcels 19 & 20

The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.

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

Parcel ID Number: 00307840002

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

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

PROPOSED PROJECT NAME *(if applicable)*

Kapok Street/FLC009

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # PL20190002701

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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

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

N/A

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

Applicant Name: CitySwitch II, LLC

Phone: 770-862-8089 **Email/Fax:** kendal@ignitewireless.com

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

FOR STAFF USE ONLY

Folio Number 00307840002

Folio Number 00307880004

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: Annis Moxam **Date:** 6/11/2020

Updated by: **Date:**

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20190002701

I, Johannes Steffens (print name), as an individual owner (title, if applicable) of Parcel Number: 00307840002 (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 CitySwitch II-A LLC 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.

Johannes Steffens
Signature

4-2-2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 2nd day of April, 2020 by (printed name of owner or qualifier) Johannes Steffens.

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

[ ] Are personally known to me

[ ] Has produced a current drivers license _____

[✓] Has produced Drivers License as identification.

Notary Signature: Nathan Seymour

NATHAN SEYMOUR
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF KENT
MY COMMISSION EXPIRES 05/04/2026
Acting in the County of Kent

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20190002701

I, Abby Mazzetti (print name), as Senior VP, Development & Operations (title, if applicable) of CitySwitch II-A, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [ ] applicant [✓] contract purchaser [ ] and that:

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

Abby Mazzetti
Signature

8/18/2020
Date

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~COLLIER~~ DeKalb

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 8th day of August, 2020, by (printed name of owner or qualifier) Kendal Lotze.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

KENDAL LOTZE NOTARY PUBLIC FULTON COUNTY EXPIRES GEORGIA 9-11-2023

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

CITYSWITCH

Collier County, FL
Zoning Division
2800 North Horseshoe Dr
Naples, FL 34104

Re: Variance Application for Wireless Telecommunications Tower
CitySwitch II, LLC
Kapok St./FLC009

To Whom It May Concern,

We are hereby applying for a Setback Variance of the required half of the tower height setback (125ft) as required by LDC 2.03.08.A.2.a.3.x. of the Collier County Zoning Regulations in order to construct and maintain a Wireless Telecommunications Tower on the property located at Kapok Street, Naples, FL 34117. We are proud to say that the proposed structure will be utilized by AT&T to support the deployment of FirstNet. If unfamiliar, in 2017 the Department of Commerce and First Responder Network Authority (FirstNet) signed a 25-year contract with AT&T to build the first nationwide wireless network for America's First Responders. The FirstNet network is planned to cover all 50 states, five U.S. territories and the District of Columbia, including rural communities and tribal lands. In 2018, CitySwitch was honored to execute an agreement with AT&T to assist in building the infrastructure needed for the deployment of FirstNet as well as their existing wireless network needs. Additional information on FirstNet can be found online at https://firstnet.gov/ .

Should you have any questions regarding the application and/or supporting documents provided, please feel free to contact Jim Alderman at 954-303-3170 or email at jjwirelessconsult@yahoo.com .

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Transforming public safety communications

The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.

FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.

This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

FirstNet will serve...

FIRST RESPONDERS — fire, police, EMS — IN — COMMUNITIES — counties, cities, tribal, rural — ACROSS — THE NATION — 50 states, 5 territories & DC

Technology first responders need to save lives, protect communities

MODERNIZED

- innovative app & device ecosystem

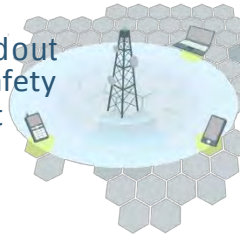
- network improvements & upgrades

- commercially proven cybersecurity solutions

PRIORITIZED

- emergency communications receive highest priority

- rapid buildout with publicsafety input



- nationwide public safety solutions leveraging existing infrastructure

SPECIALIZED

- robust coverage where public safety needs it

- connectivity for advanced mobile data

- highly available customer care

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TOP10 FREQUENTLY ASKED QUESTIONS

1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a Board of leaders and executives from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with state single points of contact (SPOCs) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the Public Safety Advisory Committee (PSAC), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with release of the Network RFP.

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the $7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. The Government Accountability Office has estimated it could cost up to $47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

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6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and $6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation- wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about $40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the FirstNet Innovation and Test Lab, located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

Expanding the Network and Building Out Band 14: The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at www.firstnet.gov. Follow us on Twitter, Facebook and YouTube.

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VARIANCE PETITION APPLICATION (PL20190002701)
KAPOK STREET, NAPLES, FL 34117
Parcel ID# 00307840002
PROJECT NARRATIVE & SEPARATE SHEET RESPONSES

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.

Applicant is proposing to build a 250' tall, essential services and other shared services communications tower on the subject property ("Property"). The Property (Parcel ID #00307840002) is located within the "agricultural" zoning designation, within RFMUD receiving and North Bell Meade Overlay Districts. The Property is vacant and unimproved. For reference, see the Zoning Verification Letters dated Sept. 18, 2019 and March 17, 2020, which are included with this submittal.

Applicant is requesting a variance from LDC Section 5.05.09.G.7, which provides (in part) that communications towers "*shall be separated . . . from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater*." (Emphasis added.) Because the proposed tower is 250' tall, the separation requirement would be 125' (a greater distance than the tower's certified collapse area).

As indicated on the site drawing included with this submittal, the proposed communications tower meets this 125' distance separation requirement with respect to the *northern* and *southern* Property boundaries. Additionally, the proposed tower is separated from surrounding property boundaries in all directions by a distance that far exceeds its certified collapse area (i.e., it meets the *lesser* of the two distance measurements provided in the LDC, in all directions). However, because the proposed tower does not meet the *greater* of the two LDC distance measurements with respect to eastern and western boundaries, a variance is necessary.

More specifically, Applicant is seeking a variance from the required 125' separation requirement, to allow (1) for the eastern boundary, a separation of 60' (65' less than required); and (2) for the western boundary, a separation of 82' (43' less than required). If measured based on the tower's certified collapse area, the proposed tower exceeds applicable separation requirements: the western boundary is approximately 46' beyond the tower's certified collapse area; the eastern boundary is approximately 24.7' feet beyond the tower's certified collapse area.

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

Not applicable – site is unimproved, and there is no known or proposed dredging/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:

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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

Yes. The circumstances particular to the location and the structure are unique.

The Property is rectangular, and the proposed structure is unique (a 250' tall essential services communications tower). The proposed tower meets the separation requirement with respect to the northern and southern boundaries. The eastern and western boundaries meet the LDC's "certified collapse area" measurement, and the nearest structures are approximately 250' away from the Property's perimeter. The certified collapse area is an alternative measurement provided in the LDC to ensure safety of nearby property and structures. This unique set of circumstances is peculiar to this Property and proposed structure.

Additionally, the County's code was written in 2005, and recent technological advances have made it possible to design communications towers that can withstand hurricane force winds. In the "highly unlikely" event of a structural failure, the proposed tower will be designed and built to buckle and fall within a 100' x 100' compound (see Nov. 18, 2019 Certified Collapse Area letter included with this submittal).

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. **Yes. While the Property is large enough to safely accommodate the proposed communications tower, its rectangular shape makes it necessary to obtain a variance to meet LDC separation requirements for the eastern and western boundaries.**

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. **Yes. The proposed tower is a permitted use at this location that will accommodate critically important essential services communications. Applicant has demonstrated, through an engineer's certification, that the proposed structure is designed to meet the underlying purpose of the separation requirement (i.e., distance and safety with respect to neighboring properties).**

Without the variance, to enjoy the permitted use, the applicant would be required to substantially decrease the tower's height and effectiveness for essential services communications. It would be an unnecessary and undue hardship to interpret the zoning code literally under these circumstances – particularly when the proposed tower meets one of two measurements specifically articulated in the LDC to ensure safety and protection of neighboring properties (i.e., the tower's certified collapse area).

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. **Yes. Applicant is proposing the minimum variance necessary to make reasonable use of the land and proposed structure.**

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. **No. The Applicant is not requesting and special privilege, and granting the requested variance will not give Applicant any special privilege that is denied to other property in this zoning district. Communications towers of this height are a permitted use in this zoning district, and the tower is designed to withstand**

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

hurricane force winds, and to buckle within a 100' x 100' collapse area, in the highly unlikely event of a total structural failure.

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.

Yes. The location and nature of the proposed variance meets the intent and purpose of the LDC separation requirement at issue: i.e., the safety of neighboring property and structures. The tower will not be injurious or detrimental to the neighborhood or to the public, and in the unlikely event of structural failure, the tower is designed to fall within a 100' x 100' certified collapse area. The outside perimeter of the certified collapse area is located a considerable distance from neighboring land boundaries (46.0' to the western boundary; 24.7' to the eastern boundary), and several hundred feet from any neighboring structure. The tower will provide a benefit to the public, and is designed to prevent any detrimental impacts.

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. **Essential public services communications towers are critically important in this fairly remote area of the County. Population in this area is less dense than urban areas, and communications at this location can be challenging in storm and other emergency events.**

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Aug 18, 2020

Collier County, FL
Zoning Division
2800 North Horseshoe Dr
Naples, FL 34104

RE: Review Comment Letter RV2 Cover Letter: Variance -PL20190002701; Kapok St Cell Tower

To whom it may concern,

Please see the below Review Comment Letter dated July 30, 2020. Based on the recommendation from Timothy Finn, I will provide an answer to each comment in the Review Comment Letter detailing our response and answer to the requested changes that goes along with the additional documentation being provided. My comments will be in red so that they will be easy to distinguish from the comments from the reviewers.

July 30, 2020

Kendal Lotze
Ignite Wireless
102 Mary Alice Park Rd
Cumming, GA 30040

RE: Variance -PL20190002701; Kapok St Cell Tower

Dear Mr. Lotze:

The following comments regarding the above referenced project that was submitted on 7-1-20, are being provided as requested. Please be aware that this is not a comprehensive list and is only being provided as a courtesy. All reviews must be completed prior to resubmittal.

Rejected Review: Zoning Review; Reviewed By: Timothy Finn

1. REV 2: The parcel number that is illustrated is 00308760002, which is incorrect. Please revise the parcel to 00307840002. This has been corrected on the document named (Kapok_Owner Affidavit of Authorization_Updated_8.4.2020) .

REV 1: Affidavit of Authorization - Provide the petition number (PL20190002701) and revise the parcel number to 00307840002. Please delete references of Kendal Lotze/Ignite Wireless as this affidavit of authorization only authorizes the property owner (Johannes Steffens) to give consent to the contract purchaser (CitySwitch II, LLC) to act on the property owners behalf. This has been corrected on the document named (Kapok_Owner Affidavit of Authorization_Updated_8.4.2020).

2. The Zoning Drawings (Sheet C-1) setbacks do not match the Project Narrative setback numbers. In the Project Narrative & Separate Sheet responses document, in Section 1 it is explained that the applicant is seeking a variance from the required 125’ separation requirement, to allow (1) for the eastern boundary, a separation of 60’ (65’ less than required); and (2) for the western boundary, a separation of 82’ (43’ less than required). However, in the Zoning Drawings, Sheet Number C-1, the western setback is illustrated at 96'-2" and the eastern setback is

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

illustrated at 74'-5". Please revise these setback numbers for both documents to be consistent with each other. This has been corrected on the drawings named (Kapok Street - FLC009 - Zoning - Rev 2 - 8_5_20) and it now correctly matches the Project Narrative & Separate Sheet response document.

3. Pursuant to LDC 5.05.09(D)(E) and (F) for shared tower use, please demonstrate that either you can or can not work an arrangement for a shared tower use? Please see the Collier County Communication Towers Map as Towers 1 and 18 are in proximity to the Kapok St Cell Tower property. Moreover, there is a Site Development Plan (SDP) application (PL20200000886) for a proposed cell tower to be located at 550 Frangipani Avenue located approximately 2065 feet to the east of the Kapok St Cell Tower property. Please explain why you can't share this tower? This has been addressed in the supplemental attached document named (Kapok_RESPONSE TO STAFF COMMENT_8.4.2020).

Rejected Review: County Attorney Review; Reviewed By: Sally Ashkar

1. Your application states that the applicant is CitySwitch II, LLC, while the affidavits of authorization state that the applicant is CitySwitch II-A LLC. Which is correct? They both appear to be active companies. Please reconcile and update the affidavits or application. CitySwitch II-A, LLC is the correct applicant company and this has been corrected on the application named (Kapok_Variance Application_Revised_8.18.2020).

2. What role does J&J Wireless Consultants have in this application? If they are an additional agent, they should be listed on the application in addition to Ignite. J&J Wireless Consultants, Ignite Wireless, Inc. and Jeff Wright are all agents of CitySwitch II-A, LLC. This has been corrected and added onto the application named (Kapok_Variance Application_Revised_8.18.2020) and affidavit of authorization named (Kapok_Affidavit of Authorization_New_8.18.2020) .

3. Please show the measurements in your cover letter for the proposed separation for the eastern and western boundary on your site plan. There appears to be some inconsistency between the two documents. The separation measurements should be accurately shown on the site plan. This has been corrected on the drawings named (Kapok Street - FLC009 - Zoning - Rev 2 - 8_5_20) and it now correctly matches the Project Narrative & Separate Sheet response document.

4. Is City Switch leasing the property from Johannes Steffens or is it a contract purchaser? Please provide evidence of legal use of the property. CitySwitch II-A, LLC is leasing the property from Johannes Steffens. A redacted copy of the lease agreement is provided and named (Kapok Street_Redacted Lease).

GENERAL COMMENTS: [Timothy Finn]

1. Additional comments or stipulations may be forthcoming once a sufficient application has been submitted for review. This correspondence should not be construed as a position of support or non-support for any issues within the petition. Staff will analyze the petition and the recommendation will be contained in the staff report prepared for the Collier County Planning Commission (CCPC) or Hearing Examiner (Hex). Acknowledged.
2. Please be advised that pursuant to the LDC, an application can be considered closed if there has been no activity on the application for a period of six (6) months. That six months period will be calculated from the date of this letter. Acknowledged.
3. Please ensure that all members of your review team that may testify before the Hex/CCPC and the Board of County Commissioners (BCC) are registered as lobbyists

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

with the county pursuant to the regulations regarding that issue. Acknowledged.

4. When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to all comments. Acknowledged, all comments have been addressed.
5. Please put revised dates on all exhibits and in the title block of the Site Plan. The PUD document should include a footer that reflects the project name, petition number, date and page X of Y for the entire document. ***Documents without this information will be rejected.*** Acknowledged, all revised documents and drawings have dates.
6. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments. Acknowledged.
7. Note the adopted fee schedule requires payment of additional fees for petitions that require more than four resubmittals; please contact the appropriate staff and resolve issues to avoid this fee. Acknowledged.

Timothy Finn, AICP
Principal Planner

Cc: Kendal Lotze, Ignite Wireless, Sally Ashkar

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

VARIANCE PETITIION APPLICATION (PL20190002701)
KAPOK STREET, NAPLES, FL 34117
PARCEL ID# 00307840002
RESPONSE TO STAFF COMMENT: TIMOTHY FINN #3

Staff comment:
Pursuant to LDC 5.05.09(D)(E) and (F) for shared tower use, please demonstrate that either you can or can not work an arrangement for a shared tower use? Please see the Collier County Communication Towers Map as Towers 1 and 18 are in proximity to the Kapok St Cell Tower property. Moreover, there is an Site Development Plan (SDP) application (PL20200000886) for a proposed cell tower to be located at 550 Frangipani Avenue located approximately 2065 feet to the east of the Kapok St Cell Tower property. Please explain why you can't share this tower?

Response:

While we would consider any offer for another entity/provider to share the proposed tower on Kapok St., we are not aware of any other towers that would provide necessary and adequate capacity and geographic coverage area to achieve our objectives, and sharing another tower at another location is not a feasible option. To our knowledge, there is no applicable separation requirement with respect to a tower at the Kapok St. location relative to other towers in the vicinity.

As to the SDP application (PL20200000886) referenced in the staff comment, which relates to a proposed 185' tower over 2,000 feet away from the proposed Kapok St. tower, that application was submitted on 7/27/2020, according to the County's website. The proposed Kapok St. tower is 250', over 1/3 higher than the tower if the application referenced by staff.

While the application for PL20200000886 was submitted on July 27, 2020, in the case of the Kapok St. Tower, a preapplication meeting was first held November 12, 2019. As a result of that meeting, applicant prepared a variance application, and a second pre-application meeting was held on December 4, 2019 for the variance. At the December 4, 2019 pre-application meeting, applicant was advised (in error) that the tower use was *not allowed by right*, and that a conditional use would be required.

Following a subsequent application for zoning interpretation, on March 17, 2020, staff formally determined the use was a permitted use at this location, and that a conditional use was *not* required, but reiterated that a variance would be necessary. Applicant has since filed the variance application that is presently under review.

Applicant first formally requested approval requirements for the tower in *August 2019* (see ZLTR-PL20190001999), and has been diligently pursuing approval of the tower since then. Applicant has engaged in sincere, costly, and diligent efforts over the past 11 months. This has included two pre-application meetings, two ZVL's, and uncertainty created by erroneous "conditional use" instruction. Given Applicant's significant efforts, the lack of any codified tower separation requirement, the lack of any record of any tower application being filed until 7/27/2020, and the significant investment incurred to date, it is appropriate for Applicant to move forward with its plans at this location, which have been a matter of public record for almost a year.

Concurrent with these efforts, Applicant notified the Federal Aviation Administration ("FAA") of its plans, and the FAA issued a formal "Determination of No Hazard to Air Navigation" on October 23, 2019 for the proposed Kapok St. tower. FAA notification is the industry standard for putting other would-be tower owners on notice that there is a tower application pending. The tower application referenced by staff (PL20200000886) has not, to our knowledge, registered with or received any such determination from the FAA.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

INSTR 4954686 OR 5016 PG 1369 RECORDED 3/12/2014 2:55 PM PAGES 3
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $0.70 REC $27.00

Recording requested by: Johannes Steffens

When recorded, mail to:

Name: John Steffens

Address: 542 Ethel AVE SE

City/State/Zip: GRAND RAPIDS MI 49506

Property Tax Parcel/Account Number:

Space above reserved for use by Recorder's Office

Document prepared by:

Name Johannes Steffens

Address 542 Ethel Ave SE

City/State/Zip Grand Rapids MI 49506

COLLIER COUNTY FLORIDA
CLERK OF THE CIRCUIT COURT
COPY

Warranty Deed

This Warranty Deed is made on 11/14/2013, between D.GARY WOODHEAD, Grantor, of 1759 GARDEN ST, City of LABELLE, State of FLORIDA, and JOHANNES STEFFENS, Grantee, of 542 ETHEL AVE SE, City of GRAND RAPIDS, State of MICHIGAN 49506.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 1160 KAPOK ST, City of NAPLES, State of FLORIDA 34117:

THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 49 S, RANGE 27 E;
AND:
THE E1/2 OF THE NW1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 49 S, RANGE 27 E. IN COLLIER COUNTY, FLORIDA.

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

please see attached explanation document

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Dated: 11-14-2013

D. Gary Woodhead
Signature of Grantor

D. GARY WOODHEAD
Name of Grantor

Lindsey Packer
Signature of Witness #1

Lindsey Packer
Printed Name of Witness #1

Carl E Wols
Signature of Witness #2

Carl E. Wolsley
Printed Name of Witness #2

COPY
COLLIER COUNTY
CLERK OF THE CIRCUIT COURT

State of NORTH CAROLINA County of DARE

On Nov. 14, 2013, the Grantor, D. Gary Woodhead, personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Cynthia O. Veal
Notary Signature

Notary Public,
In and for the County of Dare State of North Carolina
My commission expires: 8-14-2015 Seal

CYNTHIA O VEAL
NOTARY PUBLIC
DARE COUNTY, NC
My Commission Expires 8-14-2015

Send all tax statements to Grantee.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Whereas

on a Warranty Deed dated March 15, 2013 and recorded on March 15, 2013 as
INSTR 4811865 or 4896 PG 2975 by the CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
between
D. Gary Woodhead, Grantor, of 1759 Garden St, LaBelle FL and
Johannes Steffens, Grantee, of 542 Ethel Ave SE, Grand Rapids MI
conveying Title to
1160 KAPOK ST in the City of NAPLES in the State of FLORIDA,
Property Tax Parcels 00307880004 and 00307840002,

certain mistakes where made in the spelling of names, to wit:
D. Gerry Woodhead instead of D. Gary Woodhead,
and a deficient property description was entered of tax parcel 00307880004, to wit:
THE SW1/4 OF THE NW 1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 49 S, RANGE 27 E,
instead of the correct description:
THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 49 S, RANGE 27 E,

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

D. Gary Woodhead, Grantor does hereby execute a corrected Warranty Deed conveying ownership of
Property Tax Parcels 00307880004 and 00307840002 commonly known as
1160 KAPOK ST in the City of NAPLES in the State of FLORIDA
to Johannes Steffens, Grantee for the consideration paid in hand on March 15, 2013 of
$14,222 (FOURTEEN THOUSAND TWO HUNDRED TWENTY TWO DOLLARS)

Dated: 11/14/13

D. Gary Woodhead
Signature of Grantor

Name of Grantor: D. GARY WOODHEAD

Johannes Steffens
Signature of Grantee

Name of Grantee: JOHANNES E. STEFFENS

Cynthia O. Veal

CYNTHIA O VEAL
NOTARY PUBLIC
DARE COUNTY, NC
My Commission Expires 8-14-2015

exp 8-14-15

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Sabre Industries
Towers and Poles

November 18, 201

Tim Cook
CitySwitch
1900 Century Place NE, Suite 320
Atlanta, GA 30345

RE: Proposed 250' Sabre Self-Supporting Tower for Kapok Street, FL

Dear Mr. Cook,

Upon receipt of order, we propose to design a tower for the above referenced project for an ASCE 7-16 Ultimate Wind Speed of 160 mph, Structure Class II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structura Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one o more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the towe the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.*** In the unlikely event of total separation, this would result in collapse within a 100' x 100' compound.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ZONING DRAWINGS

CITYSWITCH

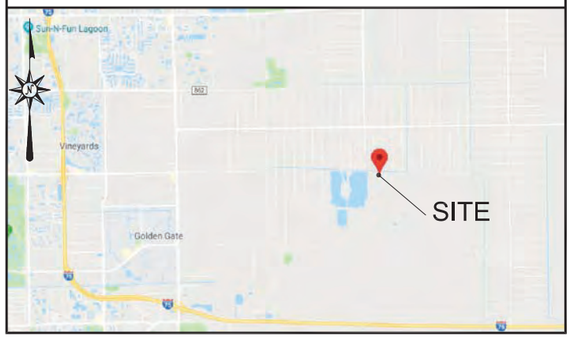
CITY SWITCH SITE ID:
FLC009

CITY SWITCH SITE NAME:
KAPOK STREET

SITE ADDRESS:
(TBD) KAPOK ST.
NAPLES, FL 34117

NOTE: ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE PROPERTY OWNER.

VICINITY MAP



LOCAL MAP

SITE SUMMARY

SITE TYPE:	NEW SITE DESIGN
TOWER TYPE:	LATTICE
TOWER HEIGHT:	250'–0"
APPURTENANCE HEIGHT:	260'–0"
TYPE OF OCCUPANCY:	TELECOMMUNICATIONS
TOWER LATITUDE:	26°12'36.949"N (N 26.210264°)
TOWER LONGITUDE:	81°36'00.470"W (W 81.600131°)
ZONING JURISDICTION:	COLLIER COUNTY
COUNTY:	COLLIER COUNTY
PARCEL NUMBER:	00307840002
ZONED:	A
PARCEL SIZE:	57,324.1± SQ.FT.
LEASE AREA SIZE:	10,000± SQ.FT.
POWER COMPANY:	TBD
CONTACT:	TBD
TELEPHONE COMPANY:	TBD
CONTACT:	TBD

PROJECT DIRECTORY

LAND OWNER:	JOHANNES STEFFENS – –
CO–APPLICANT/CARRIER:	–
APPLICANT/TOWER OWNER:	CITY SWITCH II, LLC 1900 CENTURY PLACE, SUITE 320 ATLANTA, GA 30345 CONTACT: GARY COOPER PHONE: (404) 600–1485
SITE DESIGN:	FDH INFRASTRUCTURE SERVICES 6521 MERIDIEN DRIVE RALEIGH, NC 27616 CONTACT: JAMES R. BILLUPS, PE, CFM PHONE: (919) 755–1012

DIRECTIONS

FROM SOUTHWEST FLORIDA INTERNATIONAL AIRPORT:
FOLLOW CHAMBERLIN PKWY TO DANIELS PKWY. HEAD NORTHWEST ON REGIONAL LANE TOWARD CHAMBERLIN PKWY. RESTRICTED USAGE ROAD. TURN LEFT ONTO CHAMBERLIN PKWY. TURN LEFT ONTO DANIELS PKWY. TURN LEFT TO MERGE ONTO I–75 S TOWARD NAPLES. TAKE EXIT 111 TOWARD NAPLES PARK. USE THE LEFT 2 LANES TO TURN LEFT ONTO IMMOKALEE RD (SIGNS FOR AVE MARIA/HODGES UNIVERSITY). TURN RIGHT ONTO WILSON BLVD N. TURN LEFT ONTO GOLDEN GATE BLVD E. TURN RIGHT ONTO 10TH ST SE. TURN RIGHT ONTO 10TH ST SE/FRANGIPANI AVE. CONTINUE TO FOLLOW FRANGIPANI AVE. TURN LEFT ONTO KAPOK ST. SITE ACCESS WILL BE ON THE LEFT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. FLORIDA BUILDING CODE
2. ANSI/TIA/EIA–222–G
3. NATIONAL ELECTRIC CODE
4. LOCAL BUILDING CODE
5. CITY/COUNTY ORDINANCES
6. 2012 INTERNATIONAL RESIDENTIAL CODE
7. 2012 INTERNATIONAL BUILDING CODE
8. 2012 INTERNATIONAL FIRE CODE
9. 2012 INTERNATIONAL PLUMBING CODE
10. 2012 INTERNATIONAL MECHANICAL CODE
11. 2012 INTERNATIONAL FUEL GAS CODE
12. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
13. 2011 NATIONAL ELECTRICAL CODE
14. 2009 INTERNATIONAL WILDLAND–URBAN INTERFACE CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

UNDERGROUND SERVICE ALERT

UTILITIES PROTECTION CENTER, INC.

811

48 HOURS BEFORE YOU DIG

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY AND SITE PLAN FOR LEGAL DESCRIPTION OF PARENT PARCEL AND LEASE AREA.

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2020.08.05 08:27:46 -04'00'

APPROVALS

TITLE	SIGNATURE	DATE
REPRESENTATIVE		
SITE OWNER		

SCOPE OF WORK

CITY SWITCH PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A 250'–0" LATTICE TOWER WITH 10' LIGHTNING ROD. THE TOWER WILL BE PLACED INSIDE A 75'–0"x75'–0" FENCED COMPOUND, INSIDE A 100'–0"x100'–0" LEASE AREA.

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
T–1	TITLE SHEET	2	08/05/20
S–1	SURVEY SHEET 1	2	10/01/19
S–2	SURVEY SHEET 2	2	10/01/19
S–3	SURVEY SHEET 3	2	10/01/19
GN–1	GENERAL NOTES	1	03/23/20
GN–2	GENERAL NOTES	1	03/23/20
C–1	OVERALL SITE PLAN	2	08/05/20
C–2	COMPOUND DETAILS	1	03/23/20
C–3	FENCE DETAILS	1	03/23/20

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
12/03/19	ZONING DRAWING	0	JRB
03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTI OR CAUSING TO BE REPRODUCED THE WHOLE OR AN PART OF THESE DRAWINGS WITHOUT THE PERMISSION FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

0 40' 80'

SCALE: 1" = 40'

PARENT PARCEL
JOHANNES STEFFENS
PARCEL NUMBER:00307840002
INSTRUMENT NUMBER 4954686
ORIGINAL 5016, PAGE 1369

ESTES FAM TRUST
PARCEL NUMBER:00307800000

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	17.50'
L2	N 90°00'00" W	35.00'
L3	S 00°00'00" E	17.57'
L4	N 00°00'00" W	30.01'
L5	N 00°00'00" W	9.63'
L6	N 90°00'00" W	35.00'
L7	N 00°00'00" W	17.50'

BOOK 139, PAGE 331 (9.)

WOODED

POB
100' X 100' LEASE AREA
10,000 SQ.FT±
0.23 ACRES±

N 90°00'00" E 100.00'

N 00°00'00" W 100.00'

S 00°00'00" E 100.00'

N 90°00'00" W 100.00'

N 90°00'00" E 100.00'

74'±

CENTER OF TOWER

46.0'

24.7'

L7 L6 L5 L4 L3 L2 L1

152'±

41.56'

N 29°40'33" E 70.09'

S 29°40'33" W 57.33'

S 58°54'00" W 86.81'

N 58°54'00" E 70.09'

S 88°01'25" E 160.12'

N 88°01'25" W 168.01'

TREELINE

10' GRASS TRAIL

TREELINE

12' GATE

BARBED WIRE FENCE

POC
LEASE AREA AND ACCESS EASEMENT
NORTHEAST CORNER
SECTION 15, T-49-S, R-27-E
FOUND CONCRETE MONUMENT

S 00°23'48" E 669.01'

N 90°00'00" W 3784.69'

N 00°23'48" W 2677.73'

POB
INGRESS/EGRESS AND
UTILITY EASEMENT
10,926.43 SQ.FT±
0.25 ACRES±

J RICHARD SMITH
PARCEL NUMBER:00309440002

SOUTHEAST CORNER
SE 1/4 OF NE 1/4
SECTION 15, T-49-S, R-27-E
FOUND 1" OPEN TOP PIPE

1,734 FT± TO FRANGIPANI AVE

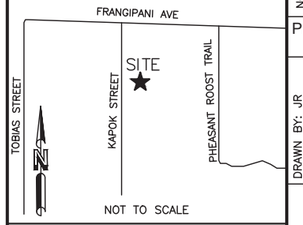
KAPOK STREET
GRAVEL ROAD

JOHANNES STEFFENS
PARCEL NUMBER:00307880004
INSTRUMENT NUMBER 4954686
ORIGINAL 5016, PAGE 1369

TOWER INFO

LATITUDE: 26°12'36.949" NORTH
LONGITUDE: 81°36'00.470" WEST
(NAD 83)
GROUND ELEVATION: 10.6'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
−0°15'

TRUE NORTH TO MAGNETIC DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999985569

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ⊕ = TEMP. BENCHMARK (NAIL IN FENCE POST) ELEV.=12.04'
- —·——·—op—= OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'AH' of the Flood Insurance Rate Map Community Panel No. 12021C0430H, which bears an effective date of May 16, 2012 and IS in a special flood hazard area.
Zone 'AH': The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO. 19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NA
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN

SHEET 1 OF 3

RAWLAND TOWER SURVEY

FOR: FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SECTION OVERVIEW

NOT TO SCALE

LEGEND

- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- —— —— ——= 50' EASEMENT (OR 1220, PG 211)
- ——————= PROPERTY LINE
- ——————= SECTION LINE
- ——————= GRAVEL/PAVED DRIVE

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO.
19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NA
APPROVED BY: WHS
DATE: 09/16/19
SCALE: AS SHOWN
SHEET 2 OF 3

RAWLAND TOWER SURVEY

FOR:
FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

PARENT TRACT
TITLE

Situate in the County of Collier, State of Florida:
The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.
Tax ID: 00307840002
Being part of the same property conveyed to Johannes Steffens, grantee, from D. Gary Woodhead, grantor, by deed recorded 03/12/2014, as Book 5016, Page 1369 of the Collier County Records.

INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369

The SW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E; and
The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 211)

Subject to: a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the eigth, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 17.50 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence S 00°00'00" E a distance of 17.57 feet to a point; Thence S 29°40'33" W a distance of 57.33 feet to a point; Thence S 58°54'00" W a distance of 86.81 feet to a point; Thence N 88°01'25" W a distance of 168.01 feet to a point; Thence N 00°00'00" W a distance of 30.01 feet to a point; Thence S 88°01'25" E a distance of 160.12 feet to a point; Thence N 58°54'00" E a distance of 70.09 feet to a point; Thence N 29°40'33" E a distance of 41.56 feet to a point; Thence N 00°00'00" W a distance of 9.63 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence N 00°00'00" W a distance of 17.50 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,915.72 square feet (0.25 acres) of land more or less.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-19050945-01T
Date August 02, 2019 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	Book 139, Page 331	Does affect subject access easement and parent parcel. As shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 180-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Plat Act O.C.G.A. 15-6-67.

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

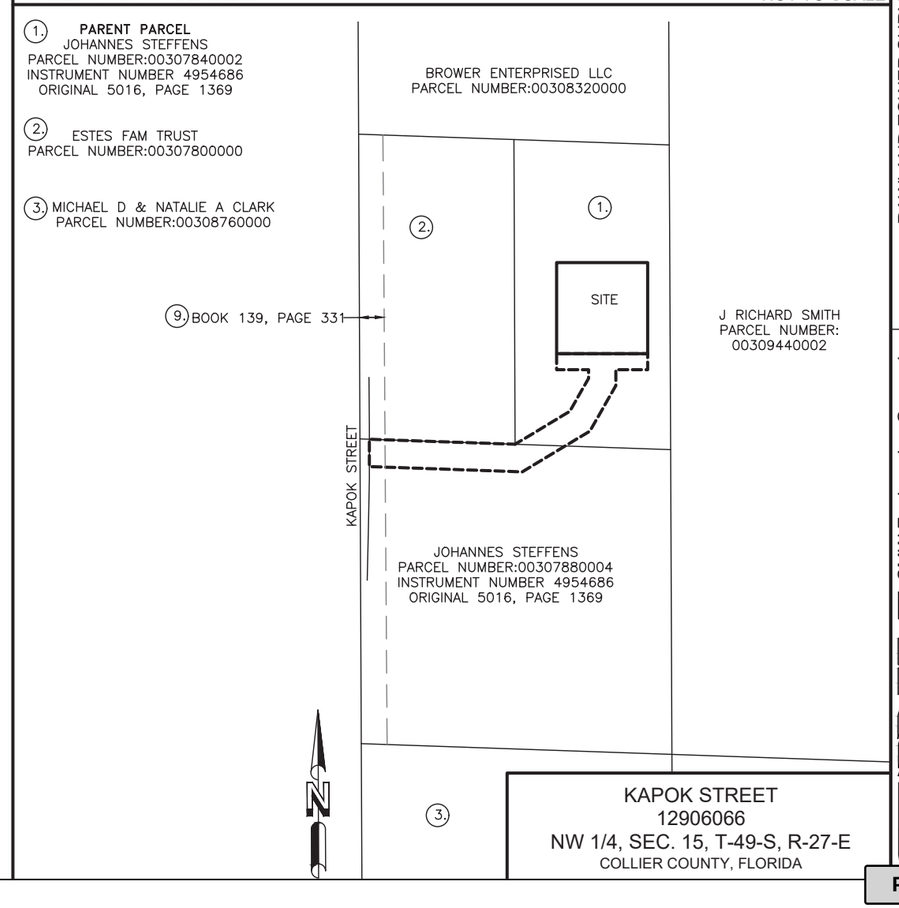
William H. Sommerville, III
Florida License No. 0006141

WILLIAM H. SOMMERVILLE III CERTIFICATE NO. LS0006141 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SURVEYOR'S NOTES

1. This is an Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 6, 2019.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7052. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: Collier County Florida
    Zoning District: Agricultural (A)
    Surrounding Zoning: North-RFMUO-NBMO, South-RFMUO-NBMO, East-RFMUO-NBMO, West-RFMUO-NBMO
    Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO. 19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NA
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY

FOR:

FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

GENERAL NOTES:

1. EVERY EFFORT HAS BEEN MADE IN THE CONSTRUCTION DOCUMENTS TO PROVIDE A COMPLETE SCOPE OF WORK. MINOR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE CONTRACTORS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

2. BIDDING REQUIREMENTS
   a. PRIOR TO THE SUBMISSION OF BIDS, VISIT THE JOB SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. VISIT THE SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD DIMENSIONS AND CONDITIONS TO CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN.
   b. PROVIDE NOTIFICATION TO OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF PRICE PROPOSAL. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
   c. WHEN TOWER IS OWNED BY A THIRD PARTY, CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
   d. WHERE ANCHORING TO A CONCRETE ROOF SLAB, CONFIRM (PRIOR TO SUBMITTING BID) THE PRESENCE OF POST TENSION TENDONS. INCLUDE PROVISIONS FOR X-RAY PROCEDURES TO LOCATE THE TENDONS PRIOR TO CONSTRUCTION.

3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONSTRUCTION DOCUMENTS ARE INTENDED FOR DIAGRAMMATIC PURPOSES ONLY, UNO.

4. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

5. SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

6. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES APPLICABLE TO THE WORK.

7. CONSTRUCTION COORDINATION REQUIREMENTS
   a. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.
   b. OBTAIN ALL PERMITS. SCHEDULE AND COORDINATE ALL INSPECTIONS.
   c. PROVIDE, AT THE PROJECT SITE, A FULL, CURRENT SET OF CONSTRUCTION DOCUMENTS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
   d. RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.
   e. PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
   f. PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND OWNER REQUIREMENTS.
   g. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, MAINTAIN THE NECESSARY LIGHTS DURING CONSTRUCTION AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A DISRUPTION.
   h. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
   i. STRUCTURAL COMPONENTS OF ADJACENT FACILITIES SHALL NOT BE ALTERED BY THIS CONSTRUCTION PROJECT, UNO. ENSURE THAT EXCAVATION DOES NOT AFFECT ADJACENT STRUCTURES.
   j. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL-APPROVED MATERIALS, IF APPLICABLE.
   k. BURIED UTILITIES MAY EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
   l. COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO OWNER'S REPRESENTATIVE.
   m. PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
   n. KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
   o. MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE AND CONSTRUCT BARRIERS IN THE AREA OF WORK TO PREVENT DAMAGE FROM WEATHER AS WELL AS FROM CONSTRUCTION DUST AND DEBRIS.

8. INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNO, OR WHERE LOCAL CODES OR ORDINANCES DIRECT OTHERWISE.

9. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY OWNER'S REPRESENTATIVE.

10. DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP THE APPROVED CONSTRUCTION DRAWINGS AND SUBMITTING THE REDLINED SET TO OWNER'S REPRESENTATIVE UPON COMPLETION. DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS TO BE SUBMITTED WITH REDLINED CONSTRUCTION DRAWINGS.

11. PROVIDE SUPPORTS FOR CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

12. A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS (IF REQUIRED) TO DETERMINE THE STRUCTURAL CAPACITY TO SUPPORT THIS PROPOSED EQUIPMENT WAS PERFORMED OUTSIDE THE SCOPE OF THIS PROJECT.

13. CONFIRM THAT THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS, MOUNT ANALYSIS AND ANY ASSOCIATED MODIFICATIONS HAVE BEEN FOLLOWED AND COMPLETED AS REQUIRED TO SUPPORT THE EQUIPMENT ASSOCIATED WITH THIS PROJECT.

SPECIAL INSPECTIONS:

1. WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.

2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.

ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL, ABOVE GRADE LEVEL
AWS	ADVANCED WIRELESS SERVICE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
ø, DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIF	FIBER INTERFACE FRAME, FACILITY INTERFACE FRAME
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GSM	GLOBAL SYSTEM MOBILE
GYP	GYPSUM BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LBS	POUNDS
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCS	PERSONAL COMMUNICATION SERVICE
PDU	POWER DISTRIBUTION UNIT
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REQ	REQUIRED
RF	RADIO FREQUENCY
RM	ROOM
RO	ROUGH OPENING
RRH	REMOTE RADIO HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TMA	TOWER MOUNTED AMPLIFIER
TND	TINNED
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SERVICE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WCS	WIRELESS COMMUNICATION SERVICE
WP	WATER PROOF

Dennis D. Abel, PE
Florida License No. 62750
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Digitally signed by Dennis Abel
Date: 2020.08.05 08:28:09 -04'00'

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
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03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

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SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SITE NOTES:

1. CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
2. PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
3. ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
4. REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, UNDERCUT AND REPLACE WITH SUITABLE MATERIAL AT CONTRACTOR'S EXPENSE. ALL SUB GRADES AND AGGREAGATE BASE COURSES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM DUMP TRUCK, AND ANY SOFT SPOTS SHALL BE REWORKED OR REPLACED UNTIL PASSING PROOF ROLL.
5. BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
6. MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES, INCLUDING KEEPING ALL EXISTING AND NEW DITCHES, PIPES AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION. ANY DAMAGE RESULTING FROM FAILURE TO COMPLY SHALL BE REMEDIED BY CONTRACTOR
7. IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
8. IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
9. DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
10. NOTIFY OWNER'S REPRESENTATIVE IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
11. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D698). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER'S REPRESENTATIVE IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
12. FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D698.

CONCRETE NOTES:

1. CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	ACI 318
CEMENT	ASTM C150, PORTLAND CEMENT TYPE II, UNO
REINFORCING STEEL	ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 Ksi, UNO
WELDED WIRE FABRIC	ASTM A185
SPIRAL REINFORCEMENT	ASTM A615, GRADE 60, fy=60 KSI
ANCHOR BOLTS	ASTM A307
GRADE 60 REBAR WELDING	ASTM A706

NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 60, fy=60 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

2. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (≥ #6 BARS)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (≤ #5 BARS)	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

3. AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
4. DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
5. PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
6. DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
7. SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
8. FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3 KSI, MINIMUM).
9. ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
SHAPES, PLATES, ANGLES, & RODS	ASTM A36, Fy 36 KSI
SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
PIPE COLUMNS	ASTM A53, Fy 35 KSI
STRUCTURAL TUBING	ASTM A500, Fy 46KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325 TWIST-OFF

2. BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
3. HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
4. CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
5. PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
6. FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
7. FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
8. PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
9. TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

Dennis D. Abel, PE
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Date: 2020.08.05 08:28:21 -04'00'

PREPARED FOR:

CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:

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KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NOTES:

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
6. SITE PLAN AND PROPERTY LINES DEVELOPED FROM SURVEY COMPLETED BY SMW ENGINEERING GROUP, INC. DATED 10/01/2019.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE AH ACCORDING TO FEMA PANEL # 12021C0430H DATED MAY 16, 2012.

PARCEL INFORMATION:

OWNER: JOHANNES STEFFENS

ZONING: A

LAND USE: VACANT

PARCEL NUMBER: 00307840002

APPROXIMATE TOWER SETBACKS*	
PROPERTY LINE	SETBACK DISTANCE
NORTH	182'±
SOUTH	153'±
EAST	60'±
WEST	82'±

*THESE APPROXIMATE SETBACKS ARE BASED UPON AN ASSUMED BASE OF TOWER DIMENSION FROM FOUNDATION LEG TO ADJACENT FOUNDATION LEG OF 25'. ACTUAL SETBACKS MAY BE SLIGHTLY MORE OR LESS DEPENDENT UPON ACTUAL TOWER FOUNDATION LEG DIMENSIONS.

IMPERVIOUS AREAS			
PARCEL ID	AREA	PROPOSED IMPERVIOUS SURFACE	% IMPERVIOUS SURFACE
00307880004	104,805.9 SQ.FT.	2,082.8 SQ.FT.	1.99%
0030784002	57,102.59 SQ.FT.	8,380.67 SQ.FT.	14.68%

OVERALL SITE PLAN

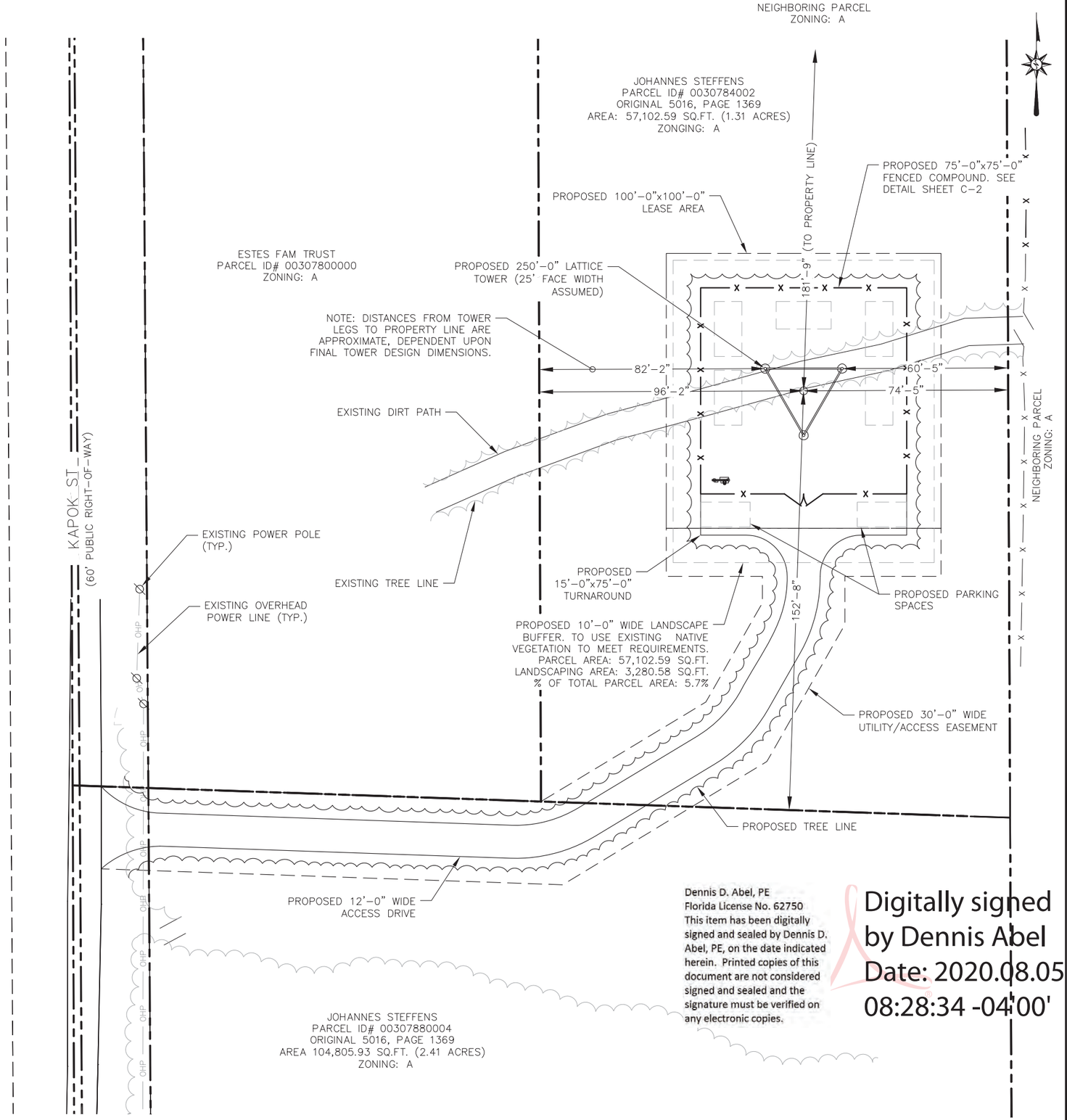
11"x17" SCALE: 1" = 40'
24"x36" SCALE: 1" = 20'

40' 20' 0 40' 80'

1"=40'

LEGEND:

- OHP — OVERHEAD POWER
- —x—x— PROPOSED CHAIN-LINK FENCE
- —x—x— EXISTING FENCE
- — — — — EXISTING EASEMENT
- — — — — PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- — — — — PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE



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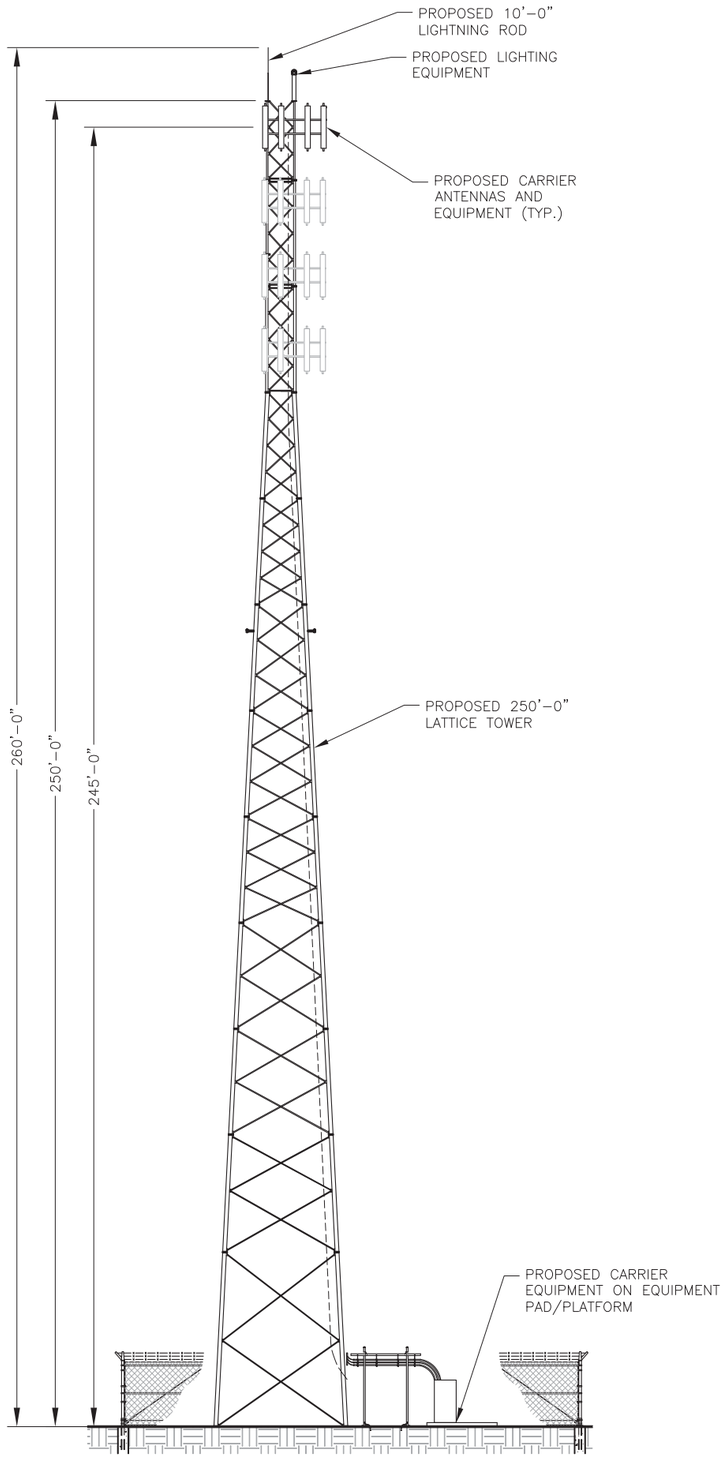
SHEET TITLE
OVERALL SITE PLAN

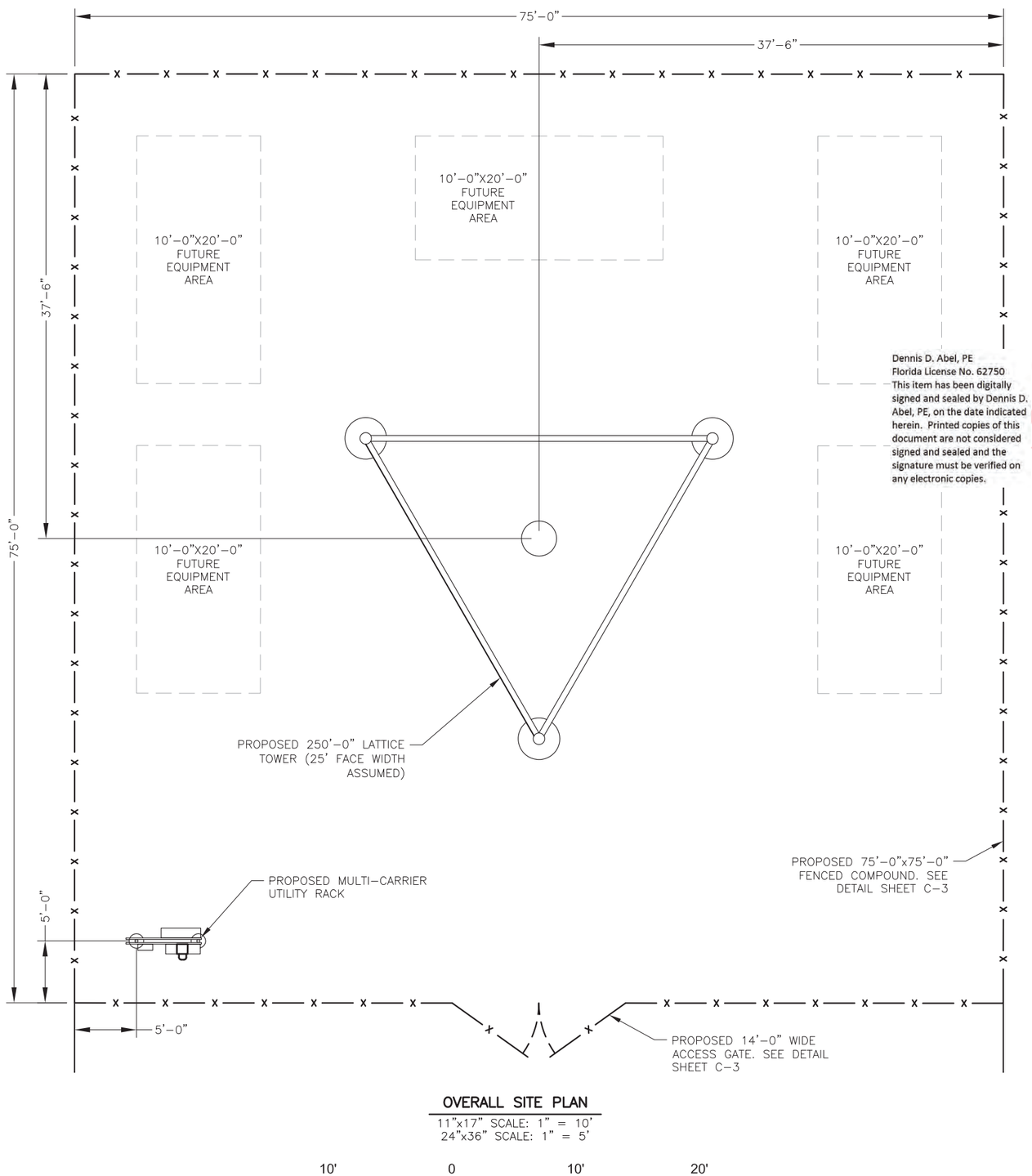
SHEET NUMBER
C-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



TOWER ELEVATION

11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S



OVERALL SITE PLAN

11"x17" SCALE: 1" = 10'
24"x36" SCALE: 1" = 5'

10' 0 10' 20'

1"=10'

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2020.08.05 08:28:50 -04'00'

PREPARED FOR:

CITYSWITCH

1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION

6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS			
DATE	DESCRIPTION	REV	ISSUED BY
12/03/19	ZONING DRAWING	0	JRB
03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTI OR CAUSING TO BE REPRODUCED THE WHOLE OR AN PART OF THESE DRAWINGS WITHOUT THE PERMISSION FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

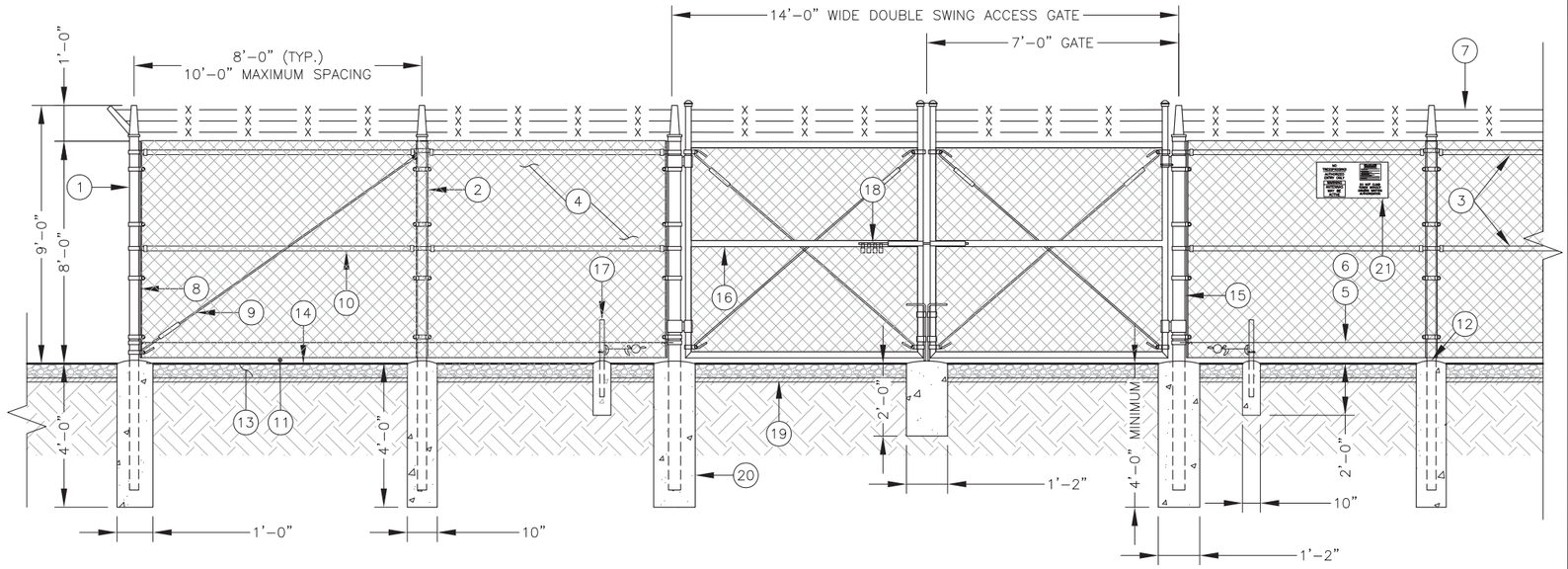
SHEET TITLE
COMPOUND DETAILS

SHEET NUMBER
C-2

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

CALLOUTS:

1. 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER POSTS (PER ASTM–F1083).
2. 2–1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM–F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
3. 1–5/8" O.D. ROUND TOP RAIL & BRACE PIPE RAIL (PER ASTM–F1083).
4. 9 GAUGE FABRIC CORE WIRE WITH 2" MESH (TO CONFORM TO ASTM–A392).
5. 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
6. 9 GAUGE ALUMINUM TENSION WIRE.
7. 3 STRANDS 14 GAUGE BARBED WIRE WITH 4 POINT BARBS. SPACE BARBS APPROXIMATELY 5" O.C.
8. 3/16"x3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. 1–5/8" DIAMETER CORNER POST BRACE.
11. MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE.
12. PROVIDE CROWNED/PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS; TO EXTEND 1" ABOVE GRADE.
13. 6" CRUSHED STONE (TYP.).
14. FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
15. 4" O.D. GALVANIZED STEEL SCHEDULE 40 GATE POSTS (PER ASTM–F1083).
16. 1–1/2" NOMINAL PIPE FOR GATE FRAME BRACE RAIL (PER ASTM F–1083).
17. DUCK BILL OPEN GATE HOLDER. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
18. MULTI–TENTANT LOCKING DEVICE.
19. PROPOSED GEOTEXTILE FABRIC.
20. CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.).
21. 12"x24" NO TRESPASSING SIGN.



FENCING DETAIL

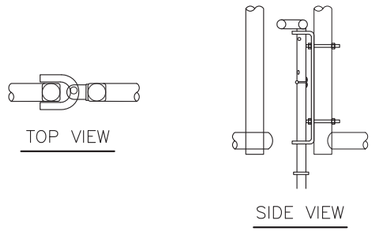
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

Dennis D. Abel, PE
Florida License No. 62750
This item has been digitally signed and sealed by Dennis D. Abel, PE, on the date indicated herein. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Dennis Abel
Date: 2020.08.05 08:29:07 -04'00'

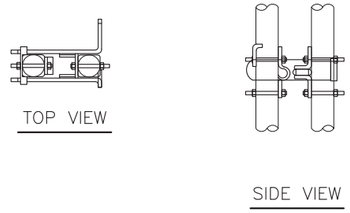
NOTES:

1. ALL FENCING TO BE INSTALLED PER ASTM F–567. ALL SWING GATES TO BE INSTALLED PER ASTM F–900.
2. BARBED WIRE PERMIT REQUIRED SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDINGS SHALL BE COATED WITH (3) COATS OF GOLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END–CAPS.
4. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG–RING WIRE.
5. MUSHROOM ANCHOR AND PLUNGER REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.



DROP ROD ASSEMBLY DETAIL

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



LATCH ASSEMBLY DETAIL

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

MULTILOCK INSTALLATION:

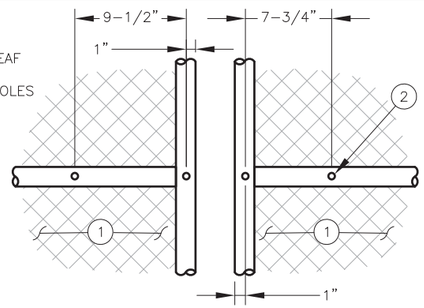
1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMIELOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

GATE LOCK ASSEMBLY:

1. "STYMIELOCK" MULTILOCKING DEVICE OR APPROVED EQUAL.

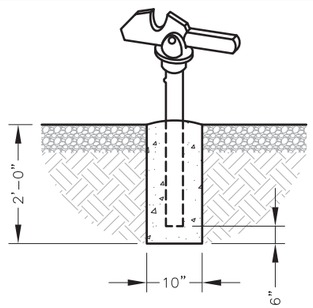
CALLOUTS:

1. GATE LEAF
2. 3/8" HOLES (TYP.)



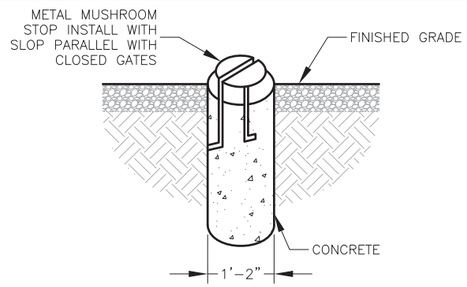
GATE FACE – ACCOMODATING MULTI–TENTANT LOCK

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



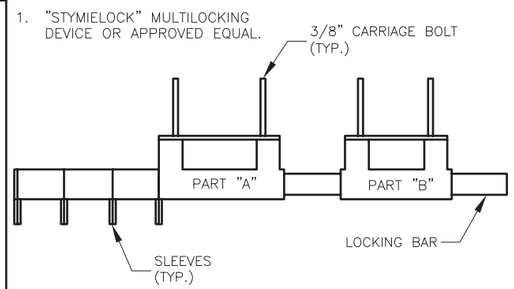
GATE KEEPER DETAIL

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



MUSHROOM STOP DETAIL

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



GATE LOCK ASSEMBLY DETAIL

11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

FDH INFRASTRUCTURE SERVICES, LLC
FL COA #28282

DENNIS D. ABEL, P.E. 08/05/20
STATE LICENSE NO. 62750

DRAWN BY: VAH
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
12/03/19	ZONING DRAWING	0	JRB
03/23/20	ZONING DRAWING	1	JRB
08/05/20	ZONING DRAWING	2	JRB

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SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-3

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

0 40' 80'

SCALE: 1" = 40'

PARENT PARCEL
JOHANNES STEFFENS
PARCEL NUMBER:00307840002
INSTRUMENT NUMBER 4954686
ORIGINAL 5016, PAGE 1369

ESTES FAM TRUST
PARCEL NUMBER:00307800000

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	17.50'
L2	N 90°00'00" W	35.00'
L3	S 00°00'00" E	17.57'
L4	N 00°00'00" W	30.01'
L5	N 00°00'00" W	9.63'
L6	N 90°00'00" W	35.00'
L7	N 00°00'00" W	17.50'

BOOK 139, PAGE 331 (9.)

WOODED

POB
100' X 100' LEASE AREA
10,000 SQ.FT±
0.23 ACRES±

N 90°00'00" E 100.00'

N 00°00'00" W 100.00'

S 00°00'00" E 100.00'

74'±

CENTER OF TOWER

N 90°00'00" W 100.00'

N 90°00'00" E 100.00'

46.0'

24.7'

POC
LEASE AREA AND ACCESS EASEMENT
NORTHEAST CORNER
SECTION 15, T-49-S, R-27-E
FOUND CONCRETE MONUMENT

S 00°23'48" E 669.01'

N 90°00'00" W 3784.69'

12' GATE

BARBED WIRE FENCE

N 00°23'48" W 2677.73'

TREELINE

10' GRASS TRAIL

TREELINE

L7 L6 L5 L4 L3 L2 L1

152'±

N 29°40'33" E 41.56'

S 29°40'33" W 57.33'

N 58°54'00" E 70.09'

S 58°54'00" W 86.81'

S 88°01'25" E 160.12'

N 88°01'25" W 168.01'

POB
INGRESS/EGRESS AND
UTILITY EASEMENT
10,926.43 SQ.FT±
0.25 ACRES±

J RICHARD SMITH
PARCEL NUMBER:00309440002

SOUTHEAST CORNER
SE 1/4 OF NE 1/4
SECTION 15, T-49-S, R-27-E
FOUND 1' OPEN TOP PIPE

1,734 FT± TO FRANGIPANI AVE

KAPOK STREET
GRAVEL ROAD

TREELINE

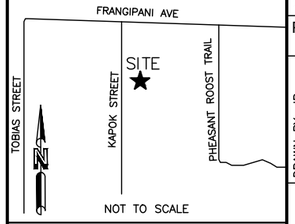
12' GATE

JOHANNES STEFFENS
PARCEL NUMBER:00307880004
INSTRUMENT NUMBER 4954686
ORIGINAL 5016, PAGE 1369

TOWER INFO

LATITUDE: 26°12'36.949" NORTH
LONGITUDE: 81°36'00.470" WEST
(NAD 83)
GROUND ELEVATION: 10.6'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH
CONVERGENCE
-0°15'

TRUE NORTH TO MAGNETIC
DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999985569

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ⊕ = TEMP. BENCHMARK (NAIL IN FENCE POST) ELEV.=12.04'
- —·——·—op—= OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'AH' of the Flood Insurance Rate Map Community Panel No. 12021C0430H, which bears an effective date of May 16, 2012 and IS in a special flood hazard area.
Zone 'AH': The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.

NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO.
19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NM
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN

SHEET 1 OF 3

RAWLAND TOWER SURVEY

FOR:

FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

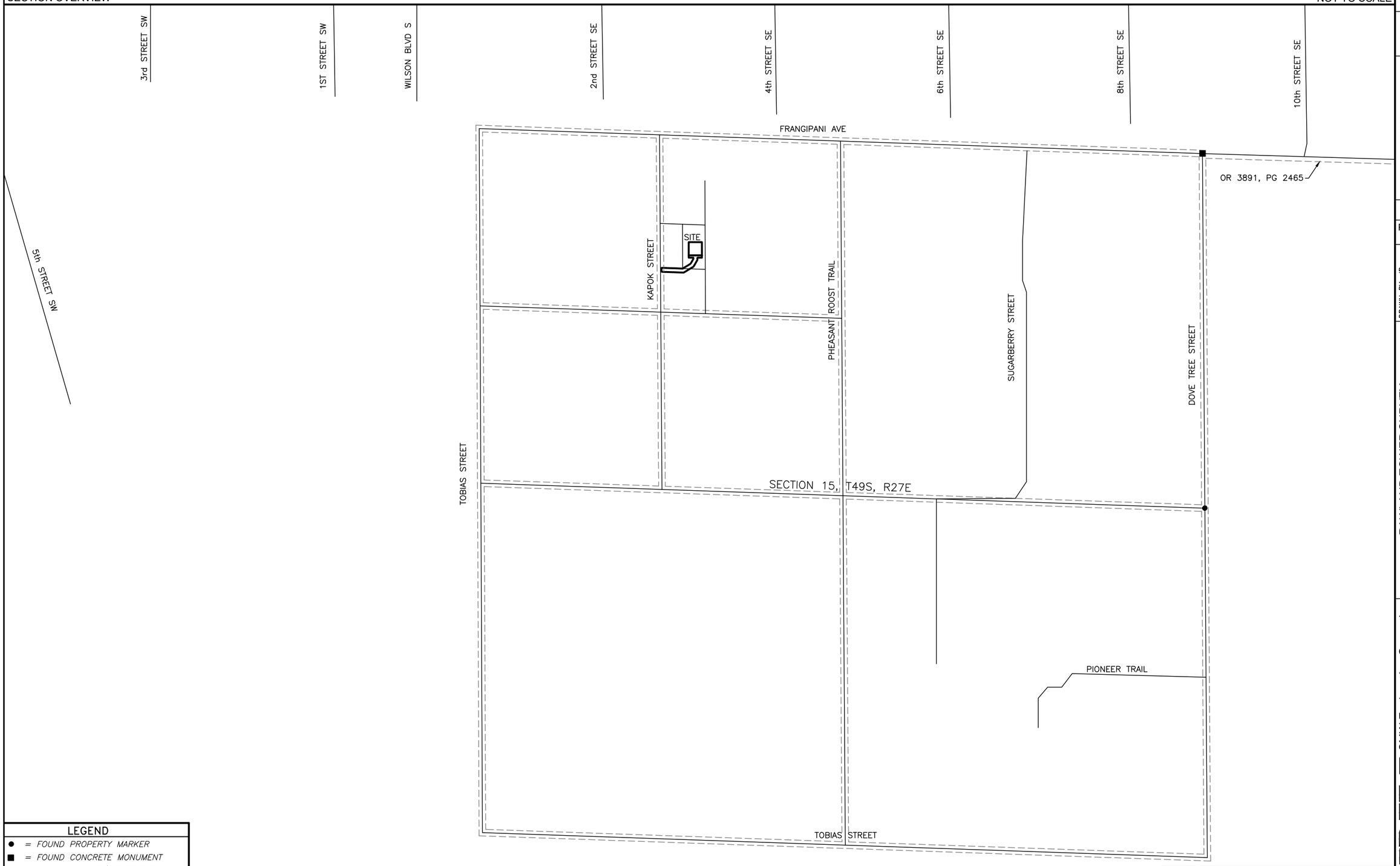
SMW ENGINEERING GROUP, INC.

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SECTION OVERVIEW

NOT TO SCALE



LEGEND

- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- —— —— ——= 50' EASEMENT (OR 1220, PG 211)
- ——————= PROPERTY LINE
- ——————= SECTION LINE
- ——————= GRAVEL/PAVED DRIVE

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO. 19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NM
APPROVED BY: WHS
DATE: 09/16/19
SCALE: AS SHOWN
SHEET 2 OF 3

RAWLAND TOWER SURVEY

FOR:

FDH-NC
6521 MERIDIEN DRIVE, SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

PARENT TRACT
TITLE

Situate in the County of Collier, State of Florida:
The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.
Tax ID: 00307840002
Being part of the same property conveyed to Johannes Steffens, grantee, from D. Gary Woodhead, grantor, by deed recorded 03/12/2014, as Book 5016, Page 1369 of the Collier County Records.

INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369

The SW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E; and
The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 211)

Subject to: a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the eigth, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 17.50 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence S 00°00'00" E a distance of 17.57 feet to a point; Thence S 29°40'33" W a distance of 57.33 feet to a point; Thence S 58°54'00" W a distance of 86.81 feet to a point; Thence N 88°01'25" W a distance of 168.01 feet to a point; Thence N 00°00'00" W a distance of 30.01 feet to a point; Thence S 88°01'25" E a distance of 160.12 feet to a point; Thence N 58°54'00" E a distance of 70.09 feet to a point; Thence N 29°40'33" E a distance of 41.56 feet to a point; Thence N 00°00'00" W a distance of 9.63 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence N 00°00'00" W a distance of 17.50 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,915.72 square feet (0.25 acres) of land more or less.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-19050945-01T
Date August 02, 2019 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	Book 139, Page 331	Does affect subject access easement and parent parcel. As shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 180-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Plat Act O.C.G.A. 15-6-67.

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

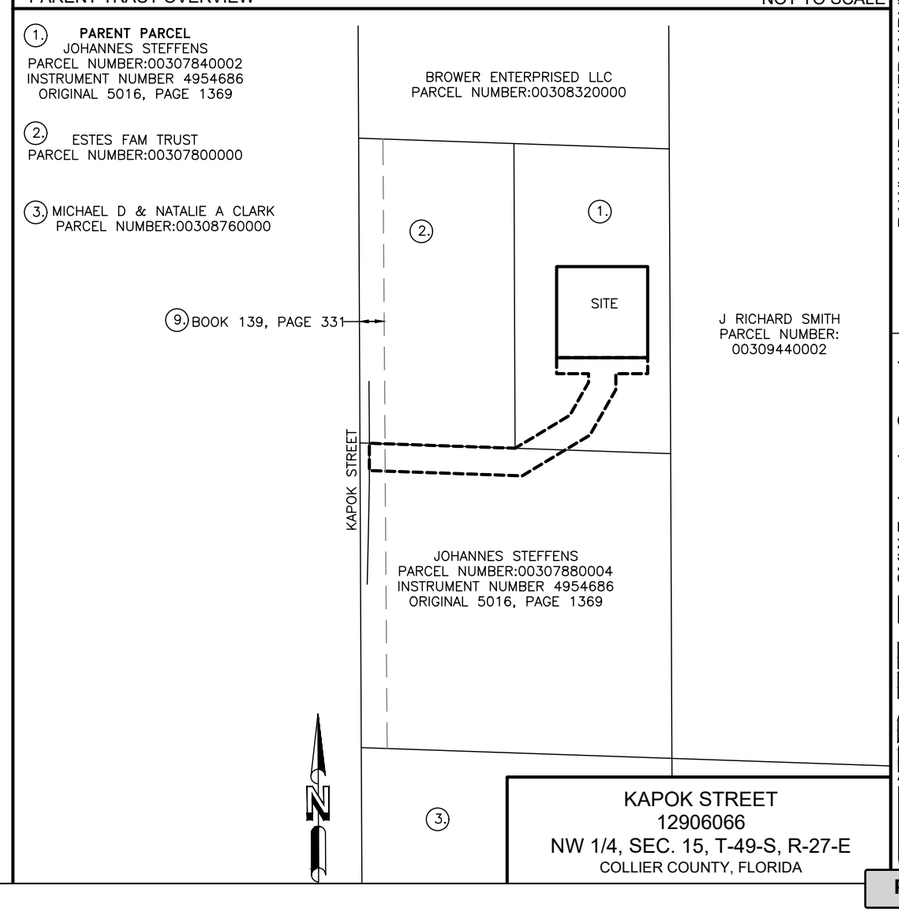
William H. Sommerville, III
Florida License No. 0006141

WILLIAM H. SOMMERVILLE III
CERTIFICATE
NO. LS6006141
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

SURVEYOR'S NOTES

1. This is an Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 6, 2019.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7052. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: Collier County Florida
    Zoning District: Agricultural (A)
    Surrounding Zoning: North-RFMUO-NBMO, South-RFMUO-NBMO, East-RFMUO-NBMO, West-RFMUO-NBMO
    Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO. 19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NA
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY

FOR: FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

June 22, 2020

BROWER ENTERPRISES LLC
5090 Tamarind Ridge Dr
Naples, FL 34119

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:

> [Description: Parcel Number: 00307840002. The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.]

It is our intent to ask the County to allow us to receive a variance for the setback distance required for the proposed communication tower on the aforementioned property. Additionally, the proposed tower is separated from surrounding property boundaries in all directions by a distance that far exceeds its certified collapse area (i.e., it meets the lesser of the two distance measurements provided in the LDC, in all directions). However, because the proposed tower does not meet the greater of the two LDC distance measurements with respect to eastern and western boundaries, a variance is necessary. 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,

Kendal Lotze,
(770) 862-8089
102 Mary Alice Park Rd, Suite 505
Cumming, GA 30040
kendal@ignitewireless.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

June 22, 2020

Richard J Smith
380 Frangipani Ave
Naples, FL 34117

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:

> [Description: Parcel Number: 00307840002. The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.]

It is our intent to ask the County to allow us to receive a variance for the setback distance required for the proposed communication tower on the aforementioned property. Additionally, the proposed tower is separated from surrounding property boundaries in all directions by a distance that far exceeds its certified collapse area (i.e., it meets the lesser of the two distance measurements provided in the LDC, in all directions). However, because the proposed tower does not meet the greater of the two LDC distance measurements with respect to eastern and western boundaries, a variance is necessary. 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.

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Kendal Lotze,
(770) 862-8089
102 Mary Alice Park Rd, Suite 505
Cumming, GA 30040
kendal@ignitewireless.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

June 22, 2020

Johannes Steffens
542 Ethel Ave SE
Grand Rapids, MI 49506

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:

> [Description: Parcel Number: 00307840002. The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.]

It is our intent to ask the County to allow us to receive a variance for the setback distance required for the proposed communication tower on the aforementioned property. Additionally, the proposed tower is separated from surrounding property boundaries in all directions by a distance that far exceeds its certified collapse area (i.e., it meets the lesser of the two distance measurements provided in the LDC, in all directions). However, because the proposed tower does not meet the greater of the two LDC distance measurements with respect to eastern and western boundaries, a variance is necessary. 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,

Kendal Lotze,
(770) 862-8089
102 Mary Alice Park Rd, Suite 505
Cumming, GA 30040
kendal@ignitewireless.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

June 22, 2020

ESTES FAM TRUST
18757 Aspesi Dr
Saratoga, CA 95070

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:

> [Description: Parcel Number: 00307840002. The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.]

It is our intent to ask the County to allow us to receive a variance for the setback distance required for the proposed communication tower on the aforementioned property. Additionally, the proposed tower is separated from surrounding property boundaries in all directions by a distance that far exceeds its certified collapse area (i.e., it meets the lesser of the two distance measurements provided in the LDC, in all directions). However, because the proposed tower does not meet the greater of the two LDC distance measurements with respect to eastern and western boundaries, a variance is necessary. 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,

Kendal Lotze,
(770) 862-8089
102 Mary Alice Park Rd, Suite 505
Cumming, GA 30040
kendal@ignitewireless.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Summary

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES
	542 ETHEL AVE SE
City	GRAND RAPIDS
State	MI
Zip	49506-2724

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4C15	000100 019 4C15	15	49	27	1.25

Legal	15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606

Millage Area	287	Millage Rates *Calculations		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	99 - ACREAGE NOT ZONED AGRICULTURAL	5.083	6.3071	11.3901

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/14/13	5016-1369	$ 0
03/15/13	4896-3875	$ 14,300
06/01/94	1952-1606	$ 15,000
08/01/92	1743-1191	$ 0
06/01/88	1360-263	$ 0
09/01/86	1220-211	$ 10,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 16,87
(+)	Improved Value	$
(=)	Market Value	$ 16,87
(-)	10% Cap	$ 8,63
(=)	Assessed Value	$ 8,23
(=)	School Taxable Value	$ 16,87
(=)	Taxable Value	$ 8,23

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Detail

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES				
	542 ETHEL AVE SE				
City	GRAND RAPIDS	State	MI	Zip	49506-2724

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type

Land

#	Calc Code	Units
10	ACREAGE	1.25

Building/Extra Features

#	Year Built	Description	Area	Adj Area

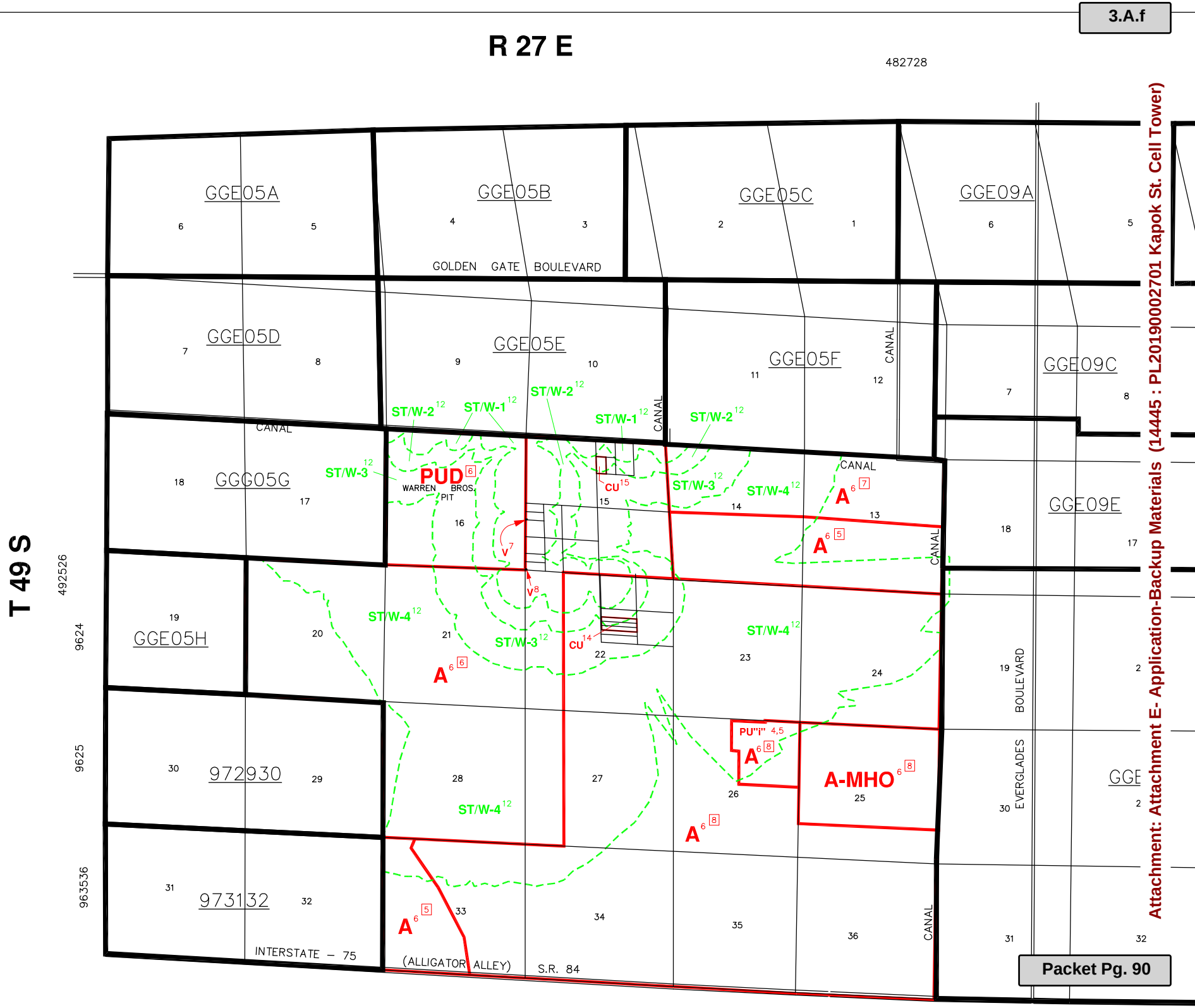
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Aerial

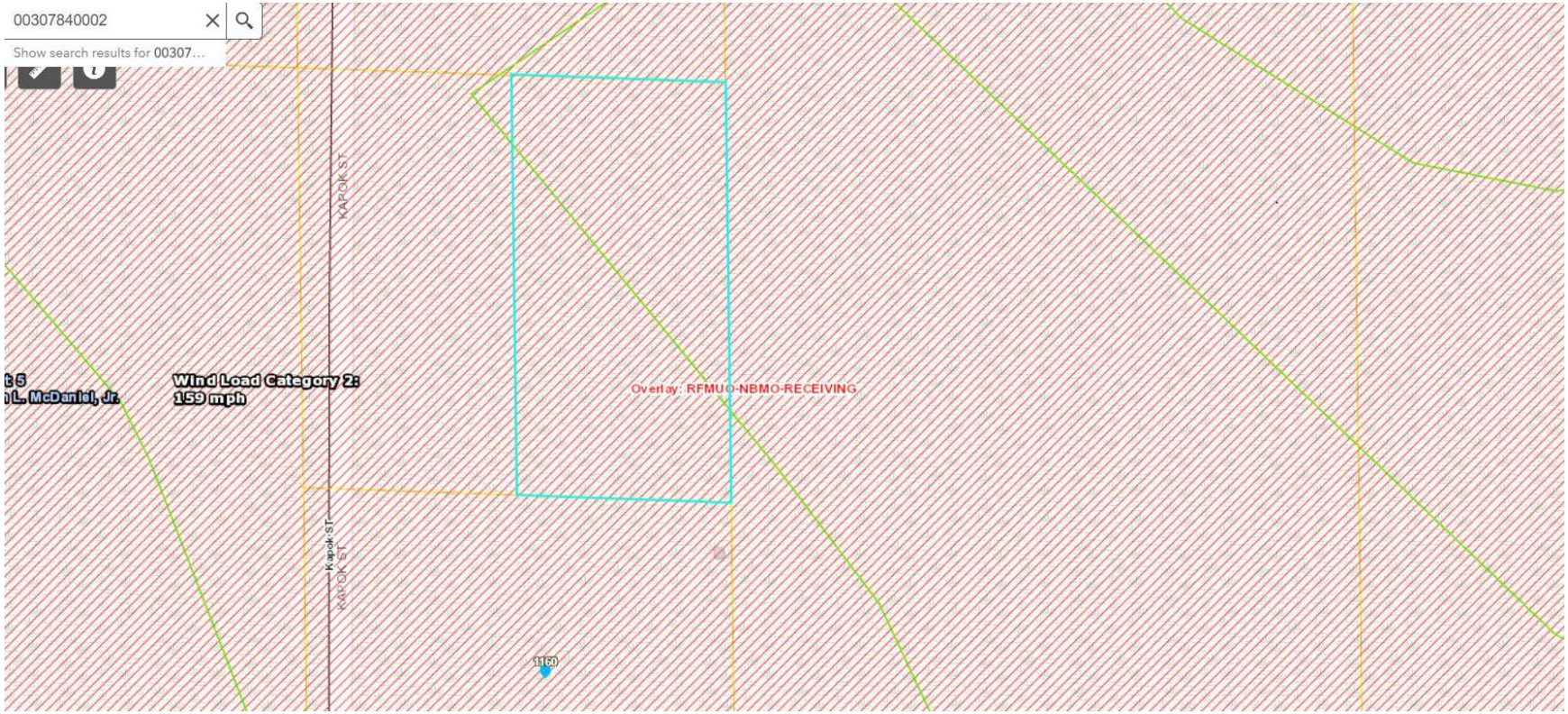
Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Open GIS in a New Window with More Features.

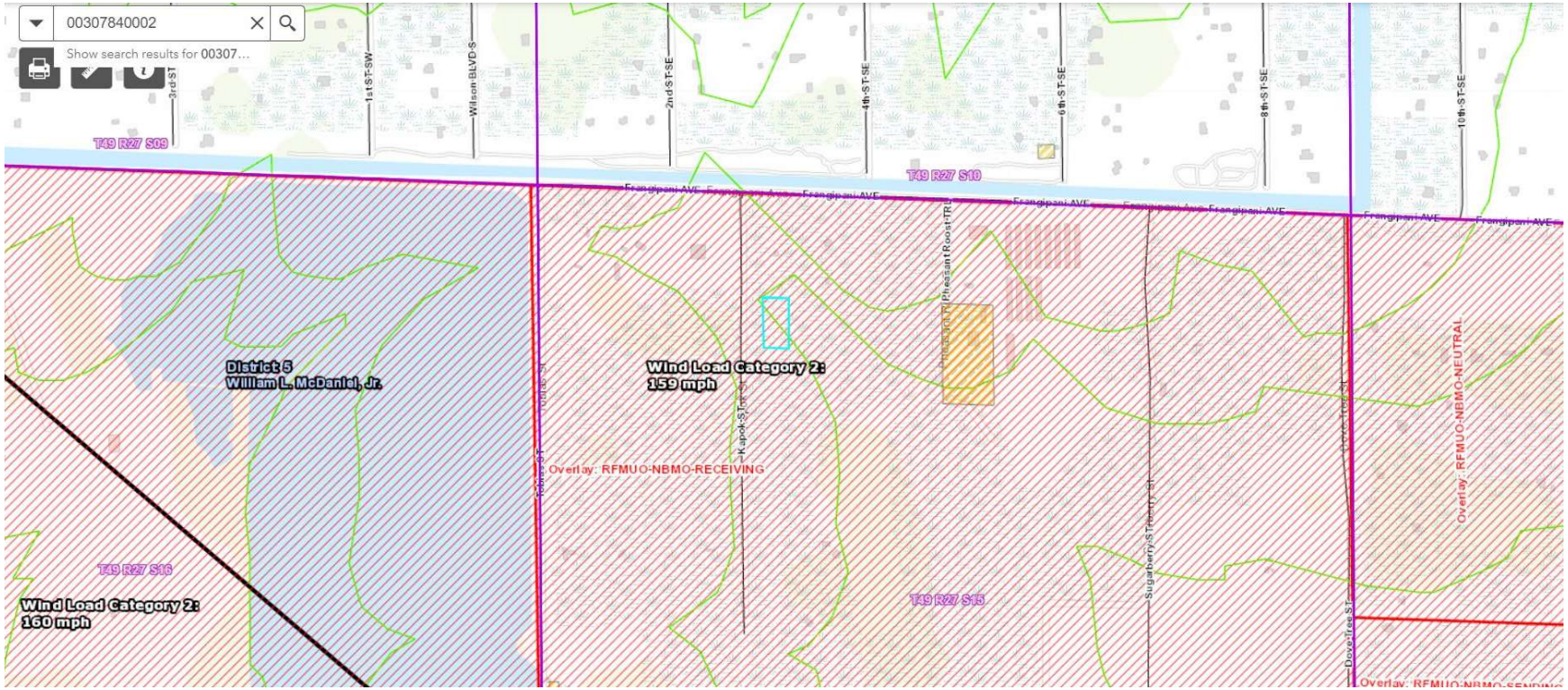
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



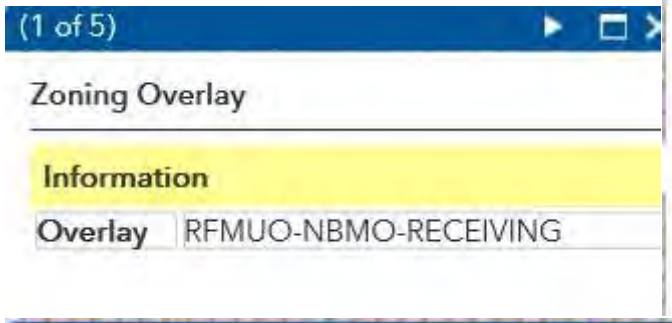
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

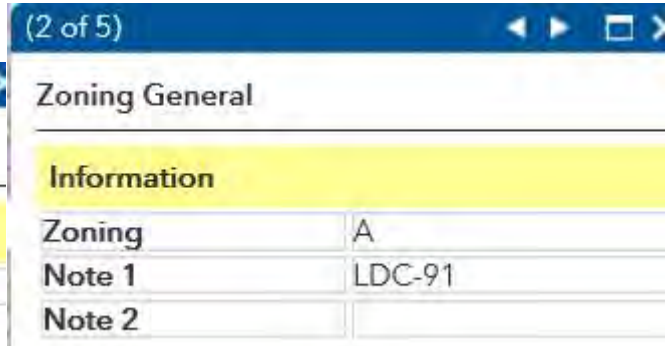


Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)


(1 of 5)

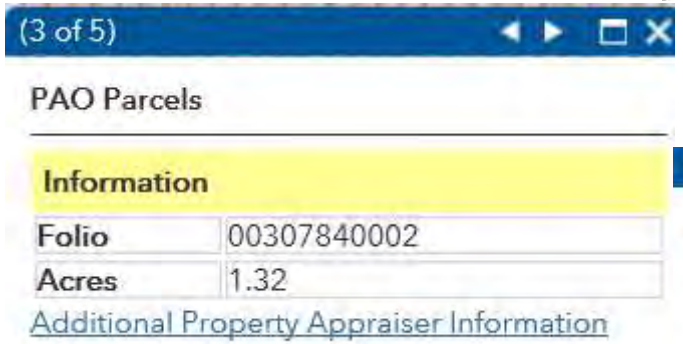
Zoning Overlay

Information	
Overlay	RFMUO-NBMO-RECEIVING


(2 of 5)

Zoning General

Information	
Zoning	A
Note 1	LDC-91
Note 2	


(3 of 5)

PAO Parcels

Information	
Folio	00307840002
Acres	1.32

Additional Property Appraiser Information

(4 of 5)

Zoning Links: 492728-pdf

Zoning Url More info

(5 of 5)

Pollution Control Wellfields

Information	
Label	2-YEAR
WF 2007	ST/W-2
Wellfield	GOLDEN GATE WELL FIELD
Ordinance	ORD. 10-23
SQMI	1.92

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

HISTORIC RESEARCH:

State Historic Preservation Office records were reviewed to determine if any listed or eligible historic resources exist within the APE. Additionally, RESCOM reviewed the National Register of Historic Places (NRHP) online database and Google Earth layer to determine if any listed historic resources exist within the APE. RESCOM identified no historic resources within the project APEs that required SHPO evaluation. Historic resource information and photographs are included within the SHPO submission in Attachment A.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ATTACHMENT A – SHPO CONSULTATION

Lead SHPO: Florida State Historic Preservation Office
Secondary SHPO (If Applicable): N/A

Date of Submission: October 24, 2019
FCC E-106 File Number: 0008846179
RESCOM's Findings:
☒ No Historic Properties in APE
☐ No Effect to Historic Properties in APE
☐ No Adverse Effect to Historic Properties in APE

Date of Response: November 22, 2019
SHPO'S Findings:
☒ No Historic Properties in APE
☐ No Effect to Historic Properties in APE
☐ No Adverse Effect to Historic Properties in APE
☐ Adverse Effect to Historic Properties in APE
☐ Conditional No Adverse Effect: _____
☐ Other: _____

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

jill.mcdevitt@rescom.org

From: Hall, Kristen D. <Kristen.Hall@dos.myflorida.com>
Sent: Friday, November 22, 2019 4:13 PM
To: jill.mcdevitt@rescom.org
Subject: SHPO Review Comments for Kapok TCNS# 189171

SUBJECT: SHPO Section 106 Cell Tower Review

DATE: November 22, 2019

DHR Project File No.: 2019-7264

Project Name: Kapok

Telecommunications Structure: Cell Tower

Site Address: Kapok Street, Naples, Collier County, Florida

RESCOM Environmental Corp for CitySwitch

Hello,

Thank you for submitting the above-referenced project for our review in accordance with Section 106 of the *National Historic Preservation Act* and the FCC *Nationwide Programmatic Agreement*. Based on the information provided, our office concurs with the finding of no historic properties in the area of potential direct and visual effects. We have also filed our comments on the FCC 106-E-file system. This email constitutes our official comments for this undertaking. We request that the following special condition regarding inadvertent discoveries be followed:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities shall be notified in accordance with Section 872.05, Florida Statutes.

Our office asks for digital copies of the survey report, Survey Log, and map of the project area, saved as separate PDFs. These may be submitted to our office via email or mail. We ask that future survey report submissions include procedures to deal with unexpected discoveries (including the discovery of human remains in accordance with Chapter 872.05, *Florida Statutes*).

Please contact me if you have any questions.

Best,
Kristen

Kristen Hall

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Historic Sites Specialist | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6342 | 1.800.847.7278 | Fax: 850.245.6439 |Kristen.Hall@DOS.MyFlorida.Com | dos.myflorida.com/historical

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Section 106 New Filing Submitted- Email ID #4030124

From: towernotifyinfo@fcc.gov
Sent: Wed, Oct 23, 2019 at 11:45 am
To: section106@rescom.org

The following new Section 106 filing has been submitted:

File Number: 0008846179
TCNS Number: 189171
Purpose: New Tower Submission Packet

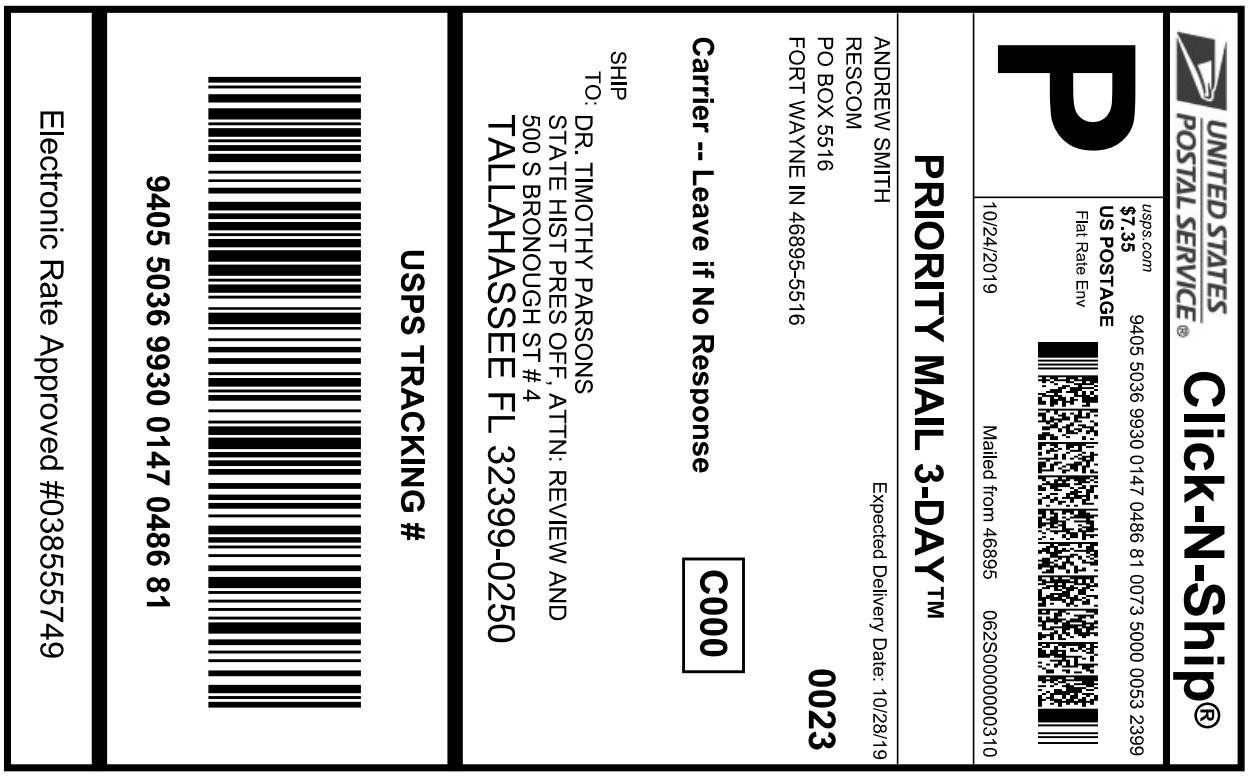
Notification Date: 7AM EST 10/24/2019

Applicant: CitySwitch, LLC
Consultant: RESCOM Environmental Corp
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Kapok
Site Address: Kapok St & Frangipani Ave
Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Site Coordinates: 26-12-36.9 N, 81-36-0.7 W
City: Naples
County: COLLIER
State:FL
Lead SHPO/THPO: Florida Division of Historical Resources

Consultant Contact Information:
Name: RESCOM Environmental Corp
Title: Architectural Historian
PO Box: 361
Address:
City: Petoskey
State: MI
Zip: 49770
Phone: 260-385-6999
Fax:
Email: section106@rescom.org

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Cut on dotted line.

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1. **Each Click-N-Ship® label is unique. Labels are to be used as printed and used only once. DO NOT PHOTO COPY OR ALTER LABEL.**
2. **Place your label so it does not wrap around the edge of the package.**
3. **Adhere your label to the package. A self-adhesive label is recommended. If tape or glue is used, DO NOT TAPE OVER BARCODE. Be sure all edges are secure.**
4. **To mail your package with PC Postage®, you may schedule a Package Pickup online, hand to your letter carrier, take to a Post Office™, or drop in a USPS collection box.**
5. **Mail your package on the "Ship Date" you selected when creating this label.**

Click-N-Ship® Label Record

USPS TRACKING # :
9405 5036 9930 0147 0486 81

Trans. #:	475479934
Print Date:	10/24/2019
Ship Date:	10/24/2019
Expected Delivery Date:	10/28/2019
Priority Mail® Postage:	$7.35
Total:	$7.35

From: ANDREW SMITH
RESCOM
PO BOX 5516
FORT WAYNE IN 46895-5516

To: DR. TIMOTHY PARSONS
STATE HIST PRES OFF, ATTN: REVIEW AND COMPLIANCE
500 S BRONOUGH ST # 4
TALLAHASSEE FL 32399-0250

* Retail Pricing Priority Mail rates apply. There is no fee for USPS Tracking® service on Priority Mail service with use of this electronic rate shipping label. Refunds for unused postage paid labels can be requested online 30 days from the print date.

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Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 23, 2019

Mr. Timothy Parsons, Ph.D., SHPO Director
Division of Historical Resources
500 South Bronough St.
R.A. Gray Building, Room 305
Tallahassee, FL 32399-0250

Re: Request for Section 106 Review:
Kapok
Kapok St. & Frangipani Ave.
Naples, FL 34117
TCNS#: 189171

Dear Dr. Parsons,

RESCOM Environmental Corp is requesting a Section 106 Review for the above referenced project. Enclosed is an FCC Form 620 with attachments summarizing RESCOM's findings. Based upon the observations documented within Form 620, it is RESCOM's opinion that the proposed project will not affect any historic properties within the APE. A conclusion of "no historic properties" is recommended and we respectfully request your concurrence.

Should you require further information, please do not hesitate to contact our office at (260) 385-6999. Thank you for your time and attention to this matter.

Sincerely,
RESCOM Environmental Corp

Jill McDevitt
Architectural Historian
jill.mcdevitt@rescom.org

Enclosures

cc: RESCOM file 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

January 2, 2020

Colleen Carroll
Ignite Wireless, Inc
102 Mary Alice Park Road, Suite 505
Cumming, GA 30040

RE: FCC NEPA Summary Report for:
Kapok
Kapok St. & Frangipani Ave.
Naples, Collier County, FL 34117
TCNS ID: **189171**

Dear Ms. Carroll,

RESCOM Environmental Corp has completed a NEPA Summary Report for the above referenced property. Based on the information presented in this report, the proposed project will have no adverse effect upon any of the National Environmental Policy Act (NEPA) Special Interest Items referenced in 47 CFR Subpart 1, Chapter 1, Sections 1.1301-1.1319. FEMA Flood Hazard mapping shows that the area is in a floodplain. **All essential equipment must be installed at an elevation of 14 feet amsl in order to proceed without an additional Environmental Assessment.**

Thank you for the opportunity to provide this service and we look forward to working with you in the future. If you have any questions or comments, please call our office at (231) 409-2563.

Sincerely,
RESCOM Environmental Corp

Andrew Smith
Project Manager
andrew.smith@rescom.org

RESCOM File 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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Threatened & Endangered Species & Critical Habitats....3
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Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NEPA/NHPA SCREENING CHECKLIST

Project Type:	Site Type:	Site ID:	Location:
☒ New Antenna Facility ☐ Modification of Existing Facility	☒ FCC Tower Structure ☐ Utility Structure ☐ Other Non-Tower Structure	Kapok	Kapok St. & Frangipani Ave. Naples, Collier County, FL 34117

Will the facility be located in an officially designated wilderness area, per 47 CFR §1.1307(a)(1)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: NPS, USFWS & BLM Comments: See attached documentation

Will the facility be located in a designated wilderness preserve, per 47 CFR §1.1307(a)(2)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: NPS, USFS & BLM Comments: See attached documentation

Will the facility affect listed or proposed threatened or endangered species or designated critical habitats; or jeopardize the continued existence of any proposed endangered or threatened species or likely to result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973, per 47 CFR §1.1307(a)(3)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: USFWS & State Equivalent Comments: See attached documentation

Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archaeology, engineering, or culture, that are listed, or are eligible for listing in the National Register of Historic Places, per 47 CFR §1.1307(a)(4)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: SHPO, THPO & NHOs Comments: See attached documentation

Will the facility affect Indian religious sites, per 47 CFR §1.1307(a)(5)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: THPO, NHOs & Bureau of Indian Affairs Comments: See attached documentation

Will the facility be located in a floodplain, per 47 CFR §1.1307(a)(6)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: FEMA Comments: See attached documentation

Will the facility involve a significant change in surface features, per 47 CFR §1.1307(a)(7)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: US Army Corps of Engineers Comments: See attached documentation

Will the facility be equipped with high intensity white lights in a residential neighborhood, per 47 CFR §1.1307(a)(8)?

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: Not Applicable Comments: This category was not reviewed by RESCOM Environmental Corporation

Facilities that may result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 CFR §1.1307 (b).

Yes ☐	No ☒	N/A ☐	Consulting Agency To Contact: Not Applicable Comments: This category was not reviewed by RESCOM Environmental Corporation

Preparer certifies that to the best of their knowledge the above information is accurate

Prepared By: _____ Company: RESCOM Environmental

(Print name): Andrew Smith Date: January 2, 2020

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NEPA SUMMARY REVIEW

PROJECT OVERVIEW:
RESCOM Environmental completed a NEPA Summary for the above referenced project to determine potential affects to Special Interest Items 1-9 listed in 47 CFR Subpart 1, Chapter 1, Section 1.1307(a). This NEPA Impact Assessment was performed in consideration of 47 CFR Subpart 1, Chapter 1, Sections 1.1301-1.1319 and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (NPAC). CitySwitch proposes the construction of a 250' self-supporting lattice style telecommunications tower within a 100' x 100' lease area.

REGULATORY SUMMARY:
Based on CFR 36, Part 800, Subpart B of the National Historic Preservation Act and the FCC's NPA, new construction projects are required to be submitted for Section 106 Review to State Historic Preservation Offices and interested Tribal Groups. Additionally, based on 47 CFR Subpart 1, Chapter 1, Section 1.1306 (Note 1), construction of new telecommunications facilities requires a review of impacts to the following Special Interest Items: wilderness areas, wildlife preserves, threatened and endangered species, designated floodplains, and changes to surface features.

AREA OF POTENTIAL EFFECTS:
Based on the height of the tower and procedures outlined by the NPA, the Area of Potential Effects (APE) for indirect visual effects is a 0.75-mile radius from the tower center. The Visual APE is largely buffered by residential development, mature trees and agricultural development. The APE for direct effects is limited to the subject property and leased areas.

HISTORIC RESEARCH:
State Historic Preservation Office records were reviewed to determine if any listed or eligible historic resources exist within the APE. Additionally, RESCOM reviewed the National Register of Historic Places (NRHP) online database and Google Earth layer to determine if any listed historic resources exist within the APE. RESCOM identified no historic resources within the project APEs that required SHPO evaluation. Historic resource information and photographs are included within the SHPO submission in Attachment A.

SITE RECONNAISSANCE:
RESCOM Environmental completed a site visit to photograph the subject property, adjacent properties, and any present historic resources within the indirect visual APE. An archaeological survey was conducted as ground disturbing activities are associated with the proposed project and archaeological clearance was recommended (See Attachment A).

SHPO CONSULTATION:
RESCOM consulted with the Florida State Historic Preservation Office's (SHPO) to conduct a Section 106 Review for the proposed project. RESCOM provided a cultural resources evaluation report for Section 106 Review to the SHPO on October 24, 2019, requesting concurrence of the "**no historic properties"** determination. RESCOM received a response from the SHPO on November 22, 2019 indicating concurrence of the determination of **"no historic properties."**

The SHPO consultation process allows additional consulting parties to comment on impacts to historic resources from federal undertakings. RESCOM consulted with the appropriate jurisdiction officials as well as a local historic preservation entity to seek comment on effects from the undertaking. Letters were mailed to these groups on October 9, 2019, outlining the proposed project and inviting them to comment on the potential for the proposed project to effect historic resources. RESCOM contacted the Naples Daily News and posted a "Public Participation" ad in the paper on September 14, 2019. The proposed project was described in detail and "questions, comments, and correspondence" were solicited from the public regarding potential effect to historic properties. RESCOM did not receive any response from the public concerning historic properties for this project.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NEPA SUMMARY REVIEW

Per the NPA, the applicant must allow a period of 30 days for the public and all consulting parties to provide comment on the proposed project. All requirements with respect to SHPO consultation are complete. See Attachment A for full SHPO details.

TRIBAL CONSULTATION:
RESCOM utilized the Tower Construction Notification System (TCNS) maintained by the Federal Communications Commission (FCC) to identify any tribal entities with interest in the area of the proposed project. The FCC responded, assigning the project with TCNS number 189171. All tribal groups have either responded indicating no concern with the proposed project, provided an exclusion via TCNS, or been closed out by the FCC. Therefore, all requirements with respect to THPO consultation are complete. All Tribal consultation documentation is in Attachment B.

All Tribes do request immediate notification should human remains or objects under NAGPRA become uncovered during construction.

WILDERNESS AREAS & WILDLIFE PRESERVES:
RESCOM reviewed maps published by the National Forest Service, the US Fish and Wildlife Service (USFWS), and Wilderness.net, and found no Wildlife Preserves, Wilderness Areas, National Grasslands, National Forests, or National Scenic Trails are located at or near the subject property. Additionally, no Wildlife Preserves, Wilderness Areas, National Grasslands, National Forests, or National Scenic Trails were noted during the site visit (See Attachment C).

THREATENED & ENDANGERED SPECIES & CRITICAL HABITATS:
An informal biological assessment was conducted at the subject property to determine if habitats necessary to support listed species or critical habitats exist at the subject property and in the immediate vicinity. The informal biological assessment is based on visual observations of on-site conditions and general habitats as compared to data acquired from the U.S. Fish and Wildlife Service (USFWS).

Based on information obtained from the USFWS, habitats necessary to support federally listed threatened and endangered species do not occur at or in the vicinity of the subject property. Therefore, the proposed project could affect any listed threatened or endangered species. In addition, there are no designated critical habitats at or in the vicinity of the subject property (See Attachment C).

DESIGNATED FLOODPLAINS:
RESCOM reviewed flood insurance maps published by the Federal Emergency Management Agency. The subject property is within the boundary of a designated floodplain, however, project plans are being developed to ensure all essential equipment will be higher than 14 feet—1 foot above the mapped flood stage of between 12 and 13 feet (See Attachment C).

CHANGES TO SURFACE FEATURES:
RESCOM reviewed a digitized National Wetlands Inventory (NWI) map compiled with data maintained by the USFWS. Based on a review of the NWI map, the proposed project will not fall within a designated wetland. Furthermore, the scope of project does not call for wetland fill, water diversion, or deforestation. Therefore, the proposed project will not cause a significant change in surface features (See Attachment C).

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NEPA SUMMARY REVIEW

CONCLUSIONS:

Based on information provided by the applicant, information acquired by RESCOM Environmental, and the outcome of the SHPO, THPO, and Public consultation processes, RESCOM has determined the proposed project will not adversely affect any of the Special Interest Items 1-9 listed in 47 CFR Subpart 1, Chapter 1, Sections 1.1301-1.1319 and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (NPAC). **All essential equipment must be installed at an elevation of 14 feet amsl in order to proceed without an additional Environmental Assessment.**

Andrew Smith - Project Manager

January 2, 2020
Date

Attachments:

A. NEPA Regulatory Checklist
B. State Historic Preservation Office Consultations
C. Native American Tribal Consultations
D. Informal Biological Assessment & Maps

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ATTACHMENT A – SHPO CONSULTATION

Lead SHPO: Florida State Historic Preservation Office
Secondary SHPO (If Applicable): N/A

Date of Submission: October 24, 2019
FCC E-106 File Number: 0008846179
RESCOM's Findings:
☒ No Historic Properties in APE
☐ No Effect to Historic Properties in APE
☐ No Adverse Effect to Historic Properties in APE

Date of Response: November 22, 2019
SHPO'S Findings:
☒ No Historic Properties in APE
☐ No Effect to Historic Properties in APE
☐ No Adverse Effect to Historic Properties in APE
☐ Adverse Effect to Historic Properties in APE
☐ Conditional No Adverse Effect: _____
☐ Other: _____

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

jill.mcdevitt@rescom.org

From: Hall, Kristen D. <Kristen.Hall@dos.myflorida.com>
Sent: Friday, November 22, 2019 4:13 PM
To: jill.mcdevitt@rescom.org
Subject: SHPO Review Comments for Kapok TCNS# 189171

SUBJECT: SHPO Section 106 Cell Tower Review

DATE: November 22, 2019

DHR Project File No.: 2019-7264

Project Name: Kapok

Telecommunications Structure: Cell Tower

Site Address: Kapok Street, Naples, Collier County, Florida

RESCOM Environmental Corp for CitySwitch

Hello,

Thank you for submitting the above-referenced project for our review in accordance with Section 106 of the *National Historic Preservation Act* and the FCC *Nationwide Programmatic Agreement*. Based on the information provided, our office concurs with the finding of no historic properties in the area of potential direct and visual effects. We have also filed our comments on the FCC 106-E-file system. This email constitutes our official comments for this undertaking. We request that the following special condition regarding inadvertent discoveries be followed:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities shall be notified in accordance with Section 872.05, Florida Statutes.

Our office asks for digital copies of the survey report, Survey Log, and map of the project area, saved as separate PDFs. These may be submitted to our office via email or mail. We ask that future survey report submissions include procedures to deal with unexpected discoveries (including the discovery of human remains in accordance with Chapter 872.05, *Florida Statutes*).

Please contact me if you have any questions.

Best,
Kristen

Kristen Hall

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Historic Sites Specialist | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6342 | 1.800.847.7278 | Fax: 850.245.6439 | Kristen.Hall@DOS.MyFlorida.Com | dos.myflorida.com/historical

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Section 106 New Filing Submitted- Email ID #4030124

From: towernotifyinfo@fcc.gov
Sent: Wed, Oct 23, 2019 at 11:45 am
To: section106@rescom.org

The following new Section 106 filing has been submitted:

File Number: 0008846179
TCNS Number: 189171
Purpose: New Tower Submission Packet

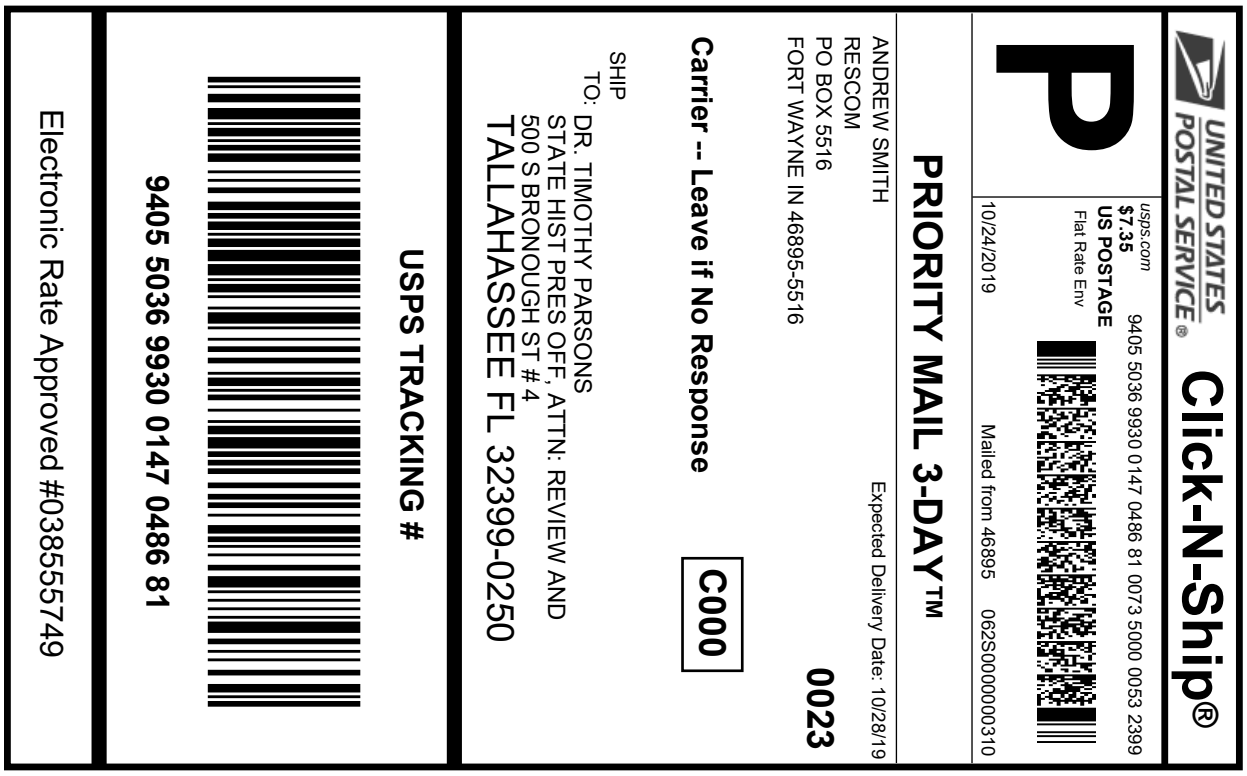
Notification Date: 7AM EST 10/24/2019

Applicant: CitySwitch, LLC
Consultant: RESCOM Environmental Corp
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Kapok
Site Address: Kapok St & Frangipani Ave
Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Site Coordinates: 26-12-36.9 N, 81-36-0.7 W
City: Naples
County: COLLIER
State:FL
Lead SHPO/THPO: Florida Division of Historical Resources

Consultant Contact Information:
Name: RESCOM Environmental Corp
Title: Architectural Historian
PO Box: 361
Address:
City: Petoskey
State: MI
Zip: 49770
Phone: 260-385-6999
Fax:
Email: section106@rescom.org

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



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Total:	**$7.35**

From: ANDREW SMITH
RESCOM
PO BOX 5516
FORT WAYNE IN 46895-5516

To: DR. TIMOTHY PARSONS
STATE HIST PRES OFF, ATTN: REVIEW AND COMPLIANCE
500 S BRONOUGH ST # 4
TALLAHASSEE FL 32399-0250

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Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 23, 2019

Mr. Timothy Parsons, Ph.D., SHPO Director
Division of Historical Resources
500 South Bronough St.
R.A. Gray Building, Room 305
Tallahassee, FL 32399-0250

Re: Request for Section 106 Review:
Kapok
Kapok St. & Frangipani Ave.
Naples, FL 34117
TCNS#: 189171

Dear Dr. Parsons,

RESCOM Environmental Corp is requesting a Section 106 Review for the above referenced project. Enclosed is an FCC Form 620 with attachments summarizing RESCOM's findings. Based upon the observations documented within Form 620, it is RESCOM's opinion that the proposed project will not affect any historic properties within the APE. A conclusion of "no historic properties" is recommended and we respectfully request your concurrence.

Should you require further information, please do not hesitate to contact our office at (260) 385-6999. Thank you for your time and attention to this matter.

Sincerely,
RESCOM Environmental Corp

Jill McDevitt
Architectural Historian
jill.mcdevitt@rescom.org

Enclosures

cc: RESCOM file 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

QUICK REFERENCE

Form 620 1

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Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

RESUMES

FCC Form 620

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) (NE) **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): 0014399034
4) Name: CitySwitch, LLC

Contact Name

5) First Name: Rob	6) MI:	7) Last Name: Raville	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: 1200 Peachtree St, Mail Stop 114		
12) City: Atlanta			13) State: GA	14) Zip Code: 30309
15) Telephone Number: ( ) 260-385-6999		16) Fax Number: ( )		
17) E-mail Address: Section106@rescom.org				

Consultant Information

18) FCC Registration Number (FRN): 0012118097
19) Name: RESCOM Environmental Corp

Principal Investigator

20) First Name: Jill	21) MI:	22) Last Name: McDevitt	23) Suffix:
24) Title: Architectural Historian			

Principal Investigator Contact Information

25) P.O. Box: 361	**And /Or**	26) Street Address:		
27) City: Petoskey			28) State: MI	29) Zip Code: 49770
30) Telephone Number: ( ) 260-385-6999		31) Fax Number: ( )		
32) E-mail Address: Section106@rescom.org				

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(X) Yes ( ) No

34) Areas of Professional Qualification:

( ) Archaeologist

(X) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(X) Yes ( ) No

If "Yes", complete the following:

36) First Name: Andrew	37) MI:	38) Last Name: Smith	39) Suffix:
40) Title: Archaeologist and Historian			

41) Areas of Professional Qualification:

(X) Archaeologist

( ) Architectural Historian

(X) Historian

( ) Architect

( ) Other (Specify) _____

This page may be copied to include additional staff.
Consultant Information Attachments required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Site Information

Tower Construction Notification System

1) TCNS Notification Number: 189171

Site Information

2) Site Name: Kapok		
3) Site Address: Kapok St & Frangipani Ave		
4) City: Naples	5) State: FL	6) Zip Code: 34117
7) County/Borough/Parish: Collier County		
8) Nearest Crossroads: Kapok St and Frangipani Ave		
9) **NAD 83** Latitude (DD-MM-SS.S): 26° 12' 36.9"	(X) **N** or ( ) **S**	
10) **NAD 83** Longitude (DD-MM-SS.S): 81° 36' 00.7"	( ) **E** or (X) **W**	

Tower Information

11) Tower height above ground level (include top-mounted attachments such as lightning rods): 250 (X) Feet ( ) Meters

12) Tower Type (Select One):

( ) Guyed lattice tower

(X) Self-supporting lattice

( ) Monopole

( ) Other (Describe):

Project Status

13) Current Project Status (Select One):

(X) Construction has not yet commenced

( ) Construction has commenced, but is not completed — Construction commenced on: _____/_____/_____

( ) Construction has been completed — Construction commenced on: _____/_____/_____

Construction completed on: _____/_____/_____

Site Information Attachments required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Determination of Effect

14) Direct Effects (Select One):

(X) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

(X) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Determination of Effect Attachments required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultura significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: 189171 Number of Tribes/NHOs: 6

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: _____

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN: See attachments for a complete list of Tribes and correspondence dates.

4) Tribe/NHO Name:

Contact Name

5) First Name:	6) MI:	7) Last Name:	8) Suffix:
9) Title:			

Dates & Response

10) Date Contacted _____/_____/_____ 11) Date Replied _____/_____/_____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other _____

This page may be copied to include additional Tribes/NHOs contacted.
Tribal/NHO Involvement Attachments may be required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( ) Yes (X) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (X) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (X) No

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes ( ) No
12) Is this property eligible for listing on the National Register? Source: _____	( ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( ) No

14) Direct Effects (Select One): ( ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One): ( ) No Effect on this Historic Property in APE ( ) No Adverse Effect on this Historic Property in APE ( ) Adverse Effect on this Historic Property in APE

This page may be copied to include additional Historic Properties.
Historic Property Attachments required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: Collier County Historical Archaeological Preservation Board

Contact Name

3) First Name: Timothy	4) MI:	5) Last Name: Finn	6) Suffix:
7) Title: Planner			

Contact Information

8) P.O. Box:	And /Or	9) Street Address: 2800 North Horseshoe Dr N		
10) City: Naples			11) State: FL	12) Zip Code: 34107
13) Telephone Number: ( ) 239-252-1035		14) Fax Number: ( )		
15) E-mail Address: timothyfinn@colliergov.net				
16) Preferred means of communication: ( ) E-mail (X) Letter ( ) Both				

Dates & Response

17) Date Contacted 10/09/19 18) Date Replied _____/_____/_____

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other _____

Additional Information

19) Information on local government's role or interest (optional):

To date, RESCOM has not received any response from this contact regarding the proposed project. Any future responses will be forwarded to the SHPO.

This page may be copied to include additional local government agencies.
Local Government Attachments required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(X) Yes ( ) No

Consulting Party

2) FCC Registration Number (FRN):
3) Name: Naples Historical Society

Contact Name

4) First Name: Elaine	5) MI:	6) Last Name: Reed	7) Suffix:
8) Title: President & CEO			

Contact Information

9) P.O. Box: 201	And /Or	10) Street Address:
11) City: Naples	12) State: FL	13) Zip Code: 34106
14) Telephone Number: ( ) 239-261-8164	15) Fax Number: ( )	
16) E-mail Address: ereed@napleshistoricalsociety.org		

17) Preferred means of communication:

( ) E-mail

(X) Letter

( ) Both

Dates & Response

18) Date Contacted 10/09/19 19) Date Replied _____/_____/_____

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other _____

Additional Information

20) Information on other consulting parties' role or interest (optional):

To date, RESCOM has not received a response from this contact. Any future response will be forwarded to the SHPO.

This page may be copied to include additional consulting parties.
Consulting Parties Attachments required – See instructions for details.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: Florida Division of Historical Resources

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of th National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Designation of SHPO/THPO Attachments may be required – See instructions for details.

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name:	MI:	Last Name:	Suffix:
Jill		McDevitt	

Signature:

Date: 10 / 23 / 19

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

RESUMES

See Attachments for the resumes.

ADDITIONAL SITE INFORMATION

See Attachments for project drawings.

Project Name	Kapok
Project Address	Kapok St & Frangipani Ave, Naples, Collier County, FL 34117
Topographic Map	Belle Meade NE, USGS 7.5 Minute Topographical Map.
Project Coordinates	Latitude: N 26° 12’ 36.9”; Longitude: W 81° 36’ 00.7” UTM Coordinates: Zone: 17, Easting: 440041, Northing: 2899107
Project Description	Proposed construction of a 250’ self-supporting lattice style telecommunications tower within a 100’ x 100’ lease area.
Access Road Description	Access via proposed driveway off of Kapok St.
Utility Lines Description	Route to nearest power/telco on site.
Additional Construction Plans / Impacts	None.
Impact Statement	Minor ground disturbance to install footings and access drive.
Present Land Use	Existing grass and tree covered parcel.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TRIBAL AND NHO INVOLVEMENT

See Attachments for supporting documentation related to Tribal Consultation.

RESCOM utilized the Tower Construction Notification System (TCNS) maintained by the Federal Communications Commission (FCC) to identify any tribal entities with interest in the area of the proposed project. The FCC responded via e-mail on September 6, 2019, indicating the following six tribal groups were forwarded information regarding the location of the proposed project:

- Eastern Shawnee Tribe of Oklahoma
- Miccosukee Tribe of Indians of Florida
- Muscogee Creek Nation
- Seminole Nation of Oklahoma
- Thlopthlocco Tribal Town
- Seminole Tribe of Florida

The FCC assigned this project with TCNS ID: 189171.

To date, RESCOM has not received a response from any of the above-mentioned Tribes. RESCOM will refer non-responding tribes to the FCC for final government-to-government consultation. All tribes do request immediate notification should human remains or objects under NAGPRA become uncovered during construction.

LOCAL GOVERNMENT

See Attachments for supporting documentation related to Local Government Consultation.

RESCOM identified Mr. Timothy Finn, Planner for the Collier County Historical Archaeological Preservation Board, as the Certified Local Government contact with jurisdiction in the area of the proposed project. A letter was sent via regular mail on October 9, 2019, outlining the proposed project and inviting comments on the potential for the proposed project to affect sites or structures of historic significance.

To date, RESCOM has not received a response from this contact regarding the proposed project. Any future responses will be forwarded to the Florida SHPO.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

PUBLIC INVOLVEMENT

See Attachments for supporting documentation related to Public Involvement

RESCOM contacted the Naples Daily News and placed a public participation legal notice in the paper on September 14, 2019. The public notice read as follows:

Notice of Initiation of the Section 106 Process: Public Participation

> CitySwitch proposes the construction of a lattice style telecommunications tower within a 100' x 100' lease area at Kapok St & Frangipani Ave, Naples, Collier County, FL. Members of the public interested in submitting comments on the possible effects on historic properties included in or eligible for inclusion in the National Register of Historic Places may send their comments to Andrew Smith, RESCOM Environmental Corp., PO Box 361 Petoskey, MI 49770 or call 260-385-6999.

To date, RESCOM has not received a response from a member of the public regarding the proposed project. Any future responses from members of the public will be forwarded to the Florida SHPO.

ADDITIONAL CONSULTING PARTIES

See Attachments for supporting documentation related to Additional Consulting Parties.

RESCOM identified Ms. Elaine Reed, President & CEO of Naples Historical Society, as an additional consulting party with interest in the area of the proposed project. A letter was sent to this contact via regular mail on October 9, 2019, outlining the proposed project and inviting this contact to comment on the potential for the proposed project to affect sites or structures of historic significance.

To date, RESCOM has not received a response from this contact regarding the proposed project. Any future responses will be forwarded to the Florida SHPO.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

DETERMINATION OF AREA OF POTENTIAL EFFECTS (APE)

APE for DIRECT EFFECTS

The DIRECT area of potential effect is defined by the FCC's Nationwide Programmatic Agreement as being "limited to the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the Undertaking."

Potential Ground Disturbance or Physical Alteration			
Lease Area	Access Easement	Utility Easement	Misc.
Proposed construction of a 250' self-supporting lattice style telecommunications tower within a 100' x 100' lease area.	Utilize access via proposed drive off of Kapok St.	Utilize existing power and telco sources.	None.

Based on the project's scope of work, the APE for Direct Effects is limited to the tower area. An archaeological survey was conducted because ground disturbance will occur.

APE for INDIRECT EFFECTS

The INDIRECT area of potential effects is defined by the FCC's Nationwide Programmatic Agreement (NPA) as "the geographic area in which the Undertaking has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a Historic Property that makes it eligible for listing on the National Register." Based on the FCC's NPA, the indirect APE for projects involving telecommunications towers between 200' and 400' should be a 0.75-mile radius.

Area of Potential Introduction to Visual Elements		
Direction	Distance	Geographic Area
North	0.75 mile	Buffered by residential development and mature trees.
East	0.75 mile	Buffered by mature trees and agricultural development.
South	0.75 mile	Buffered by mature trees.
West	0.75 mile	Buffered by mature trees.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

HISTORIC PROPERTIES IDENTIFIED IN THE APE FOR VISUAL EFFECTS

See Attachments for supporting documentation related to Historic Resources in the Indirect Visual APE

RESCOM consulted the following resources to determine if historic properties exist within the indirect Visual APE which match the categories of historic properties which should be assessed for potential impacts. The categories for consideration are defined by the FCC's Nationwide Programmatic Agreement as properties which are either: currently listed on, determined eligible for listing on, or certified by the SHPO/THPO as in the process of being nominated for listing on the National Register of Historic Places.

AGENCY	RESOURCE	RESULTS
NRHP	Online Database – NPS Focus http://nrhp.focus.nps.gov/	None in APE
NRHP	Google Earth Layer http://nrhp.focus.nps.gov/natreg/docs/Download.html	None in APE
Florida SHPO	Florida Master Site File Search Results Dated August 29, 2019	None in APE

Based on the review of the above resources, there are no historic resources located in the APE for Visual Effects that match the categories for requiring assessment of potential impacts.

HISTORIC PROPERTIES IDENTIFIED IN THE APE FOR DIRECT EFFECTS

See Attachments for supporting documentation related to Historic Resources in the Direct APE.

RESCOM consulted the following resources to determine if historic properties exist within the Direct APE which match the categories of historic properties which should be assessed for potential impacts. The categories for consideration are defined by the FCC's Nationwide Programmatic Agreement as properties which are either: currently listed on, determined eligible for listing on, or certified by the SHPO/THPO as in the process of being nominated for listing on the National Register of Historic Places.

AGENCY	RESOURCE	RESULTS
NRHP	Online Database – NPS Focus http://nrhp.focus.nps.gov/	None in APE
NRHP	Google Earth Layer http://nrhp.focus.nps.gov/natreg/docs/Download.html	None in APE
Florida SHPO	Florida Master Site File Search Results Dated August 29, 2019	None in APE

Based on RESCOM's review of the above resources, there are no historic resources located in the APE for Direct Effects which match the categories for requiring assessment of potential impacts. An archaeological survey was conducted because ground disturbance will occur.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

PHOTOGRAPHS

See Attachments for Photographs.

MAPS

See Attachments for Maps.

DETERMINATION OF FINDINGS

Based on the review of SHPO and National Register databases and field reconnaissance performed, there are no historic resources located within the indirect Visual APE. Therefore, the proposed project has no historic properties located within the indirect Visual APE.

Based on the review of SHPO and National Register databases and field reconnaissance performed, there are no historic or archaeological resources located within the Direct APE. Therefore, the proposed project has no historic properties located within the Direct APE.

Based on the information provided in this report and the attached supporting documentation, RESCOM respectfully requests the Florida SHPO concur with our findings of "no historic properties" in the APE.

Jill McDevitt – Architectural Historian

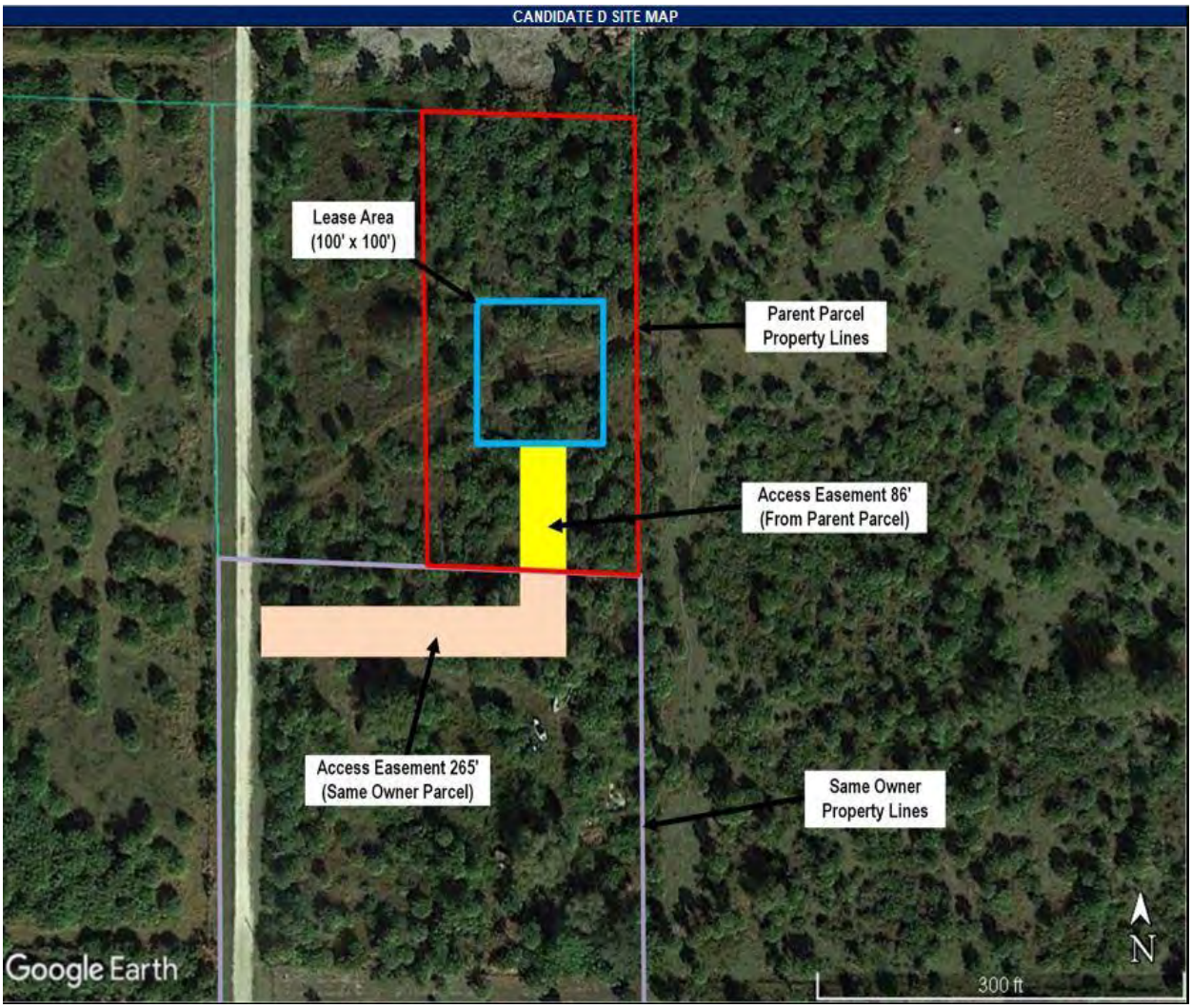
October 23, 2019
Date

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

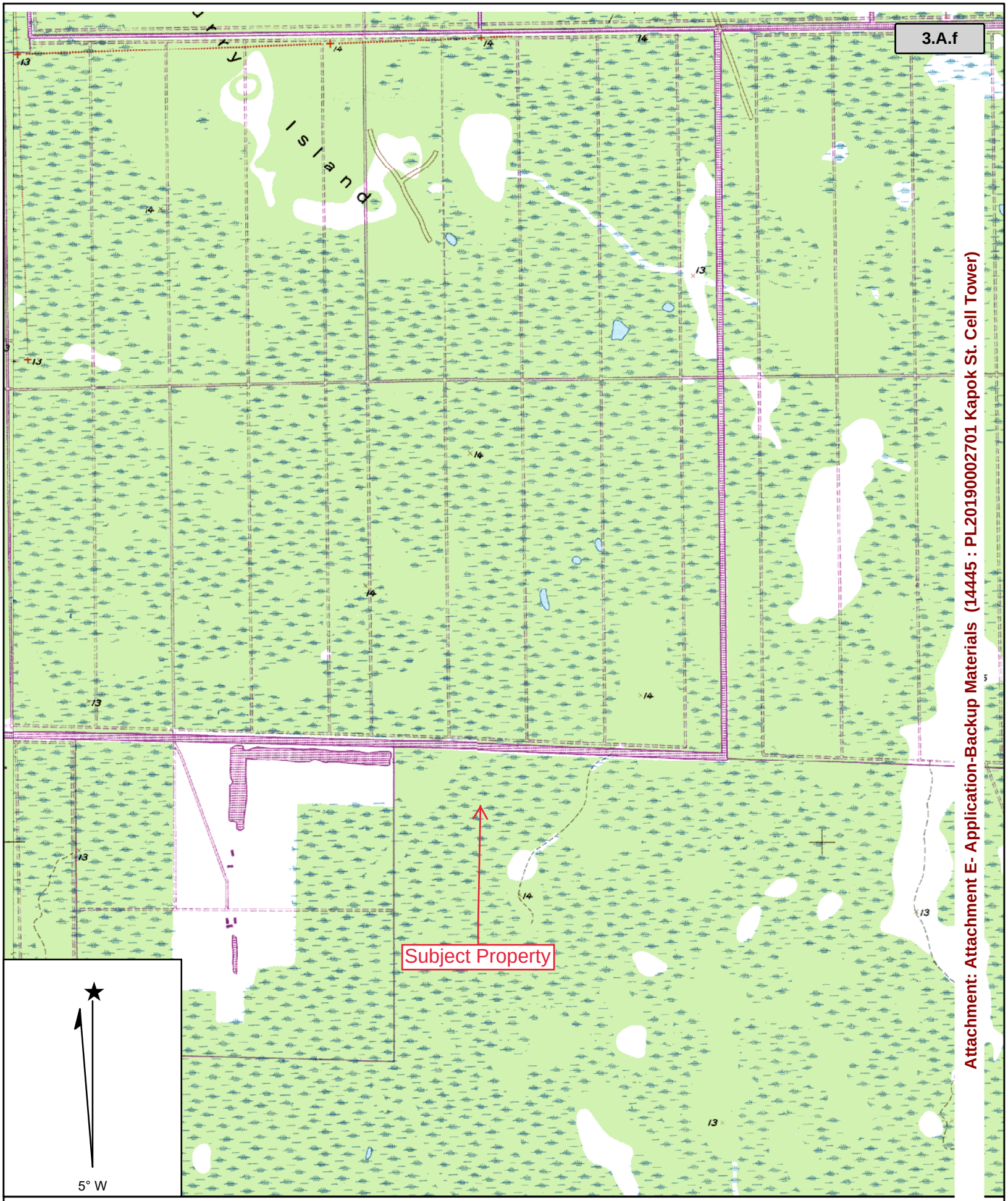
SUPPORTING DOCUMENTATION

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SECTION 106 CONSULTATION
Applicant: CitySwitch
Project Name/Number: Kapok



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

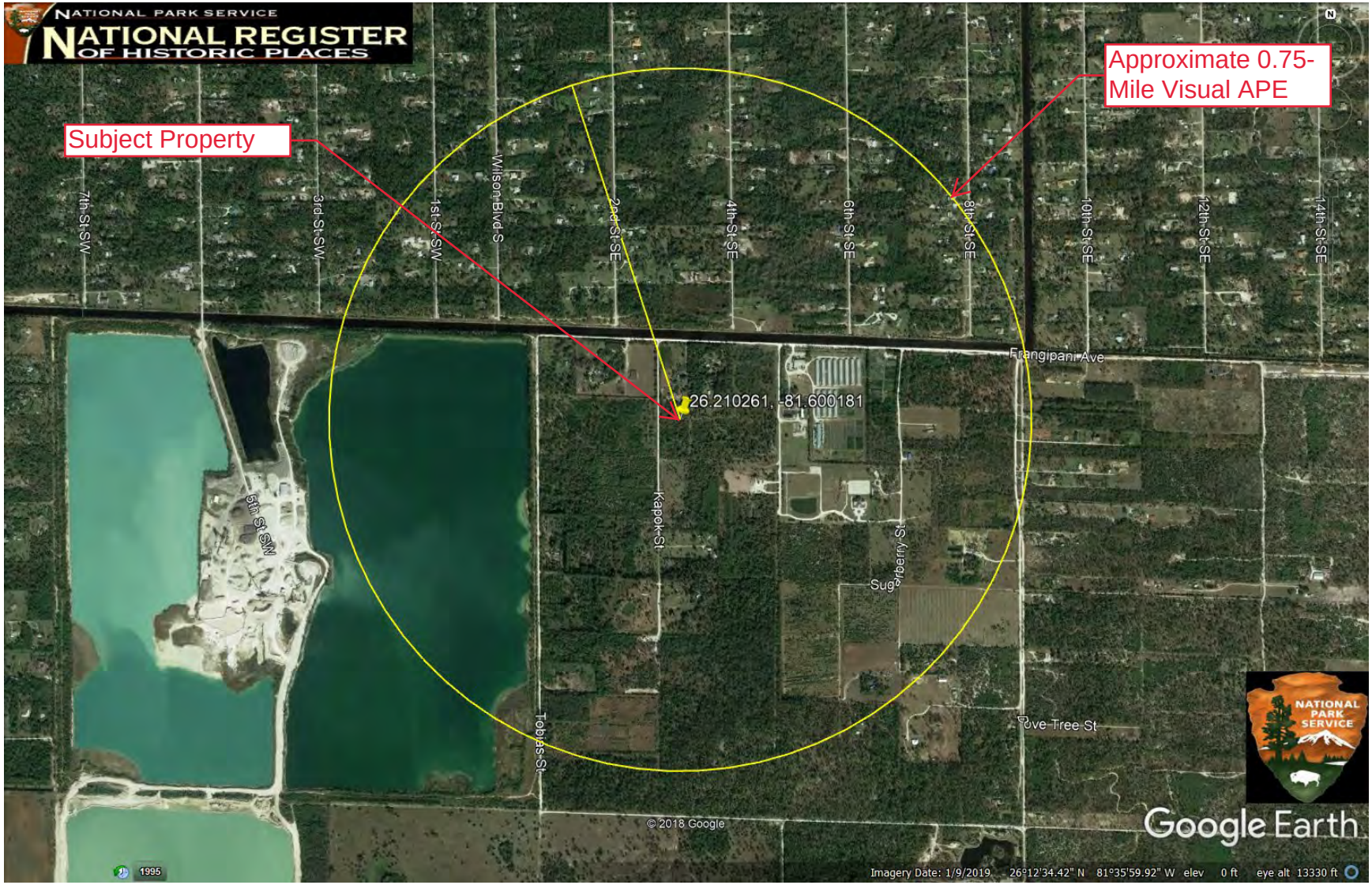


Name: BELLE MEADE NE
Date: 8/29/2019
Scale: 1 inch equals 2000 feet

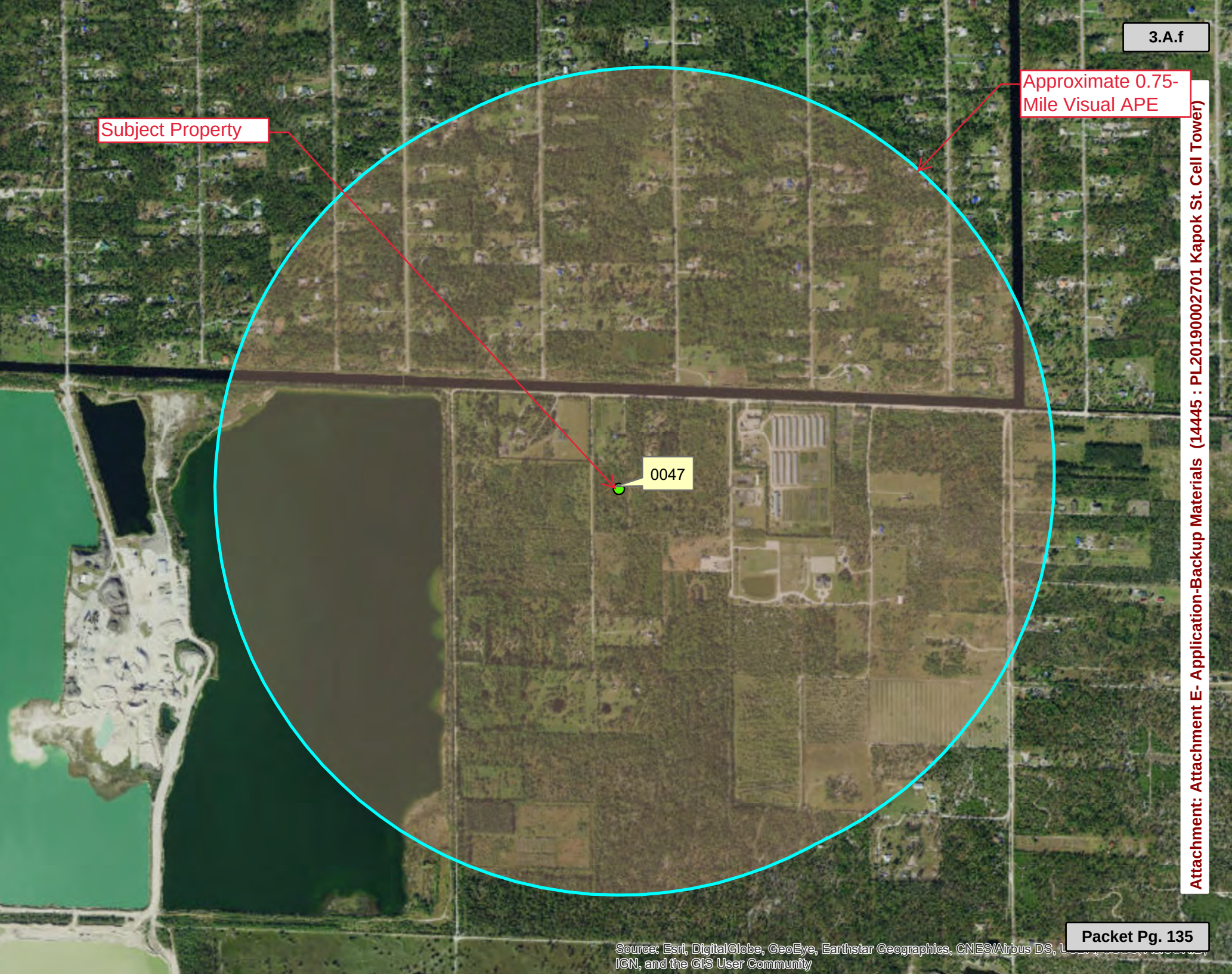
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Copyright (C) 2000, Maptech, Inc.

NRHP Map



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUBJECT PROPERTY PHOTOGRAPHS
KAPOK

Photograph 1 – Subject property, facing north.

Photograph 2 – Subject property, facing east.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUBJECT PROPERTY PHOTOGRAPHS
KAPOK

Photograph 3 – Subject property, facing south.

Photograph 4 – Subject property, facing west.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUBJECT PROPERTY PHOTOGRAPHS
KAPOK

Photograph 5 – Adjacent property, facing north.

Photograph 6 – Adjacent property, facing northeast.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUBJECT PROPERTY PHOTOGRAPHS
KAPOK

Photograph 7 – Adjacent property, facing east.

Photograph 8 – Adjacent property, facing southeast.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUBJECT PROPERTY PHOTOGRAPHS
KAPOK

Photograph 9 – Adjacent property, facing south.

Photograph 10 – Adjacent property, facing southwest.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUBJECT PROPERTY PHOTOGRAPHS
KAPOK

Photograph 11 – Adjacent property, facing west.

Photograph 12 – Adjacent property, facing northwest.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 9, 2019

Mr. Timothy Finn
Planner
Historic Archaeological Preservation Boa
2800 North Horseshoe Drive North
Naples, FL 34104

RE: Section 106 Invitation per the National Historic Preservation Act and the National Environmental Policy Act to the Certified Local Government:
Kapok
Kapok St. & Frangipani Ave.
Naples, FL 34117

Dear Mr. Finn,

CitySwitch is proposing a telecommunications project at the above address. Please consider this correspondence an invitation to comment on the possible effects the proposed project may have on sites or structures of historic significance. *This correspondence is not an attempt to satisfy the local zoning requirements.*

Enclosed for your review is a copy of a USGS 7.5-Minute topographic map, property photographs, site sketch and a table of information regarding the proposed project. As part of our research, RESCOM will submit the proposed project for Section 106 review per the National Historic Preservation Act and the National Environmental Policy Act to the State Historic Preservation Office. In addition, a public notification was placed in the local newspaper to solicit "questions, comments, and correspondences" from the public regarding the proposed project.

Should you require further information, please do not hesitate to contact our office or contact me directly at (260) 385-6999. Thank you for your time and attention to this matter.

Sincerely,
RESCOM Environmental Corp

Jamie Cochran-Smith
Archaeologist/Historian
jamie.cochran-smith@rescom.org

Enclosure

cc: RESCOM file 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 9, 2019

Ms. Elaine Reed, President & CEO
Naples Historical Society
P.O. Box 201
Naples, FL 34106

RE: Section 106 Invitation per the National Historic Preservation Act and the National Environmental Policy Act to the Local Historical Society:
Kapok
Kapok St. & Frangipani Ave.
Naples, FL 34117

Dear Ms. Reed,

CitySwitch is proposing a telecommunications project at the above address. Please consider this correspondence an invitation to comment on the possible effects the proposed project may have on sites or structures of historic significance. *This correspondence is not an attempt to satisfy the local zoning requirements.*

Enclosed for your review is a copy of a USGS 7.5-Minute topographic map, property photographs, site sketch and a table of information regarding the proposed project. As part of our research, RESCOM will submit the proposed project for Section 106 review per the National Historic Preservation Act and the National Environmental Policy Act to the State Historic Preservation Office. In addition, a public notification was placed in the local newspaper to solicit "questions, comments, and correspondences" from the public regarding the proposed project.

Should you require further information, please do not hesitate to contact our office or contact me directly at (260) 385-6999. Thank you for your time and attention to this matter.

Sincerely,
RESCOM Environmental Corp

Jamie Cochran-Smith
Archaeologist/Historian
jamie.cochran-smith@rescom.org

Enclosure

cc: RESCOM file 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ARCHAEOLOGICAL RECORDS CHECK & PHASE IA ARCHAEOLOGICAL RECONNAISSANCE FOR THE PROPOSED KAPOK TELECOMMUNICATIONS TOWER SITE IN COLLIER COUNTY, FLORIDA.

October 3, 2019

PREPARED FOR:

Ignite Wireless, Inc.
102 Mary Alice Park Road.
STE 505
Cumming, GA 30040

PREPARED BY:

Eric Sanchez
RESCOM Environmental Corp.
P.O. Box 361
Petoskey, Michigan 49770
(231) 409-2563

RESCOM ID: 19080047

Andrew M. Smith, M.A.
Principal Investigator

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

INTRODUCTION

In response to a request from Ignite Wireless, Inc., RESCOM Environmental Corp., has completed a Phase Ia archaeological reconnaissance and records check for a proposed telecommunications tower site in Collier County, Florida (Figure 1). The project is located approximately 12-miles northeast of Naples, Florida at 26°12'36.9"N 81°36'00.7"W in the NE ¼ of the NW ¼ of Section 15, Township 49 S, Range 27 E, as seen on the as seen on the USGS 7.5' Belle Meade NE, FL, topographical quadrangle (Figure 2). The project area consists of a wooded and natural grass covered location and measures 100-ft by 100-ft for a proposed telecommunications tower site with a 351-ft by 30-ft access road to the north; approximately 0.50-acre in total (Figure 3).

RESCOM conducted an archaeological records check via the Florida Master Site File and no archaeological sites overlapping the project area. Fieldwork was conducted on September 25, 2019 by Jamie Cochran-Smith M.A., Ball State University 2011 and Andrew Smith M.A., Ball State University 2010, Principal Investigator and Secretary of Interior qualified professional archaeologist, and required 4 hours of fieldwork.

This report details the results of the records check and Phase Ia field reconnaissance and presents the conclusions and recommendations of RESCOM concerning any additional archaeological investigations.

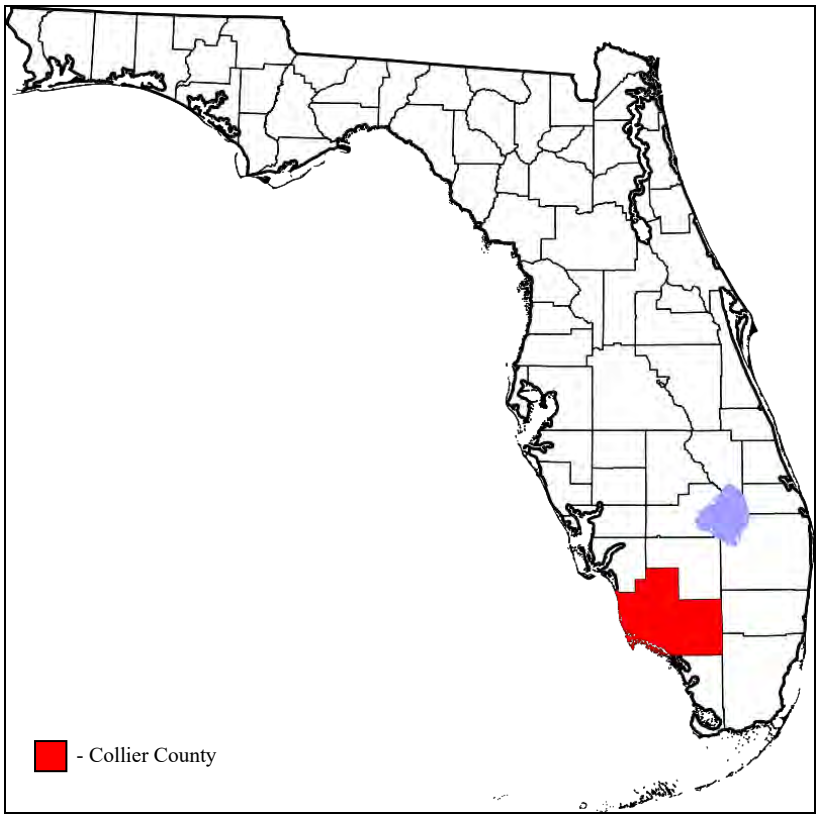


Figure 1. Location of Collier County within Florida.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

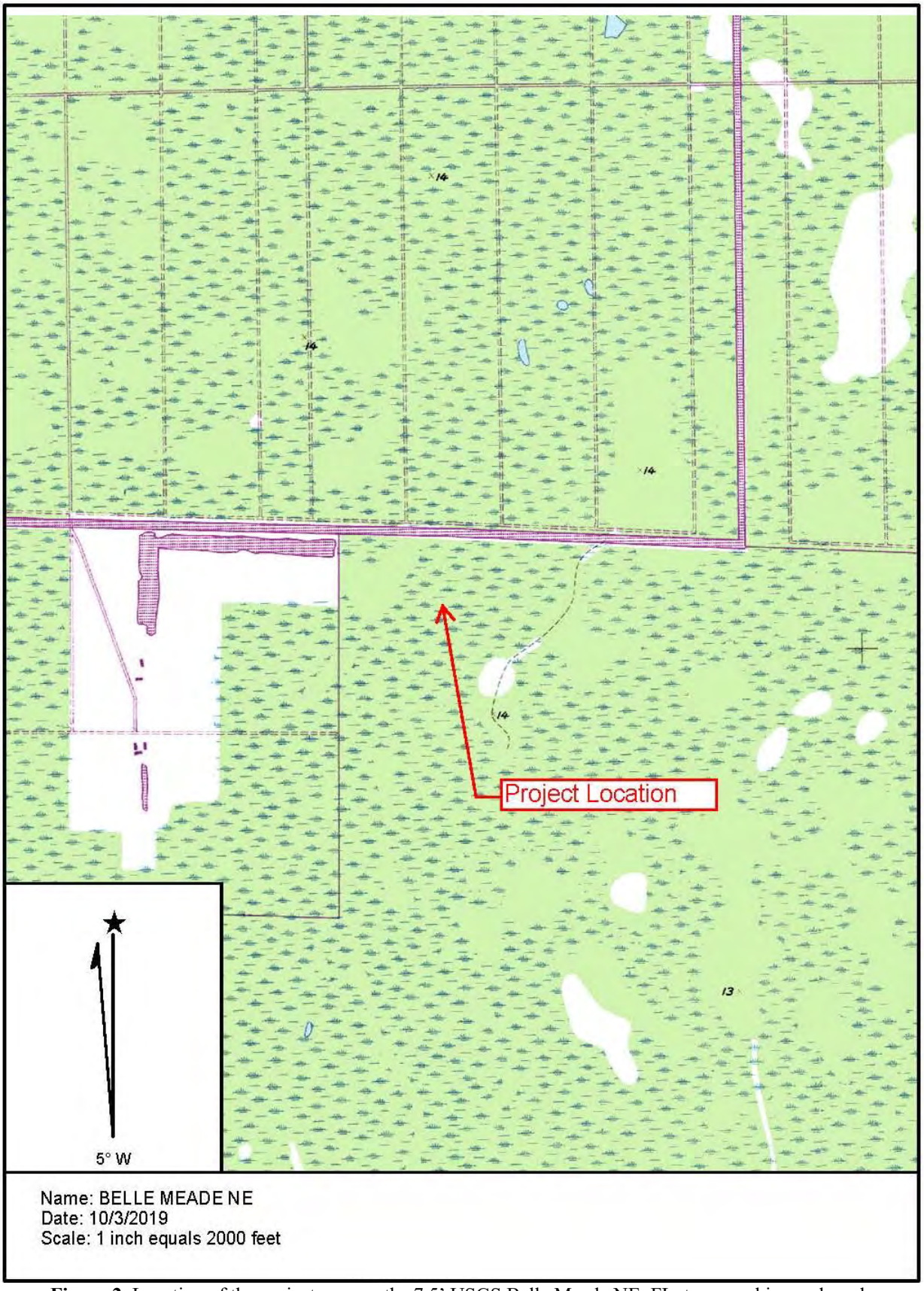


Figure 2. Location of the project area on the 7.5' USGS Belle Meade NE, FL, topographic quadrangle.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Figure 3. Aerial photograph showing the project area and proposed work.

NATURAL SETTING

The project area is located in the southwest portion of the state and lies within the Floridian Section of the Coastal Plain province of the Atlantic Plain Physiographic Region (United States Geological Survey 2008). The landscape in this portion of the state also referred to as the Big Cypress region is primarily flat with elevation ranging from 5-ft to 30-ft. soils are typically poorly drained overlaying limestone, sandstones, and marls. Vegetation in the area consists of open scrub cypress, prairie grassland, pine flatwoods, and wetlands (Brooks 1981, Griffith et al 1997).

Soil within the project area consist of Riviera fine sand, limestone substratum, 0 to 2 percent slopes (Web Soil Survey; accessed September 17, 2019). The Riviera Series consists of very deep, poorly drained, very slowly permeable soils formed in stratified sandy and loamy marine sediments. Riviera fine sands are generally located on broad, low flats, flatwoods and in depressions in Southern Florida Lowlands (USDA 2014).

Prior to Euroamerican settlement the area was primarily covered in prairies and flatwoods, and though portions remain that way, particularly within the Big Cypress National Preserve, large areas have been cleared for development. Many aquatic as well as mammalian species would have been available throughout the prehistoric period. These species would have been representative of the mixed regional fauna and could have included any of the following: black bear, eastern cottontail, woodchuck, gray squirrel, fox squirrel, southern flying squirrel, beaver, raccoon, white-tailed deer, coyote, dog, grey fox, red fox, turkey, salamander, soft shelled turtle, common musk turtle, elegant slider turtle, garter snake, blue catfish, flathead, and several mussel species (Howell 1915).

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Given the environmental conditions of the project area and surrounding region, there is the potential for the project area to contain previously unrecognized archaeological sites. The following sections describe previous research conducted in and near the project area and provide a general background of regional prehistory.

CULTURAL HISTORY

Florida's history is long and complex, extending back at least 10,500 years and possibly further. Among the many people who have shaped its past are historic tribes as well as groups with and without historic tribal connections, including prehistoric groups, European explorers and settlers, and others. Florida's prehistory conforms well to what is generally known about the prehistory of much of the southeastern US with major cultural stages that include Paleo-Indian, Archaic, Woodland, Mississippian, Protohistoric, and Historic periods. For the purposes of this report, chronological sequences have been adapted from Bense (1994).

Paleoindian Period (~30,000-11,500 BP)

The Paleoindian period represents the earliest known occupation of North America by Native Americans. Paleoindian groups rapidly dispersed across a wide range of environments (Surovell 2000). These populations settled a dynamic landscape undergoing rapid climatic and environmental changes, which led to the retreat of the continental ice sheets northwards and increasing summer isolation (Haynes 1982; Shane 1994). It is generally thought that early Paleoindian groups were highly mobile, widely scattered, lightly equipped opportunists that lived in small, egalitarian bands (Drago 1976: 9; Fitting 1975: 38; Mason 1981: 82; Wright 1995: 50). They moved on a seasonal basis to more fully exploit a wide range of animal and plant resources while also in pursuit of large herd animals.

Although subject to increasing scrutiny, the Clovis period is regarded by most archaeologists as the earliest, or at least one of the earliest, known occupation(s) of the North American continent by Native Americans. The original Clovis hypothesis posited that groups of hunter-gatherers followed the Bering Land Bridge into North America roughly 11,500-12,000 years ago and rapidly dispersed across the mid-continent. Their degree or magnitude of mobility is shown by the fact that fluted points (Clovis, Folsom, and others) have been discovered hundreds of kilometers from where the raw materials were procured and where they were supposedly manufactured (Tankersley 1990, 1994; Tankersley et al. 1990).

One of the key problems with the Clovis hypothesis, however, stems from a dearth of evidence for Clovis occupation in those same regions where researchers would expect to see evidence of Clovis culture arise first and more fully (Dillehay 2000; Dixon 1999). This has led most archaeologists to consider other modes of mobility and regard the peopling of North America as complex and multidirectional. Even so, most arguments against pre-Clovis occupation place into question the reliability and consistency of radiometric dates, note the lack of a clear, widespread pre-Clovis stratigraphy and related material culture, and the cite the lack of corroborating data from other, interdisciplinary

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

studies (Hofman 1989: 26). Currently, there is no evidence for possible pre-Clovis occupations in Florida.

Clovis Complexes/Early Paleoindian (ca. 11,500-11,000 BP)

Paleoindian settlement-subsistence strategies responded to environmental changes that characterize the Late Pleistocene. Although Paleoindian settlement patterns are poorly understood, Tankersley (1994:11) argues that such patterns shifted from landforms with relatively low relief and open habitats to landforms characterized by more rugged terrain and closed habitats. He has proposed an Early Paleoindian specialized hunter settlement model based on the recognition of big game-related and lithic procurement-related activities. Specifically, Early Paleoindian sites appear restricted to areas that attracted and concentrated large migrating herd mammals, which included shallow river crossings, kettle lakes, saline springs, marshes, sinkhole ponds, and sandy terraces of major streams that created open vegetation patches. Also, they may be concentrated along overlooks (e.g., crests of moraines) of riverine (aquatic and wetland) habitats and in proximity to lithic outcrops (i.e., in the glaciated regions, lithic resources occur primarily in various unconsolidated secondary deposits).

It is generally thought that Early Paleoindian groups were highly mobile (nomadic), widely scattered, lightly equipped opportunists that lived in small egalitarian bands (Dragoo 1976:9; Fitting 1975:38; Mason 1981:82; Wright 1995:50). They moved on a seasonal basis to more fully exploit a wide range of animal and plant resources while also in pursuit of large herd animals like mammoth and bison (Fagan 1991: 77; O'Brien and Wood 1998: 34-35, 39). Their degree or magnitude of mobility is shown by the fact that fluted projectile points (Clovis, Folsom, Dalton, and others) have been discovered hundreds of kilometers from where the raw chert materials were procured and where they were supposedly manufactured (Tankersley 1990, 1994; Tankersley et al. 1990). In Florida, the majority of Paleoindian points have been recovered along eroded deposits with little or no provenience data available (White 2002: 12).

The specialized hunting of large migratory herbivore prey required a small, efficient toolkit consisting of bifacial and flake knives, a variety of scrapers, gravers, burin-like tools including wedges, spoke-shaves, drills, hammerstones, billets (made of antler, bone, ivory, or wood), blades struck from specially prepared polyhedral chert cores, and fluted projectile points that could easily penetrate thick, tough animal hides (Mason 1981:86; Tankersley 1990:9, 1994:96). During the time period of 11,000-10,000 BP, the eastern U.S. experienced a climatic shift from frigid, boreal-like forests to warmer, deciduous forests. This gradual shift to a warmer, wetter climate coincides with evidence of the earliest occupation of the Piedmont Plateau in Florida, particularly near the Fall Line, though full occupation does not arise until the Late Paleoindian period. Subsistence patterns remained focused on large mammals during the Late to Middle Paleoindian transition, which is clearly reflected by the continued persistence of utilitarian chipped stone tool technologies.

Paleoindian components and sites in Florida are far more common than in other portions of the American southeast. Some of the most notable sites in Florida from the Middle to Late Paleoindian or Paleo-Archaic transitional periods in Florida include the Page-Ladson site in northwestern Florida (Dunbar 2014), the Vero Man site near Vero

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Beach (Viegas 2011), the Devil's Den site near Williston, the Melbourne site along Crane Creek, and the Warm Mineral Springs site near North Port (Purdy 2008), among others. No large kill sites have been identified in the state, though some isolated point finds may be interpreted as individual kill sites (Anderson et al. 1996: 61).

Middle Paleoindian (ca. 11,000-10,500 BP)

During the Middle Paleoindian period, the people inhabiting Florida began to settle in, particularly in places where food was abundant. Our understanding of these later Paleo-Indian cultures is, unfortunately, largely incomplete. A shift toward smaller, fluted points and unfluted lanceolates is evident from sites throughout the southeast, which likely indicates a shift in subsistence patterns as large game animals became increasingly scarce and people began to rely on smaller game. Paleoindian social structure appeared to be uniformly egalitarian. There is no evidence of social stratification found in the few burials that date to this period in the southeast. Ritual or ceremonial evidence from this period is even more scant and therefor difficult to interpret.

Late Paleoindian (10,500-10,000 BP)

The Late Paleoindian period is characterized by very gradual cultural change coinciding with the terminal period of the Pleistocene and the transition to a warmer, wetter Holocene climate and the start of the Archaic period around 8,000 BP. Earlier Clovis points were gradually displaced by the Beaver Lake, Mariana, and Cumberland points, and Hardaway lanceolates in Florida and denote the Paleoindian-Archaic transition. This change probably also reflects a shift in subsistence from mammoth and other mega-fauna, which at that point were nearly extinct, to hunting deer, and other mid-sized mammals exclusively. Dalton points also appear during the Late Paleoindian period, but their distribution, while exhibiting some variation regionally, encompasses nearly the entirety of the eastern half of the United States.

Environmental changes more in-line with modern conditions seem to have brought about changes in mobility. Occupations during this late period are characterized by small, short-term camps and "disposable" or "expedient" tool kits, generally fashioned out of broken points and reflect systems increasingly adapted to foraging (Binford 1980). The location and exploitation of lithic and other natural resources likely played an important role in Paleoindian people's decisions about where to establish occupations and mobility between these sites. An increasing reliance on local resources established a pattern of seasonal use and mobility that is clearly reflected in the Archaic period.

Early Archaic Period (10,000-8000 BP)

The Archaic period in Florida marks a subtle but increasingly obvious departure from the past and is largely associated with increasing sedentism, population size, and social complexity. It is also characterized by new and diverse lithic technologies and subsistence practices. Point types like Taylor, Bolen, Eva, Hardin and Palmer come into production, indicating new approaches to fastening and using these tools and weapons as evidenced by their notching. The introduction of the atlatl and dart certainly indicate

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

changes in hunting methods and prey. With the extinction of mega-fauna, smaller game like deer, birds, fish, turtles, and squirrels become dietary staples during the Early Archaic period, necessitating these smaller projectile points and darts. There is also a marked increase in the number of plant food processing during this period, as well as the additional exploitation of coastal resources. O'Steen's research (1983: 68-69, 99) demonstrates that Early Archaic site density near the Ocmulgee river was highest in areas of greatest resource density and diversity, further promoting the link between populations and resources.

Social changes followed on the heels of these wide-ranging climatic changes and new resource procurement strategies. The size and membership of groups may have fluctuated significantly during this period of intense ecological change, depending on seasonality and other factors. Bands of hunters-gatherers lived throughout Florida, following resources as they became available or were used up. The Russell Cave site in northern Alabama is an example of such an Archaic period, seasonally occupied campsite (White 2002: 26-28). The stabilization of the climate made for optimal conditions for the expansion of coastal ecosystems, which led to increased exploitation (and reliance upon) these resources. As Anderson and Hanson (1988) have noted, large drainage systems may have served subsistence/resource needs, while social interaction (ceremonial, formal and informal exchange, mating, etc.) may have operated along and across watershed boundaries. These findings paint a picture of incredible human (and non-human) interaction on a dynamic landscape.

Middle Archaic Period (8000-5000 BP)

The Middle Archaic coincides with the apogee of the Altithermal, or Climactic Optimum, which brought severe drought to most of the Central US and led to warmer, drier conditions in the Southeast. Forests in Florida shifted toward pine and away from oak and hickory, with those latter varieties receding farther north into the Piedmont Plateau area. Native Americans in Florida started producing stemmed points, including Morrow Mountain, Guilford, Benton, Putnam, Smith, and Stone square-stemmed points (White 2002: 28). Flake tools are common, as are ground stone tools (probably for plant processing). It appears, based primarily on lithic evidence, that Middle Archaic people became more settled than their Early Archaic predecessors, perhaps a result of reduced territorial movement. Stone tools become increasingly made from local materials, suggesting a preference for nearby resources. Likewise, subsistence strategies tended to favor hunting, gathering, and foraging of local resources. Despite the increase in sedentism during this period, there are no known evidence for long-term habitation in Florida during the Middle Archaic.

Late Archaic Period (5000-3000 BP)

The extreme conditions of the Altithermal began to diminish around 3500 BP, leading to widespread and often significant developments throughout the Southeastern US. As wildlife population became more robust within the previously parched landscape, groups adopted broad-spectrum hunting, gathering, and collecting. Around the same time, the character of prehistoric communities in the eastern US begin to change. Populations

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become larger and trading became increasingly prevalent, notably in conjunction with the rise of Poverty Point in northeast Louisiana. Groups in the Southeastern US would seem to have started becoming even more seasonally sedentary as evidenced by a more intensive use of local, seasonal resources and the extensive reuse of earth ovens and cooking pits (Wyckoff and Brooks 1983: 15) even as riverine trade and a taste for exotic goods, perhaps facilitated by trade with Poverty Point peoples, was growing.

Subsistence practices largely continued as they had from the Middle Archaic, with diversified medium and small game hunting as well as reliance on riverine and coastal resources and plant foods, squash, beans, and nuts. The decline of Poverty Point (~ 3100 BP) was probably felt in Florida, especially in the western part of the state, in the form of diminished trade, as exchange networks that had been built up throughout the eastern US diminished with the site's abandonment. Artifacts associated with this period include large stone knives, darts, spear points with stemmed hafts, soapstone bowls and cooking slabs, atlatl weights, metates, and stone drills. Stemmed points (Stanley, Morrow Mountain, Guilford, Savannah River) replaced notched varieties, and cultural patterns between the Piedmont region and the Coastal Plain began to diverge. Late Archaic assemblages in Florida include Horr's Island at the southern-most tip, Norwood along the Gulf Coast, and Mount-Taylor-Orange along the Atlantic Coast. The earliest evidence for long-term habitation appears during this period as well, in the form of oval-pit houses and larger wattle and daub structures. The dead were cremated and/or buried, though, as in previous periods, there is no indication of social stratification or status evidenced through burials.

Shell rings (or shell middens) were a novel development among people living on coastal settlements during the Late Archaic, which were built up over the span of generations. These rings are usually formed from deposits of shell, bone, soil, and artifacts, which, in some instances, were over ten feet thick. While there is much debate over what these rings represent, there is at least moderate consensus among archaeologists that they were, minimally, places of daily habitation (Thompson and Andrus 2011: 315; Thompson and Turch 2009: 268). Another novel development in Florida is the production and/or exchange of pottery (Anderson 1995: 160). Pottery from this area is the oldest known example of prehistoric pottery in the United States.

Early Woodland (3000-2000 BP)

The Woodland period is generally associated with the fluorescence of pottery, agriculture, and social stratification. Early Woodland peoples in Florida appear to have continued with life as they had in the Late Archaic. House patterns remained circular, generally arranged around a plaza. Subsistence was still largely based on small to medium-sized game and foraging/gathering, though evidence for early horticulture dates to this period. Some traditions were modified, such as ceramic bowls that were made with new tempers and occasionally decorated with fabric impressions or grooved patterns and designs. Projectile points like Big Sandy, Bolen, Neuberger, Wade, and Stanley types replace older Late Archaic types. Other facets of cultural life in the Woodland period appear to be completely new. Most notably, burials appear to have been accompanied by greater ceremonialism and, increasingly, the period witnesses the development of clearly elite burials accompanied by ceramics and other goods.

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Shell ring sites, which flourished during the Late Archaic, were abandoned in the Early Woodland, likely due to rise in sea level and flooding events. In the eastern US, the Woodland period is associated with the rise of the Hopewell Interaction Sphere. The Hopewell phenomenon is known from data collected primarily from the lower Illinois River valley and the Scioto and central Ohio River valleys of southern Ohio. The trends of the preceding time periods continue with increasing sedentism, population growth, horticultural intensification, and investment in mortuary ceremonialism involving stone-lined mound construction and a diverse assemblage of exotic ceremonial artifacts (Brose and Greber 1979). The Hopewell Interaction Sphere was vast, stretching from what is modern day Ontario, Canada to the Gulf Coast of Texas. To the West, Hopewell reached as far as eastern Kansas.

Evidence of Hopewell influence is fairly abundant in Northern Florida. A more significant influence in the southern part of the state is the Pre-Glades culture. The Gulf Deptford phase along the Gulf Coast of Florida dates to the Early Woodland. Older yet is the Norwood phase along the same region as the Gulf Deptford. The St John's Phase was located along the Atlantic Coast.

Middle Woodland (2000-1600 BP)

The Glades culture was the dominant cultural presence throughout southern Florida. Glades culture is a continuation of earlier Pre-Glade cultures, and its material culture is characterized pottery tempered with sand, grit, and grog and designed made using cords, fabric, and brushing (Bense 1994: 137-140). Lithics within the Carolinas and Tennessee show a shift from small, square-stemmed stone points to triangular, concave base points. Lithics within Florida remained stemmed triangular-blade points along with the Flint Creek types Mound building (including burial mounds) is also common to Swift Creek and other peoples in Florida and throughout the Southeast, much more so in Middle-Late Woodland and later Mississippian periods than in previous Archaic sub-periods (Dumas 2015).

Other parts of the state exhibit different cultural spheres. Swift Creek culture dominated in northern-most Florida. In the Atlantic coastal region, the Middle Woodland is synonymous with St. Johns Ia culture, while Manasota culture characterized the Gulf Coast. Santa Rosa Swift Creek Culture could be found in the far western portion of the state. In each of these areas, Hopewell culture influenced both the structure of local communities, their burial practices, and even their investments in horticulture. Hopewell influence was pervasive and lasted well into the Late Woodland period.

Late Woodland (1600-1200 BP)

Populations (and settlements) grow significantly during the Late Woodland period and bow and arrow technology gains dominance over earlier atlatl technology—though it does not completely displace it until well into the Late Woodland. A number of cultural complexes arise in Florida at this time, including Glades in the southern part of the state, St John's II along the Atlantic Coast, and Weeden Island along the Gulf Coast and into the eastern portion of the state (Bense 1994: 162-181).

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Projectile points from this period reflect the transition to bow-and-arrow and are correspondingly thinner and smaller. Common point types include Broward stemmed and expanding stemmed types, Cooley contracting stem, Duval sub-types, Florida Copena Triangular types, and Yadkin and Leon types. A growing reliance on domesticated plant foods and horticulture does not displace hunting and fishing for food, but it does set the stage for Early Mississippian agriculture and a new social order that develops with and from it.

Late Prehistoric/Mississippian Period (1200-400 BP)

In the Eastern US, this period is described broadly as the Mississippian, and certain developments in Florida reflect local manifestations of Mississippian influence as well as resistance to that influence. The Mississippian Period is distinguished by the rise of chiefdom-level social organization in the mid-continent. These "emergent" Mississippian polities tended toward a highly integrated site-size hierarchy and ranked societies integrated into a complex socio-religious order and trade/surplus networks fueled by farming and surplus (Pauketat 2009). This period witnessed the revitalization and extension of vast trade networks of "exotic" goods vis-à-vis Cahokia, the largest and most influential of the Mississippian polities. Trade and migration extended to and from Oneota populations to the north and South and West into Caddo territories; Southeast into Gulf Coast Plaquemine, and Appalachian lands and East into Fort Ancient communities- a vast area known as the Southeastern Ceremonial Complex. Lithic production became increasingly specialized, crafted for optimum effect in hunting and warfare as evidenced by a vast range of small, triangular notched points and Ramey knives.

To some extent, activities in Florida can be understood as local adaptations and change within a wider context of influence form the Cahokia polity. Early Mississippian cultural phases in the state include St John's III culture along the Atlantic coast, Glades culture in far south Florida, Late Caloosa-Hatchee along the southern portion of the Gulf Coast, Safety Harbor along the remainder of the Gulf Coast, Cades Pond in central Florida, and Fort Walton in the eastern-most portion of the state. The earliest signs of a chiefdom in Florida are found on the Atlantic coast around 1150-1200 A.D, evidenced by small settlements with plazas and platform and burial mounds. Palisades and ditches are also found at sites in Florida's interior, reflecting the need for security during a time of heightened warfare and competition for political dominance.

Extensive trade networks brought exotic materials to Florida, and artistic traditions seemed to develop to a previously unknown level throughout the Mississippian world as a result. Projectile points, including ceremonial points that were highly decorative or made of exotic or delicate material, are found throughout the Eastern US, as are elaborately carved gorgets, pottery, pipes, and beads. Some objects, like beads, celts, and ornaments were fashioned from raw copper acquired through mining or trade. These items frequently served ritual or ceremonial purposes, and Native peoples throughout the Southeast frequently interred these goods in elite burials. Taken together, archaeologists regard these items and social developments of evidence of the Southeastern Ceremonial Complex (King 2018). Diagnostic projectile points for this period include Fort Ancient triangular blades and points, Jackson side-notched points, Madison and Mississippi triangular points, and Mouse Creek points.

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Locally, the Middle Mississippian phases are represented in Florida by the St John's IIb Culture along the Atlantic Coast, Glades III culture in the far south, Caloosa-Hatchee III culture along the southern portion of the Gulf Coast, Late Safety Harbor culture along the remainder of the Gulf Coast, Alachua culture in the central portion of the state, and Fort Walton culture in the far western portion of the state. Late Mississippian cultural complexes include the St, John's IIb culture along the Atlantic Coast, the Glades III culture in the far south, the Caloosa-Hatchee IV culture along the southern portion of the gulf coast, the Late Safety Harbor culture along the remainder of the Gulf Coast, the Lamar culture in the north of the state, and the Fort Walton culture in the far eastern portion of the state.

Protohistoric Period (1513 A.D. – 1670 A.D.)

By A.D. 1400, Cahokia and other Mississippian centers in the Eastern US began to falter. Overpopulation and internal political strife and instability coincided with soil erosion and depletion of nutrients in the soil from over-farming. The complex trade networks that had been developed were abandoned, and the power of elites increasingly depended on limited commodities rather than surplus. Evidence from burials in this period suggests chronic, deadly warfare in much of the eastern US. A combination of ecological pressures and upheavals within the alliance that linked them appears to have doomed Cahokia and other Mississippian centers.

The vacuum created by Cahokia's downfall presented new opportunities for some communities, and new centers rise up in Montreal, Fort Orange/Albany, Charleston, and elsewhere, permanently altering the patterns of exchange in eastern North America. The riverine trade system that had developed in the interior continent during the Mississippian gave way to one where goods arrived from and were directed to the Atlantic coast and, with the arrival of the first European explorers, Europe (Salisbury 1996: 449). Eventually, the Middle Mississippian economy turned away from maize surplus and toward trade in slaves, hides, beads, and, with the arrival of the very first Europeans, guns. (Beck 2013).

When the first Europeans reached North America[1], the continent's demographic and political map was in a state of profound flux, owed in no small part to the decline of Mississippian chiefdoms (Salisbury 1996: 449). The accounts of early Spanish chroniclers paint a picture of a mound building culture on the wane. Scarce accounts from the Ponce de Leon expedition describe pockets of plenty, communities surviving, even flourishing, against a larger background of warfare and illness (some of it brought on by Europeans), and food scarcity.

Historic Period (1670-Present)

European colonizers brought with them numerous tactical advantages, most notably guns and epidemic diseases (and their own immunity to them), that utterly devastated Indian

[1] The earliest chronicles of Europeans in Florida come from the Juan Ponce de Leon expedition, which first reached the shores of present-day east Florida on April 3, 1513. The Ponce de Leon expedition had a profound and largely negative effect on Native communities in the southeast, and effect that would grow only worse with the arrival of European settlers.

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communities. They also brought ideological, economic, political, and military systems organized, in part, for the possession of Indian lands and the subordination of Indian peoples. By the mid-eighteenth century, the rapid expansion of English colonies (and imposition of British colonial laws) had replaced older traditions of exchange and alliance linking natives and colonizers nearly everywhere east of the Appalachians, driving many Indians West and forcing them into a scattering of politically powerless enclaves (Salisbury 1996: 458).

The years leading up to and following the Revolutionary War were tumultuous for Native Americans, whose tribal leaders had, through a series of treaties and intertribal negotiations and conflict, largely (though not entirely) pledged neutrality during the war. Nevertheless, one of the first acts of the newly established Congress, was the creation of three departments of Indian Affairs. These departments were created to deal with what was already arising as the "Indian problem" in the purview of the newly established government of the United States of America, which included real and perceived interference with Colonial commerce, culture, and plans for westward expansion. The establishment of Arkansas Territory in 1819 included most of present-day Oklahoma until the Arkansas border was established in 1824 and then again in 1828 following objections from Choctaws and Cherokees.

From 1824 onward, Native Americans were subject to the jurisdiction of the Bureau of Indian Affairs, newly established as a division of the War Department. That same year, the Sac and Fox Nation and the Ioway Nations of Indians ceded their traditional lands in Missouri (7 Stat., 229. Proclamation, Jan. 18,1825: 207; 7 Stat 231. Proclamation Jan. 18, 1825). In the southern US, tribes had been nearly decimated by war with the federal government and with other tribes, leading tribes like the Creek, Choctaw, Chickasaw, and others to give up their lands in surrender hoping to keep at least a portion of it. The Indian Intercourse Act of 1834 established the legal boundaries of "Indian Country," (and eventually "Indian Territory"), which included modern-day Oklahoma, Arkansas, Kansas, Nebraska, and part of Iowa. The reservation ideology and subsequent system of land tenure and allotment and economic exploitation had developed over time, the wheels of which had been in motion since as early as 1790.

Violence against Native peoples continued, politically (at both the federal and state levels), economically, and interpersonally, as pressure mounted to push Native peoples off dwindling Native lands. The response of Native peoples varied, some seeking peaceful relations with Europeans, others looking to leverage the instability fomented by European tactics, while others retaliated. Indian removal to the west had been part of American policy since the Articles of Confederation, but the 1830 Indian Removal Act marked a change from voluntary relocation, the Jeffersonian Ideal earlier in the century, into one of forced removal, or the Jacksonian Ideal (Chapman 1965, Washburn 1975). The Five Civilized Tribes purchased new lands in present-day Oklahoma, but some relocated farther north. All remaining Native peoples were forcefully removed that same year and relocated to reservations under the 1830 Act. The forced relocation of Native Americans to Indian Territory, marked by resistance, setbacks, dislocation, and incredible suffering and death, took decades to accomplish. The path of removal, which brought Native peoples from the eastern and southeastern US to Indian Territory, is known as The Trail of Tears (1830-~1850) (Foreman 1934; Bailey 1972). The conditions, consequences, and routes of removal to (or establishment within) Indian Territory and the

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ceding of lands varied greatly from tribe to tribe. In Florida, this forced removal was largely marked by the three Seminole Wars, occurring from approximately 1817-1818, 1835-1842, and 1855-1858 resulting in great numbers of deaths and forced relocation of the Seminole people. It is estimated that only a few hundred Seminoles remained after these conflicts in the Everglades. The last, and one of the most devastating, forced removals east of the Mississippi was of the Cherokee in 1838, and an estimated 2000-6000 Cherokee died on the forced march to Oklahoma (Thornton 1991).

Florida's role in the Civil War was less substantial than some other states, though there were some major effects. There were many smaller skirmishes that took place in Florida and only one large battle known as the Battle of Olustee. More significant was the contribution of goods, particularly food for confederate troops that came from Florida. This led to a blockade of the state and occupation of several Florida ports by Union troops to effectively stifle their ability to serve the confederate army.

PREVIOUS INVESTIGATIONS

An archaeological records check was conducted via the Florida Master Site File on August 30, 2019 determined there are no previously recorded archaeological sites overlapping the project area or within a mile. Additionally, there are no historic structures or resources listed in the National Register of Historic Places or the Florida Master Site File database within the project area.

METHODS

Fieldwork was conducted on September 25, 2019 and recovered no artifacts. The project area at the time of the reconnaissance consisted of a wooded and natural grass covered location with no surface visibility (Figure 4). A pedestrian survey at 2-meter intervals was conducted throughout the entire project area in order to identify any cultural materials or possible prior disturbance. A shovel testing methodology was employed through the entire project area due to limited surface visibility. A total of twelve shovel tests were conducted in accordance with certain SHPO and Tribal methodologies (Figure 5). Shovel test intervals were determined based on the standards outlined by the Secretary of the Interior's Standards for Archeological Documentation. Shovel tests measured at least 35-cm by 35-cm and were excavated well into obvious subsoil. Soils from shovel tests were screened through ¼-inch mesh and exposed soil profiles were visually examined for cultural materials and/or evidence of buried cultural horizons. Shovel tests were backfilled upon completion.

RESULTS

No cultural materials or features were identified during the pedestrian survey or shovel testing. Soil encountered within the project area were consistent with the Riviera Series, a representative soil profile encountered consisted of an A Horizon of dark grayish brown (10YR 4/2) sand very friable with moderate roots (0-14cmbs) over a subsoil of very pale brown (10YR 8/2) sand (Figure 6).

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Figure 4. Photograph showing proposed tower location; note limited of surface visibility.

Figure 5. Project area with shovel test locations.

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Figure 6. Photograph showing representative soil profile encountered in the project area.

CONCLUSIONS AND RECOMMENDATIONS

In response to a request from Ignite Wireless, Inc., RESCOM Environmental Corp., has completed a Phase Ia archaeological reconnaissance and records check for a proposed telecommunications tower site in Collier County, Florida. The project is located approximately 12-miles northeast of Naples, Florida at 26°12'36.9"N 81°36'00.7"W in the NE ¼ of the NW ¼ of Section 15, Township 49 S, Range 27 E, as seen on the as seen on the USGS 7.5' Belle Meade NE, FL, topographical quadrangle. The project area consists of a wooded and natural grass covered location and measures 100-ft by 100-ft for a proposed telecommunications tower site with a 351-ft by 30-ft access road to the north; approximately 0.50-acre in total.

No cultural resources were discovered during the current survey. It is our recommendation that there are no archaeological sites eligible for listing on the National Register of Historic Places within the project area and we recommend archaeological clearance.

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Proposed Tower Structure Info - Email ID #6403526

From: towernotifyinfo@fcc.gov
Sent: Tue, Sep 3, 2019 at 1:20 pm
To: tcns@rescom.org

Dear Andrew Smith,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 09/03/2019

Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min .7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82 meters above mean sea level

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWERCONSTRUCTION NOTIFICATION INFORMATION - Email ID #6404659

From: towernotifyinfo@fcc.gov
Sent: Fri, Sep 6, 2019 at 3:02 am
To: tcns@rescom.org
Cc: tcnsweekly@fcc.gov

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. NAGPRA & Section 106 Representative Fred Dayhoff - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 239-695-4360 - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Historic Preservation Officer Theodore Isham - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Coordinator Anne Edwards-Martel Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - mcntcns@mcn-nsn.gov; section106@mcn-nsn.gov - 918-732-7639 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-666-2435 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. SHPO Lee Warner - Alabama Historical Commission - 468 South Perry Street Montgomery, AL - lwarner@mail.preserveala.org - 334-242-3184 - electronic mail

8. Deputy SHPO Elizabeth Ann Brown - Alabama Historical Commission - 468 South Perry

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Street Montgomery, AL - ebrown@mail.preserveala.org - 334-242-3185 - electronic mail

9. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

10. Historic Preservationist Robin Jackson - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Robin.Jackson@DOS.myflorida.com - 850-245-6333 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 09/03/2019
Notification ID: 189171
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER
Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Reply to Proposed Tower Structure (Notification ID: 189171) - EmailID #6407713

From: towernotifyinfo@fcc.gov
Sent: Thu, Sep 5, 2019 at 4:09 pm
To: tcns@rescom.org

Dear Andrew Smith,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #189171:

The Cultural Preservation Office of the Eastern Shawnee Tribe of Oklahoma requires the following information regarding all proposed FCC projects.

DO NOT EMAIL DOCUMENTATION; IT WILL BE DELETED WITHOUT BEING OPENED.
Submit by US postal mail or other parcel carrier all the following information for all telecommunication projects to:

Eastern Shawnee Tribe of Oklahoma
Attn: Kelly Nelson
70500 E. 128 Rd.
Wyandotte, OK 74370

1. Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Total area surveyed in acres
g. Contact information.

2. Professional cultural/archaeological resource survey report.
3. Aerial and/or USGS topographic maps showing general project location (small scale).
4. Aerial, color USGS topographic, or planimetric maps showing project area (large scale).
5. Project site plan map depicting labeled shovel test locations.
6. Shovel Test Log.
7. Site photographs.

We request the opportunity to review and comment on scopes of work for projects whose purpose is to evaluate or mitigate archaeological sites discovered during a telecom project survey, and we also request to review the final reports for those projects.

NOTE: The 30 day review period begins when we, The Eastern Shawnee Tribe of Oklahoma, receive ALL required documentation for the TCNS submittal, not when it is sent out. We suggest sending TCNS submissions with a tracking number to reference and confirm when we receive it in our office.

The Eastern Shawnee Procedures document is recommended for guidance, send an email to Kelly Nelson at: celltower@estoo.net to request the most current copy.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 09/03/2019
Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

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Reply to Proposed Tower Structure (Notification ID: 189171) - EmailID #6433723

From: towernotifyinfo@fcc.gov
Sent: Wed, Oct 2, 2019 at 9:33 am
To: tcns@rescom.org
Cc: tcns.fccarchive@fcc.gov, THPOcompliance@semtribe.com

Dear Andrew Smith,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Compliance Review Supervisor THPO Compliance of the Seminole Tribe of Florida in reference to Notification ID #189171:

We have no interest in this site. However, if the Applicant discovers archaeological remains or resources during construction, the Applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 09/03/2019
Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

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Jill McDevitt, MSHP
Curriculum Vitae
jill.mcdevitt@rescom.org

Education
M.S. in Historic Preservation, Ball State University, May 2013
Creative Project Title: Façade Rehabilitation and Improvement Grant Program for Albion, Indiana; Susan Lankford, advisor
B.A. in History (minor in Mathematics), Saint Joseph's College, December 2010

Professional Qualifications
- Multiple years of historic resource research for National Register of Historic Places nominations and Determinations of Eligibility.
- Experience in grant writing and management for a non-profit organization.
- Proficient in Microsoft Office Suite, Adobe CS and AutoCAD.
- Fully aware of cultural resources management laws and their applications.

Selected Employment
RESCOM Environmental Corp
July 2018-present
Project Manager-Cultural Resources
Supervisor: Jamie Cochran-Smith, 260-385-6998
Conduct reviews of historic resources and prepare Section 106 reports for projects in multiple states. Evaluate historic properties for eligibility on the National Register of Historic Places as part of Section 106 Reviews. Coordination with SHPO and clients for review completion. Prepare Determination of Eligibility documentation for historic properties in Washington, Montana, Ohio and Colorado.

ARCH, Inc.
October 2016-March 2018
Executive Director
Managed historic preservation nonprofit advocacy organization. Supervised staff, prepared annual operating and project budgets, conducted public outreach and oversaw grant writing, fundraising and event planning. Managed a historic rehabilitation construction project. Participated as Consulting Party in Section 106 Reviews, including consultation on resource identification and mitigation.

ARCH, Inc.
May 2013-October 2016
Historic Preservation Specialist
Supervisor: Michael Galbraith, 260-469-3476
Conducted architectural field survey for Allen County Historic Sites and Structures Inventory including historic resource identification, documentation and assessment of National Register eligibility, researched and wrote National Register Nominations, a Historic Structure Report, and Historic Tax Credit Applications, Part I and II. Participated as Consulting Party in Section 106 Reviews, including consultation on resource identification and mitigation.

List of Professional Publications available upon request

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

CURRICULUM VITAE
ANDREW M. SMITH M.A.

EDUCATION:

Bachelor of Arts: Anthropology, Indiana University Fort Wayne, Indiana December 2005
Master of Arts: Anthropology, Ball State University Muncie, Indiana July 2010

PROFESSIONAL QUALIFICATIONS:

- Multiple years of experience in budgeting, planning and carrying out Section 106 compliance work.
- Extensive experience managing staff for grant and contracted archaeological investigations
- Coordination with lead agencies, SHPO's, THPO's and interested parties
- Proficient in Microsoft suite of programs, Adobe CS, as well as Golden Surfer, ESRI ArcGIS 10.1.
- Established history of completing complex projects.
- Fully aware of cultural resources management laws and their applications.

ARCHAEOLOGY AND RELATED EXPERIENCE:

NEPA-Cultural Resource Project Manager at RESCOM. July 2014 to Present
Supervisor: Joe Lee 231-947-4454

Completion and management of Phase I and Phase II Environmental Site Assessments (ESAs) and National Environmental Policy Act Assessments (NEPAs) for FCC projects.

Site Files Manager at Louisiana Division of Archaeology. February 2014 to July 2014
Supervisor: Rachel Watson 225-342-8165

Review of site submissions and maintenance of archaeological site data for the State of Louisiana in both print and digital format. Use of ArcGIS platform to spatially represent archaeological data and datasets within the State of Louisiana.

Interim Director at IPFW Archaeological Survey. June 2009 to Present
Supervisor: Richard Sutter 260-481-6676

Experience from Phase Ia surveys to Phase III mitigations. Use and supervision of those using surveying equipment, GPS, aerial and topographic maps, digital cameras, as well as resistivity and magnetometer/gradiometer equipment. Management of up to 15 personnel and overseeing all paperwork and documentation. Extensive laboratory experience and report writing. Direct consultation with the state historic preservation officers, as well as INDOT and NAGPRA representatives.

RESCOM Environmental Corp. · P.O. Box 361 ·Petoskey, MI 49770
Phone: (231) 409-2563 ·Fax: (231) 407-0726
www.rescom.org

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Staff Archaeologist at Ball State Applied Archaeology Laboratories (formerly Archaeological Resources Management Services). July 2006 to June 2009
Supervisor: Beth McCord 765-285-1834

Conducted field work and supervised personnel in the field and in the lab. Wrote technical reports. Participated in grant applications. Conducted research, fieldwork, labwork, and writing for grant compliance.

Archaeological Technician at CDimensions. January 2012
Supervisor: Eben Cooper 972-881-5577

Worked two weeks during vacation from my permanent job to gain Forest Service archaeological experience. Phase I survey, including shovel testing and walkover and site recording in accordance with USDA NFS standards.

LIST OF PUBLICATIONS AVAILABLE UPON REQUEST

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

RESCOM ENVIRONMENTAL CORP
PO BOX 5516

FORT WAYNE, IN 46895

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said
Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: September 14, 2019

Subscribed and sworn to before on September 16, 2019:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $73.50
Ad No: 0003789201
Customer No: 2607508321C
PO #:

Notice of Initiation of the Section 106 Process: Public Participation

CitySwitch proposes the construction of a lattice style telecommunications tower within a 100' x 100' lease area at Kapok St & Frangipani Ave, Naples, Collier County, FL. Members of the public interested in submitting comments on the possible effects on historic properties included in or eligible for inclusion in the National Register of Historic Places may send their comments to Andrew Smith, RESCOMEnvironmental Corp., PO Box 361 Petoskey, MI 49770 or call 260-385-6999.
Sept 14, 2019 #3789201

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ATTACHMENT B – TRIBAL CONSULTATION

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TCNS #	Site Name	NOO Date	Number of Tribes			
189171	Kapok	9/6/2019	6			
Tribe	**TCNS Response**	**Second Contact Letter Date**	**Referral Date**	**15 Day Closeout Letter Date**	**Final Response Date**	**Completion Date**
Eastern Shawnee Tribe of Oklahoma	Requests additional information by mail	10/25/2019	12/16/2019	12/19/2019	1/2/2020	1/2/2020
Miccosukee Tribe of Indians of Florida	No interest if no response in 30 days	NA	NA	NA	NA	10/6/2019
Muscogee Creek Nation	Requests additional information by mail	10/25/2019	12/3/2019	12/5/2019	NA	12/20/2019
Seminole Nation of Oklahoma	Requests additional information electronically	10/25/2019	12/3/2019	12/5/2019	NA	12/20/2019
Seminole Tribe of Florida	No interest if no response in 30 days	NA	NA	NA	10/2/2019	10/2/2019
Thlopthlocco Tribal Town	Requests additional information electronically	10/25/2019	12/3/2019	12/5/2019	NA	12/20/2019

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

andrew.smith@rescom.org

From: Tiffany White <TWhite@estoo.net>
Sent: Thursday, January 2, 2020 1:54 PM
To: andrew.smith@rescom.org
Subject: 189171

The Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma (ESTO) has received the documentation for the referenced TCNS project. ESTO has reviewed the project in accordance with Section 106 of the National Historic Preservation Act (NHPA). Based on the information provided and a review of our records, we find that this project will have **No Adverse Effect** on properties of sacred and/or cultural significance to the Tribe. The project site is within the area of the Eastern Shawnee Removal Trail (also known as Lewistown Seneca & Shawnee "Eastern Shawnee" Trail of Tears). Please be aware of inadvertent discoveries associated with historical removal times. However, ESTO has no objection to the project proceeding as described. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a).

However, if during construction cultural objects or human remains are inadvertently discovered, please stop work immediately and contact the Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma.

Neyiwa,

Tiffany M White
TCNS/106 Intake Clerk
Eastern Shawnee Tribe of Oklahoma
918.666.2435 x 1862

IMPORTANT NOTICE: This e-mail message is intended to be received only by persons entitled to receive the confidential in nat
ESTOO.net may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store t me
If you have received this message in error, please forward it to the sender and delete it completely from your computer sy n. [

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Reply to Proposed Tower Structure (Notification ID: 189171) - EmailID #6433723

From: towernotifyinfo@fcc.gov
Sent: Wed, Oct 2, 2019 at 9:33 am
To: tcns@rescom.org
Cc: tcns.fccarchive@fcc.gov, THPOcompliance@semtribe.com

Dear Andrew Smith,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Compliance Review Supervisor THPO Compliance of the Seminole Tribe of Florida in reference to Notification ID #189171:

We have no interest in this site. However, if the Applicant discovers archaeological remains or resources during construction, the Applicant should immediately stop construction and notify the appropriate Federal Agency and the Tribe.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 09/03/2019
Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Proposed Construction of Communications Facilities Notification ofFinal Contacts - Email ID #25566

From: towernotifyinfo@fcc.gov
Sent: Thu, Dec 19, 2019 at 9:02 am
To: tcns@rescom.org
Cc: tcnsweekly@fcc.gov

T-Mobile
Andrew Smith
P.O. Box: 5516
Fort Wayne, IN 46895

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 12/12/2019 and 12/19/2019. Our contact with these Tribal Nations or NHOs was sent on 12/19/2019.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 12/19/2019, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

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1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).
2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 189955 Referred Date: 12/18/2019 Location: Teft Rd, Spring Arbor, MI

Detailed Description of Project: Proposed extension of lattice tower.
Tribe Name: Crow Creek Sioux Tribe
Tribe Name: Lac Vieux Desert Band of Lake Superior Chippewa Indians

TCNS# 189954 Referred Date: 12/18/2019 Location: 26 Mile Rd, Macomb, MI

Detailed Description of Project: Upgrage of antennas on an existing transmission tower.
Tribe Name: Lac Vieux Desert Band of Lake Superior Chippewa Indians

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TCNS# 189510 Referred Date: 12/17/2019 Location: CR3110, Clarksville, TX

Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.

Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Alabama Quassarte Tribal Town
Tribe Name: Apache Tribe of Oklahoma
Tribe Name: Caddo Nation of Oklahoma
Tribe Name: Choctaw Nation of Oklahoma
Tribe Name: Coushatta Indian Tribe
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Jena Band of Choctaw Indians
Tribe Name: Kialegee Tribal Town
Tribe Name: Kiowa Indian Tribe THPO
Tribe Name: Mescalero Apache Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: Tonkawa Tribe
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma
Tribe Name: Wichita and Affiliated Tribes

TCNS# 189517 Referred Date: 12/17/2019 Location: FM 1249E, Kilgore, TX

Detailed Description of Project: Proposed construction of a monopole style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.

Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Alabama Quassarte Tribal Town
Tribe Name: Apache Tribe of Oklahoma
Tribe Name: Caddo Nation of Oklahoma
Tribe Name: Choctaw Nation of Oklahoma
Tribe Name: Coushatta Indian Tribe
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Jena Band of Choctaw Indians
Tribe Name: Kiowa Indian Tribe THPO
Tribe Name: Mescalero Apache Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: Tonkawa Tribe
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma
Tribe Name: Wichita and Affiliated Tribes

TCNS# 189955 Referred Date: 12/17/2019 Location: Teft Rd, Spring Arbor, MI

Detailed Description of Project: Proposed extension of lattice tower.

Tribe Name: Citizen Potawatomi Nation
Tribe Name: Fort Belknap Indian Community
Tribe Name: Hannahville Indian Community
Tribe Name: Ho-Chunk Nation
Tribe Name: Huron Potawatomi
Tribe Name: Keweenaw Bay Indian Community
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Wyandotte Nation

TCNS# 189512 Referred Date: 12/17/2019 Location: FM 1252 & CR370, Winona, TX

Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.

Tribe Name: Alabama Quassarte Tribal Town
Tribe Name: Apache Tribe of Oklahoma
Tribe Name: Caddo Nation of Oklahoma
Tribe Name: Choctaw Nation of Oklahoma
Tribe Name: Coushatta Indian Tribe
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Jena Band of Choctaw Indians
Tribe Name: Kiowa Indian Tribe THPO
Tribe Name: Mescalero Apache Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: Tonkawa Tribe
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma
Tribe Name: Wichita and Affiliated Tribes

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TCNS# 189954 Referred Date: 12/17/2019 Location: 26 Mile Rd, Macomb, MI

Detailed Description of Project: Upgrage of antennas on an existing transmission tower.
Tribe Name: Citizen Potawatomi Nation
Tribe Name: Fort Belknap Indian Community
Tribe Name: Hannahville Indian Community
Tribe Name: Ho-Chunk Nation
Tribe Name: Huron Potawatomi
Tribe Name: Keweenaw Bay Indian Community
Tribe Name: Otoe-Missouria Tribe of Indians
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Seneca-Cayuga Nation
Tribe Name: Wyandotte Nation

TCNS# 189480 Referred Date: 12/16/2019 Location: N Clybourn Ave, Chicago, IL

Detailed Description of Project: Collocation of antennas on an existing building.
Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Flandreau Santee Sioux Tribe
Tribe Name: Fort Belknap Indian Community
Tribe Name: Ho-Chunk Nation
Tribe Name: Iowa Tribe of Oklahoma
Tribe Name: Kaw Nation
Tribe Name: Keweenaw Bay Indian Community
Tribe Name: Menominee Indian Tribe of Wisconsin
Tribe Name: Otoe-Missouria Tribe of Indians
Tribe Name: Ottawa Tribe of Oklahoma
Tribe Name: Peoria Tribe of Indians of Oklahoma
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Sac and Fox Nation
Tribe Name: Sac and Fox Nation of Missouri
Tribe Name: Santee Sioux Nation
Tribe Name: Shawnee Tribe
Tribe Name: Wyandotte Nation

TCNS# 189506 Referred Date: 12/16/2019 Location: US-82, Seymour, TX
Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Apache Tribe of Oklahoma
Tribe Name: Comanche Nation
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Kiowa Indian Tribe THPO
Tribe Name: Mescalero Apache Tribe
Tribe Name: Tonkawa Tribe
Tribe Name: Wichita and Affiliated Tribes

TCNS# 189507 Referred Date: 12/16/2019 Location: CR 1346, Tyler, TX
Detailed Description of Project: Proposed construction of a monopole style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Alabama Quassarte Tribal Town
Tribe Name: Apache Tribe of Oklahoma
Tribe Name: Caddo Nation of Oklahoma
Tribe Name: Choctaw Nation of Oklahoma
Tribe Name: Coushatta Indian Tribe
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Jena Band of Choctaw Indians
Tribe Name: Kiowa Indian Tribe THPO
Tribe Name: Mescalero Apache Tribe
Tribe Name: Muscogee (Creek) Nation
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: Tonkawa Tribe
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma
Tribe Name: Wichita and Affiliated Tribes

TCNS# 189512 Referred Date: 12/19/2019 Location: FM 1252 & CR370, Winona, TX

Detailed Description of Project: Proposed construction of a lattice style telecommunications

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Muscogee (Creek) Nation

TCNS# 189510 Referred Date: 12/19/2019 Location: CR3110, Clarksville, TX

Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Muscogee (Creek) Nation

TCNS# 189517 Referred Date: 12/19/2019 Location: FM 1249E, Kilgore, TX

Detailed Description of Project: Proposed construction of a monopole style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Muscogee (Creek) Nation

TCNS# 189517 Referred Date: 12/19/2019 Location: FM 1249E, Kilgore, TX

Detailed Description of Project: Proposed construction of a monopole style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Muscogee (Creek) Nation

TCNS# 189171 Referred Date: 12/18/2019 Location: Kapok St & Frangipani Ave, Naples, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Tribe Name: Eastern Shawnee Tribe of Oklahoma

TCNS# 189510 Referred Date: 12/18/2019 Location: CR3110, Clarksville, TX

Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Northwestern Band of Shoshone Nation

TCNS# 189480 Referred Date: 12/18/2019 Location: N Clybourn Ave, Chicago, IL

Detailed Description of Project: Collocation of antennas on an existing building.
Tribe Name: Omaha Tribe of Nebraska
Tribe Name: Lac Vieux Desert Band of Lake Superior Chippewa Indians
Tribe Name: Eastern Shawnee Tribe of Oklahoma
Tribe Name: Crow Creek Sioux Tribe

TCNS# 189506 Referred Date: 12/18/2019 Location: US-82, Seymour, TX
Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Northwestern Band of Shoshone Nation

TCNS# 189512 Referred Date: 12/18/2019 Location: FM 1252 & CR370, Winona, TX

Detailed Description of Project: Proposed construction of a lattice style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Northwestern Band of Shoshone Nation

TCNS# 189507 Referred Date: 12/18/2019 Location: CR 1346, Tyler, TX
Detailed Description of Project: Proposed construction of a monopole style telecommunications tower with antennas within a 50'x50' lease area. Project will include ground disturbance.
Tribe Name: Northwestern Band of Shoshone Nation

TCNS# 189954 Referred Date: 12/18/2019 Location: 26 Mile Rd, Macomb, MI

Detailed Description of Project: Upgrage of antennas on an existing transmission tower.
Tribe Name: Ottawa Tribe of Oklahoma
Tribe Name: Shawnee Tribe

TCNS# 189955 Referred Date: 12/18/2019 Location: Teft Rd, Spring Arbor, MI

Detailed Description of Project: Proposed extension of lattice tower.
Tribe Name: Ottawa Tribe of Oklahoma
Tribe Name: Shawnee Tribe

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

LEGEND:
* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Proposed Construction of Communications Facilities Notification ofFinal Contacts - Email ID #25465

From: towernotifyinfo@fcc.gov
Sent: Thu, Dec 5, 2019 at 9:01 am
To: tcns@rescom.org
Cc: tcnsweekly@fcc.gov

CitySwitch
Andrew Smith
P.O. Box: 5516
Fort Wayne, IN 46895

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 11/28/2019 and 12/05/2019. Our contact with these Tribal Nations or NHOs was sent on 12/05/2019.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 12/05/2019, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

_____

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).
2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 187849 Referred Date: 12/04/2019 Location: Filer Ave E, Twin Falls, ID

Detailed Description of Project: Collocation of antennas on an existing monopole.
Tribe Name: Northwestern Band of Shoshone Nation
Tribe Name: Skull Valley Band of Goshute Indians

TCNS# 189170 Referred Date: 12/04/2019 Location: NW 312th St, Okeechobee, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Tribe Name: Eastern Shawnee Tribe of Oklahoma

TCNS# 189172 Referred Date: 12/04/2019 Location: Smith Creek Rd & NF-13, Sopchoppy, FL

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Tribe Name: Seminole Nation of Oklahoma

TCNS# 189101 Referred Date: 12/04/2019 Location: King St, Alexandria, VA

Detailed Description of Project: Collocation of antennas on an existing building.
Tribe Name: Crow Creek Sioux Tribe
Tribe Name: Prairie Island Indian Community

TCNS# 189171 Referred Date: 12/04/2019 Location: Kapok St & Frangipani Ave, Naples, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Tribe Name: Seminole Nation of Oklahoma
Tribe Name: Muscogee (Creek) Nation

TCNS# 187850 Referred Date: 12/04/2019 Location: Pole Line Rd E, Twin Falls, ID

Detailed Description of Project: Collocation of antennas on an existing monopole.
Tribe Name: Northwestern Band of Shoshone Nation
Tribe Name: Skull Valley Band of Goshute Indians

TCNS# 189173 Referred Date: 12/04/2019 Location: S Spring Garden Ave & W Volusia Ave, DeLand, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within an 80' x 120' lease area. Proposed project will include ground disturbance.
Tribe Name: Seminole Nation of Oklahoma

TCNS# 187849 Referred Date: 12/03/2019 Location: Filer Ave E, Twin Falls, ID

Detailed Description of Project: Collocation of antennas on an existing monopole.
Tribe Name: Shoshone-Paiute Tribes
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Shoshone-Bannock Tribes Heritage Tribal Office (HeTO)
Tribe Name: Kiowa Indian Tribe THPO

TCNS# 187850 Referred Date: 12/03/2019 Location: Pole Line Rd E, Twin Falls, ID

Detailed Description of Project: Collocation of antennas on an existing monopole.
Tribe Name: Shoshone-Paiute Tribes
Tribe Name: Eastern Shoshone Tribe
Tribe Name: Shoshone-Bannock Tribes Heritage Tribal Office (HeTO)
Tribe Name: Kiowa Indian Tribe THPO

TCNS# 189099 Referred Date: 12/03/2019 Location: Ackerman Ave, Clifton, NJ

Detailed Description of Project: Collocation of antennas on an existing smokestack.
Tribe Name: Delaware Nation
Tribe Name: Keweenaw Bay Indian Community
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Wyandotte Nation
Tribe Name: Shawnee Tribe

TCNS# 189172 Referred Date: 12/03/2019 Location: Smith Creek Rd & NF-13, Sopchoppy, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Tribe Name: Alabama-Coushatta Tribe of Texas
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Muscogee (Creek) Nation

TCNS# 189173 Referred Date: 12/03/2019 Location: S Spring Garden Ave & W Volusia Ave, DeLand, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within an 80' x 120' lease area. Proposed project will include ground disturbance.
Tribe Name: Coushatta Indian Tribe
Tribe Name: Muscogee (Creek) Nation
Tribe Name: Thlopthlocco Tribal Town

TCNS# 189101 Referred Date: 12/03/2019 Location: King St, Alexandria, VA

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Detailed Description of Project: Collocation of antennas on an existing building.
Tribe Name: Delaware Nation
Tribe Name: Flandreau Santee Sioux Tribe
Tribe Name: Cultural Heritage Partners
Tribe Name: Monacan Nation
Tribe Name: Chickahominy Indian Tribe
Tribe Name: The Upper Mattaponi Indian Tribe
Tribe Name: Nansemond Indian Tribe
Tribe Name: Cherokee Nation
Tribe Name: Shawnee Tribe

TCNS# 189171 Referred Date: 12/03/2019 Location: Kapok St & Frangipani Ave, Naples, FL

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Tribe Name: Muscogee (Creek) Nation
Tribe Name: Thlopthlocco Tribal Town

LEGEND:
* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Confirmation of Manual Referral of a TCNS Notification

From: TCNS Help <TCNSHelp@fcc.gov>
Sent: Mon, Dec 16, 2019 at 10:46 am
To: tcns@rescom.org

189171 Eastern Shawnee Tribe OK.pdf (166.4 KB)

Your manual referral of a proposed tower structure notification has been successfully submitted. The Federal Communications Commission (FCC) will be processing this referral for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages, and Native Hawaiian Organizations as specified by Section IV.G of the Nationwide Programmatic Agreement and the Wireless Infrastructure Second Report and Order dated March 30, 2018. You will receive a Proposed Construction of Communications Facilities Notification of Final Contacts when the FCC has completed processing this referral. Below are the details you submitted.

Manual Referral System ID Number: TCNS7566
Referrer Name:
Referrer Email: tcns@rescom.org

Notification ID: 189171
SHPO Excluded:
E-106 File Number: 0008846179
Project Location: Kapok St & Frangipani Ave, Naples, FL, Collier Co.

Date Documentation Sent: 2019-10-25 10:43:05 EDT
Method Documentation Sent: Hard copy/physical delivery – refer after 36 days

Additional Comments:
Tribes Who Have Not Responded:
Eastern Shawnee Tribe of Oklahoma

Unsubscribe | Notification Preferences

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Confirmation of Manual Referral of a TCNS Notification

From: TCNS Help <TCNSHelp@fcc.gov>
Sent: Tue, Dec 3, 2019 at 3:11 pm
To: tcns@rescom.org

189171 Seminole Nation OK.pdf (126.1 KB)

Your manual referral of a proposed tower structure notification has been successfully submitted. The Federal Communications Commission (FCC) will be processing this referral for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages, and Native Hawaiian Organizations as specified by Section IV.G of the Nationwide Programmatic Agreement and the Wireless Infrastructure Second Report and Order dated March 30, 2018. You will receive a Proposed Construction of Communications Facilities Notification of Final Contacts when the FCC has completed processing this referral. Below are the details you submitted.

Manual Referral System ID Number: TCNS7199
Referrer Name:
Referrer Email: tcns@rescom.org

Notification ID: 189171
SHPO Excluded:
E-106 File Number: 0008846179
Project Location: Naples, FL

Date Documentation Sent: 2019-10-24 15:10:17 EDT
Method Documentation Sent: ONLY electronic delivery – refer after 31 days

Additional Comments:
Tribes Who Have Not Responded:
Seminole Nation of Oklahoma

Unsubscribe | Notification Preferences

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Confirmation of Manual Referral of a TCNS Notification

From: TCNS Help <TCNSHelp@fcc.gov>
Sent: Tue, Dec 3, 2019 at 3:12 pm
To: tcns@rescom.org

189171 Tribal Letters.pdf (196.6 KB)

Your manual referral of a proposed tower structure notification has been successfully submitted. The Federal Communications Commission (FCC) will be processing this referral for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages, and Native Hawaiian Organizations as specified by Section IV.G of the Nationwide Programmatic Agreement and the Wireless Infrastructure Second Report and Order dated March 30, 2018. You will receive a Proposed Construction of Communications Facilities Notification of Final Contacts when the FCC has completed processing this referral. Below are the details you submitted.

Manual Referral System ID Number: TCNS7200
Referrer Name:
Referrer Email: tcns@rescom.org

Notification ID: 189171
SHPO Excluded:
E-106 File Number: 0008846179
Project Location: Naples, FL

Date Documentation Sent: 2019-10-24 15:11:20 EDT
Method Documentation Sent: Hard copy/physical delivery – refer after 36 days

Additional Comments:
Tribes Who Have Not Responded:
Muscogee (Creek) Nation

Unsubscribe | Notification Preferences

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Confirmation - Referral of a Proposed Tower ConstructionNotification - Email ID #6530357

From: towernotifyinfo@fcc.gov
Sent: Tue, Dec 3, 2019 at 2:22 pm
To: tcns@rescom.org

Dear Andrew Smith,

Your referral of a proposed tower structure notification has been successfully submitted via the Tower Construction Notification System. The Federal Communications Commission (FCC) will be processing this referral for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages, and Native Hawaiian Organizations as specified by Section IV.G of the Nationwide Programmatic Agreement and the Wireless Infrastructure Second Report and Order dated March 30, 2018. You will receive a Proposed Construction of Communications Facilities Notification of Final Contacts when the FCC has completed processing this referral. Below are the details you provided in the referral of the tower you have proposed to construct:

Notification Received: 09/03/2019
Notification Referred: 12/03/2019

Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER
Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

Entities Who Have Not Responded:

Muscogee (Creek) Nation
Contact Date: 09/05/2019

Thlopthlocco Tribal Town
Contact Date: 09/05/2019

**Note that the FCC will assign a unique Notification ID number for a site where the initial contact was not made through TCNS. You will need to reference this Notification ID number when you update your project's Status with us.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 25, 2019

Mr. Travis Patton, TCNS Coordinator
Eastern Shawnee Tribe of Oklahoma
Cultural Preservation Department
70500 E 128th Rd
Wyandotte, OK 74370

RE: INVITATION TO COMMENT UNDER SECTION 106
TCNS ID: 189171
Kapok
Kapok St & Frangipani Ave
Naples, Collier County, FL 34117

Dear Mr. Patton,

RESCOM Environmental Corp (RESCOM) was retained by Ignite Wireless to complete Section 106 Compliance as delegated by the FCC and outlined in 36 CFR Part 800 for the above referenced project.

Ignite Wireless proposes the construction of a 250' self-supporting lattice style telecommunications tower with an access drive at the above referenced location. In accordance with Ignite Wireless earlier communications via the FCC Tower Construction Notification System, Ignite Wireless and RESCOM respect the sovereign status of your Tribe and are writing to outline the project.

Enclosed for your review are maps and project drawings regarding the proposed project. An archaeological survey was conducted and did not discover any archaeological sites or materials; results and recommendations are detailed in the attached report.

Except to the extent that we have agreed otherwise, the 'Voluntary Best Practices for Expediting the Process of Communications Tower and Antenna Siting Review' provides that your Tribe should evaluate this submission and respond in writing with an opinion of interest or no interest. If you do not believe that all of the agreed upon materials have been enclosed, or if you have any other questions, please contact our office immediately so that we can reach a satisfactory resolution as soon as possible.

We appreciate your assistance in this matter. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
RESCOM Environmental Corporation

Andrew Smith, Project Manager
260-385-6999
tcns@rescom.org

RESCOM 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 25, 2019

Ms. Anne Edwards-Martel, TCNS Coordinator
Muscogee Creek Nation
Cultural Preservation Dept., P.O. Box 580
Okmulgee, OK 74447

RE: INVITATION TO COMMENT UNDER SECTION 106
TCNS ID: 189171
Kapok
Kapok St & Frangipani Ave
Naples, Collier County, FL 34117

Dear Ms. Edwards-Martel,

RESCOM Environmental Corp (RESCOM) was retained by Ignite Wireless to complete Section 106 Compliance as delegated by the FCC and outlined in 36 CFR Part 800 for the above referenced project.

Ignite Wireless proposes the construction of a 250' self-supporting lattice style telecommunications tower with an access drive at the above referenced location. In accordance with Ignite Wireless earlier communications via the FCC Tower Construction Notification System, Ignite Wireless and RESCOM respect the sovereign status of your Tribe and are writing to outline the project.

Enclosed for your review are maps and project drawings regarding the proposed project. An archaeological survey was conducted and did not discover any archaeological sites or materials; results and recommendations are detailed in the attached report.

Except to the extent that we have agreed otherwise, the 'Voluntary Best Practices for Expediting the Process of Communications Tower and Antenna Siting Review' provides that your Tribe should evaluate this submission and respond in writing with an opinion of interest or no interest. If you do not believe that all of the agreed upon materials have been enclosed, or if you have any other questions, please contact our office immediately so that we can reach a satisfactory resolution as soon as possible.

We appreciate your assistance in this matter. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
RESCOM Environmental Corporation

Andrew Smith, Project Manager
260-385-6999
tcns@rescom.org

RESCOM 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 25, 2019

Mr. Theodore Isham, Historic Preservation Officer
Seminole Nation of Oklahoma
P.O. Box 1498
Wewoka, OK 74884

RE: INVITATION TO COMMENT UNDER SECTION 106
TCNS ID: 189171
Kapok
Kapok St & Frangipani Ave
Naples, Collier County, FL 34117

Dear Mr. Isham,

RESCOM Environmental Corp (RESCOM) was retained by Ignite Wireless to complete Section 106 Compliance as delegated by the FCC and outlined in 36 CFR Part 800 for the above referenced project.

Ignite Wireless proposes the construction of a 250' self-supporting lattice style telecommunications tower with an access drive at the above referenced location. In accordance with Ignite Wireless earlier communications via the FCC Tower Construction Notification System, Ignite Wireless and RESCOM respect the sovereign status of your Tribe and are writing to outline the project.

Enclosed for your review are maps and project drawings regarding the proposed project. An archaeological survey was conducted and did not discover any archaeological sites or materials; results and recommendations are detailed in the attached report.

Except to the extent that we have agreed otherwise, the 'Voluntary Best Practices for Expediting the Process of Communications Tower and Antenna Siting Review' provides that your Tribe should evaluate this submission and respond in writing with an opinion of interest or no interest. If you do not believe that all of the agreed upon materials have been enclosed, or if you have any other questions, please contact our office immediately so that we can reach a satisfactory resolution as soon as possible.

We appreciate your assistance in this matter. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
RESCOM Environmental Corporation

Andrew Smith, Project Manager
260-385-6999
tcns@rescom.org

RESCOM 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

October 25, 2019

Mr. Mekko Ryan Morrow,
Thlopthlocco Tribal Town
Thlopthloccotribaltowntowers@gmail.com; CC: Thpo@tttown.org
P.O. Box 188
Okemah, OK 74859

RE: INVITATION TO COMMENT UNDER SECTION 106
TCNS ID: 189171
Kapok
Kapok St & Frangipani Ave
Naples, Collier County, FL 34117

Dear Mr. Morrow,

RESCOM Environmental Corp (RESCOM) was retained by Ignite Wireless to complete Section 106 Compliance as delegated by the FCC and outlined in 36 CFR Part 800 for the above referenced project.

Ignite Wireless proposes the construction of a 250' self-supporting lattice style telecommunications tower with an access drive at the above referenced location. In accordance with Ignite Wireless earlier communications via the FCC Tower Construction Notification System, Ignite Wireless and RESCOM respect the sovereign status of your Tribe and are writing to outline the project.

Enclosed for your review are maps and project drawings regarding the proposed project. An archaeological survey was conducted and did not discover any archaeological sites or materials; results and recommendations are detailed in the attached report.

Except to the extent that we have agreed otherwise, the 'Voluntary Best Practices for Expediting the Process of Communications Tower and Antenna Siting Review' provides that your Tribe should evaluate this submission and respond in writing with an opinion of interest or no interest. If you do not believe that all of the agreed upon materials have been enclosed, or if you have any other questions, please contact our office immediately so that we can reach a satisfactory resolution as soon as possible.

We appreciate your assistance in this matter. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
RESCOM Environmental Corporation

Andrew Smith, Project Manager
260-385-6999
tcns@rescom.org

RESCOM 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Reply to Proposed Tower Structure (Notification ID: 189171) - EmailID #6407713

From: towernotifyinfo@fcc.gov
Sent: Thu, Sep 5, 2019 at 4:09 pm
To: tcns@rescom.org

Dear Andrew Smith,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #189171:

The Cultural Preservation Office of the Eastern Shawnee Tribe of Oklahoma requires the following information regarding all proposed FCC projects.

DO NOT EMAIL DOCUMENTATION; IT WILL BE DELETED WITHOUT BEING OPENED.
Submit by US postal mail or other parcel carrier all the following information for all telecommunication projects to:

Eastern Shawnee Tribe of Oklahoma
Attn: Kelly Nelson
70500 E. 128 Rd.
Wyandotte, OK 74370

1. Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Total area surveyed in acres
g. Contact information.

2. Professional cultural/archaeological resource survey report.
3. Aerial and/or USGS topographic maps showing general project location (small scale).
4. Aerial, color USGS topographic, or planimetric maps showing project area (large scale).
5. Project site plan map depicting labeled shovel test locations.
6. Shovel Test Log.
7. Site photographs.

We request the opportunity to review and comment on scopes of work for projects whose purpose is to evaluate or mitigate archaeological sites discovered during a telecom project survey, and we also request to review the final reports for those projects.

NOTE: The 30 day review period begins when we, The Eastern Shawnee Tribe of Oklahoma, receive ALL required documentation for the TCNS submittal, not when it is sent out. We suggest sending TCNS submissions with a tracking number to reference and confirm when we receive it in our office.

The Eastern Shawnee Procedures document is recommended for guidance, send an email to Kelly Nelson at: celltower@estoo.net to request the most current copy.

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 09/03/2019
Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWERCONSTRUCTION NOTIFICATION INFORMATION - Email ID #6404659

From: towernotifyinfo@fcc.gov
Sent: Fri, Sep 6, 2019 at 3:02 am
To: tcns@rescom.org
Cc: tcnsweekly@fcc.gov

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. NAGPRA & Section 106 Representative Fred Dayhoff - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 239-695-4360 - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Historic Preservation Officer Theodore Isham - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder, however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Coordinator Anne Edwards-Martel Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - mcntcns@mcn-nsn.gov; section106@mcn-nsn.gov - 918-732-7639 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-666-2435 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: Cell Tower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. SHPO Lee Warner - Alabama Historical Commission - 468 South Perry Street Montgomery, AL - lwarner@mail.preserveala.org - 334-242-3184 - electronic mail

8. Deputy SHPO Elizabeth Ann Brown - Alabama Historical Commission - 468 South Perry

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Street Montgomery, AL - ebrown@mail.preserveala.org - 334-242-3185 - electronic mail

9. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

10. Historic Preservationist Robin Jackson - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Robin.Jackson@DOS.myflorida.com - 850-245-6333 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 09/03/2019
Notification ID: 189171
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min 0.7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER
Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82.0 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Proposed Tower Structure Info - Email ID #6403526

From: towernotifyinfo@fcc.gov
Sent: Tue, Sep 3, 2019 at 1:20 pm
To: tcns@rescom.org

Dear Andrew Smith,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 09/03/2019

Notification ID: 189171
Tower Owner Individual or Entity Name: CitySwitch
Consultant Name: Andrew Smith
P.O. Box: 5516
City: Fort Wayne
State: INDIANA
Zip Code: 46895
Phone: 260-385-6999
Email: tcns@rescom.org

Structure Type: LTOWER - Lattice Tower
Latitude: 26 deg 12 min 36.9 sec N
Longitude: 81 deg 36 min .7 sec W
Location Description: Kapok St & Frangipani Ave
City: Naples
State: FLORIDA
County: COLLIER

Detailed Description of Project: Collocation of antennas on a new lattice telecommunications tower, within a 100' x 100' lease area. Proposed project will include ground disturbance.
Ground Elevation: 5.8 meters
Support Structure: 76.2 meters above ground level
Overall Structure: 76.2 meters above ground level
Overall Height AMSL: 82 meters above mean sea level

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ATTACHMENT C – INFORMAL BIOLOGICAL ASSESSMENT & MAPS

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

September 13, 2019

Colleen Carroll
Ignite Wireless, Inc
102 Mary Alice Park Road, Suite 505
Cumming, GA 30040

RE: Informal Biological Assessment for the proposed construction of a telecommunications tower facility:
Kapok Tower
Kapok St & Frangipani Ave
Naples, Collier County, FL 34117

Dear Ms. Carroll,

RESCOM Environmental Corp has completed an Informal Biological Assessment (IBA) in conjunction with a NEPA assessment for the above referenced property. The purpose of this IBA is to address potential affects to threatened and endangered species and critical habitats as referenced in 47 CFR 1.1307 (a) 3. Additionally, this IBA addresses potential affects to migratory birds as referenced in the Note to 47 CFR 1.1307 (d).

Based on the information presented in this report, the proposed project is not likely to impact threatened and endangered species as contained in 50 CFR 17.11, 17.22, 222.23(a), 227.4, critical habitats as contained in 50 CFR 17.95, 17.96, and part 226, or migratory birds protected under the Migratory Bird Treaty Act.

Thank you for the opportunity to provide this service and we look forward to working with you in the future. If you have any questions or comments, please call our office at (231) 409-2563.

Sincerely,
RESCOM Environmental Corp

Andrew Smith
Project Manager
andrew.smith@rescom.org

RESCOM File 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

INFORMAL BIOLOGICAL ASSESSMENT

Site Name: Kapok Tower Site Number: _____

Site Location: Kapok St & Frangipani Ave, Naples, Collier County, FL 34117

Project Type: Proposed construction of a 250' self-supporting lattice style telecommunications tower

Unless stated otherwise, for the purpose of this report RESCOM Environmental Corp assessed the direct project area and a 30' buffer in all directions from the boundary of all proposed lease areas.

REGULATORY STATEMENT:
This Informal Biological Assessment (IBA) is being performed in conjunction with a NEPA assessment as required by the National Environmental Policy Act (NEPA) referenced in 47 CFR Subpart 1, Chapter 1, Sections 1.130-1.1319. This IBA addresses potential affects to threatened and endangered species and critical habitats as referenced in 47 CFR 1.1307 (a) 3. Additionally, this IBA addresses potential affects to migratory birds as referenced in the Note to 47 CFR 1.1307 (d). For the purposes of this report, RESCOM assessed threatened and endangered species as contained in 50 CFR 17.11, 17.22, 222.23(a), 227.4, critical habitats as contained in 50 CFR 17.95, 17.96, and part 226, and migratory birds protected under the Migratory Bird Treaty Act.

PROJECT OVERVIEW:
CitySwitch proposes the construction of a 250' self-supporting lattice style telecommunications tower within a 100' x 100' lease area. A proposed driveway off Kapok Street will be utilized for access. The proposed project will route utilities to the nearest power and telco sources.

Potential ground disturbance and habitat impact will be limited to the proposed 100' x 100' lease area, access easement, and utility easement.

LOCAL HABITAT:
RESCOM conducted a field reconnaissance of the proposed project area and determined the habitat at the subject property consists of a grass lot and dirt road. Habitats at the adjacent properties include scattered trees, grass lots, and bushes in all directions.

CRITICAL HABITAT, WILDLIFE REFUGES, AND WETLANDS:
RESCOM utilized the USFWS Information, Planning, and Conservation (IPaC) decision support system to determine if there are any critical habitats or National Wildlife Refuges within or near the proposed project area. Based on the IPaC results, there are no critical habitats or National Wildlife Refuges at or near the proposed project area.

Based on a review of the digitized National Wetlands Inventory maintained by the U.S. Fish and Wildlife Service (USFWS), the subject property is not within the boundary of a designated wetland. Additionally, no wetland indicators such as wetland vegetation or standing water were noted at the time of the field inspection. According to the Natural Resource Conservation Service (NRCS) Web Soil Survey, underlying soils consist of Riviera soils. Riviera series are not listed as hydric soils by the United States Department of Agriculture. The nearest body of water, a river, is

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

approximately 900 feet north of the subject property. Based on all of these factors there are no wetland areas at or near the subject property.

THREATENED & ENDANGERED SPECIES:
RESCOM utilized IPaC to determine if any listed or potentially listed Threatened & Endangered species exist within or within 30' of the proposed project area. RESCOM then reviewed various field guides and reference books to determine what habitats are necessary to support the listed or potentially listed species of the area. Necessary habitats were compared to the habitat found at and near the subject property. Based on this comparison, none of the listed or potentially listed Threatened & Endangered species identified by the USFWS are likely to be found at the subject property, or within a 30' buffer zone surrounding all proposed lease areas. A complete list of these species, their required habitat, and the potential project impact is as follows:

Species	Status*	Required Habitat	Potential Impact	Reasoning
American Alligator *Alligator mississippiensis*	LT	Prefer fresh water marsh, may occassionally be within brackish waters. Nests within swamps and marshes.	No Effect	No Suitable Habitat
American Crocodile *Crocodylus acutus*	LT	Coastal habitat, living in brackish and saltwater areas in mangrove swamps.	No Effect	No Suitable Habitat
Audubon's Crested Caracara *Polyborus plancus audubonii*	LT	Occurs in dry or wet prairie areas with scattered cabbage palms (Sabal palmetto). May also be found in lightly wooded areas. May use improved or semi-improved pasture with the presence of seasonal wetlands.	No Effect	No Suitable Habitat
Bartram's Hairstreak Butterfly *Strymon acis bartrami*	LE	Habitat includes pine rockland. Caterpillars feed only on pineland croton, an understory plant in pine rockland habitat.	No Effect	No Suitable Habitat
Cape Sable Seaside Sparrow *Ammodramus maritimus mirabilis*	LE	Preferred nesting habitat is a mixed marl prairie community which often includes muhly grass (Muhlenbergia filipes) and moderately dense clumped grasses, with open space permitting ground movements by the sparrow.	No Effect	No Suitable Habitat
Eastern Indigo Snake *Drymarchon corais couperi*	LT	Pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, coastal dunes, and human-altered habitats. Require a mix of habitats for full annual cycle.	No Effect	No Suitable Habitat

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Species	Status*	Required Habitat	Potential Impact	Reasoning
Everglade Snail Kite *Rostrhamus sociabilis plumbeus*	LE	Consists of freshwater marshes and the shallow vegetated edges of lakes where apple snails can be found, characterized as palustrine-emergent, long-hydroperiod wetlands often in organic peat substrate overlying oolitic limestone or sand or directly on limestone or marl.	No Effect	No Suitable Habitat
Florida Bonneted Bat *Eumops floridanus*	LE	This bat occurs in urban, suburban, and forested areas; it roosts in buildings (e.g., in attics, rock or brick chimneys of fireplaces, and especially under Spanish roof tiles, often in buildings dating from about 1920-1930), sometimes in tree hollows (including those made by woodpeckers), occasionally in foliage of palm trees (e.g., shafts of Royal Palm leaves); also has been found under rocks, in fissures in limestone outcrops, and near excavations (Layne 1978, Timm and Genoways 2004).	No Effect	No Suitable Habitat
Florida Grasshopper Sparrow *Ammodramus savannarum floridanus*	LE	The Florida grasshopper sparrow requires large treeless grasslands dominated by bunch grasses, low shrubs, and saw palmetto with enough interspersed bare ground for this ground-dwelling sparrow to forage effectively. This habitat is dependent on frequent burning, and the sparrows prefer prairies which have been burned within the previous two years. The prairie was historically maintained by frequent wildfires which were ignited by lightning, or prescribed fires set by cattle ranchers.	No Effect	No Suitable Habitat
Florida Leafwing Butterfly *Anaea troglodyta floridalis*	LE	Habitat includes pine rockland. Caterpillars feed only on pineland croton, an understory plant in pine rockland habitat.	No Effect	No Suitable Habitat
Florida Panther *Puma (=Felis) concolor coryi*	LE	Diverse habitat including wetlands, swamps, upland forests, and stands of saw palmetto.	No Effect	No Suitable Habitat

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Species	Status*	Required Habitat	Potential Impact	Reasoning
Florida Prairie-clover *Dalea carthagenensis floridana*	LE	Pine rocklands, edges of rockland hammocks, coastal uplands, marl prairie.	No Effect	No Suitable Habitat
Florida Scrub-jay *Aphelocoma coerulescens*	LT	The Florida scrub-jay is the only species of bird that is unique to Florida. Scrub-jays inhabit sand pine and xeric oak scrub, and scrubby flatwoods, which occur in some of the highest and driest areas of Florida – ancient sandy ridges that run down the middle of the state, old sand dunes along the coasts, and sandy deposits along rivers in the interior of the state.	No Effect	No Suitable Habitat
Garber's Spurge *Chamaesyce garberi*	LT	Sandy soils over limestone in pine rocklands, hammock edges, coastal rock barrens, grass prairies, salt flats, beach ridges, and swales.	No Effect	No Suitable Habitat
Ivory-billed Woodpecker *Campephilus principalis*	LE	Found in mature bottomland forest and cypress swamps with large hardwoods.	No Effect	No Suitable Habitat
Kirtland's Warbler *Dendroica kirtlandii*	LE	Occurs in young jack pine stands.	No Effect	No Suitable Habitat
Loggerhead Sea Turtle *Caretta caretta*	LT	Loggerheads nest on ocean beaches, generally preferring high energy, relatively narrow, steeply sloped, coarse-grained beaches. Take up residence in areas often characterized by accumulations of floating material.	No Effect	No Suitable Habitat
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	LE	Habitat includes tropical hardwood hammocks and associated margins. Caterpillars hatch and feed exclusively on gray nicker bean.	No Effect	No Suitable Habitat
Piping Plover *Charadrius melodus*	LT	Suitable breeding habitats include wide beaches with highly clumped vegetation such as around small alkaline lakes and reservoir beaches.	No Effect	No Suitable Habitat

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Species	Status*	Required Habitat	Potential Impact	Reasoning
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)*	LT	Diverse habitat including wetlands, swamps, upland forests, and stands of saw palmetto.	No Effect	No Suitable Habitat
Red Knot *Calidris canutus rufa*	LT	Breeds on the tundra; during migration and in the winter it can be found on tidal flats, rocky shores, and beaches.	No Effect	No Suitable Habitat
Red-cockaded Woodpecker *Picoides borealis*	LE	This endangered species is a habitat specialist that is strongly tied to old-growth pine forests that burn frequently, leaving the understory mostly clear of younger pines and hardwoods. They were once common in vast tracts of longleaf pine; now they also occur in loblolly, slash, and some other pine stands in the southeastern pine flatwoods.	No Effect	No Suitable Habitat
Wood Stork *Mycteria americana*	LT	Prefers freshwater and estaurine wetlands, primarily nesting in cypress or mangrove swamps. Feed in freshwater marshes, narrow tidal creeks, or flooded tidal pools.	No Effect	No Suitable Habitat

***LE**: Listed Endangered; **LT**: Listed Threatened; **PE**: Proposed Endangered; **PT**: Proposed Threatened

MIGRATORY BIRDS:

Based on the results of a field reconnaissance and review of available maps maintained by the U.S. Forest Service (USFS) and USFWS, the proposed project area is not located in a waterway, wildlife refuge, national wilderness area, grassland, forest area, ridge-line, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. The proposed project area is located in a primary flyway. While the probability that migratory birds will be found within the project area is minimal, the presence of migratory birds cannot be ruled out. The IPaC results suggest multiple migratory bird species may be located within the county of the project area.

The USFWS has established “Service Guidance on the Siting, Construction, Operation and Decommissioning of Communication Towers” to reduce potential impact to migratory birds. These guidelines suggest, if collocating on an existing tower or non-tower structure is not possible, that proposed towers be constructed 199’ or less in overall height, without the use of guy wires, and in a facility with a minimum possible footprint. Additionally, the USFWS suggests towers be unlit or lit with only white or red strobe lights. All necessary guy wires should have daytime visual markers on the wires. Lastly, towers should be designed to encourage future collocations.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

While the proposed tower will have an overall height of 250', according to the current available studies, such as the Michigan State Police Tower Study, towers above 500' appear to have more of an effect on migratory birds than towers that are shorter than 500'. Based on the construction drawings provided by CitySwitch, we have concluded that steps have been taken to adhere to the USFWS tower siting guidelines including constructing with a minimum facility footprint, and to accommodate future collocations.

CONCLUSIONS:

Based on the information presented in this report, habitats necessary to support listed and potentially listed Threatened & Endangered species and Critical Habitats do not exist at the subject property or in the vicinity. Therefore, the proposed project is not likely to impact Threatened & Endangered species as contained in 50 CFR 17.11, 17.22, 222.23(a), 227.4, critical habitats as contained in 50 CFR 17.95, 17.96, and part 226, or migratory birds protected under the Migratory Bird Treaty Act.

Joe Lee / Biologist
RESCOM Environmental Corp.

Andrew Smith / Report Preparer
RESCOM Environmental Corp.

RESCOM File 19080047

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SUPPORTING DOCUMENTATION

U.S. Fish & Wildlife Service Information, Planning, and Conservation (IPaC) Results
U.S. Fish & Wildlife service National Wetlands Inventory
Natural Resource Conservation Service Web Soil Survey
North American Flyway Map

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
http://fws.gov/verobeach

In Reply Refer To:
Consultation Code: 04EF2000-2019-SLI-1080
Event Code: 04EF2000-2019-E-03329
Project Name: Kapok

August 30, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Project Summary

Consultation Code: 04EF2000-2019-SLI-1080

Event Code: 04EF2000-2019-E-03329

Project Name: Kapok

Project Type: COMMUNICATIONS TOWER

Project Description: New 250 ft Tower

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/26.21031128211728N81.60018047018193W

Counties: Collier, FL

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Endangered Species Act Species

There is a total of 25 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Bonneted Bat Eumops floridanus No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther Puma (=Felis) concolor coryi No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763 Habitat assessment guidelines: https://ecos.fws.gov/ipac/guideline/assessment/population/8/office/41420.pdf	Endangered
Puma (=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi) Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
West Indian Manatee Trichechus manatus There is final critical habitat for this species. Your location is outside the critical habitat. This species is also protected by the Marine Mammal Protection Act, and may have additional consultation requirements. Species profile: https://ecos.fws.gov/ecp/species/4469	Threatened

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Birds

NAME	STATUS
Audubon's Crested Caracara Polyborus plancus audubonii Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Cape Sable Seaside Sparrow Ammodramus maritimus mirabilis There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6584	Endangered
Everglade Snail Kite Rostrhamus sociabilis plumbeus There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713 Species survey guidelines: https://ecos.fws.gov/ipac/guideline/survey/population/1221/office/41420.pdf	Endangered
Florida Grasshopper Sparrow Ammodramus savannarum floridanus No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/32	Endangered
Florida Scrub-jay Aphelocoma coerulescens No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6174	Threatened
Ivory-billed Woodpecker Campephilus principalis No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8230	Endangered
Kirtland's Warbler Setophaga kirtlandii (= Dendr oica kirtlandii) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8078	Endangered
Piping Plover Charadrius melodus Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Red Knot Calidris canutus rufa No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened
Red-cockaded Woodpecker Picoides borealis No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7614	Endangered
Wood Stork Mycteria americana	Threatened

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NAME	STATUS
Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 Habitat assessment guidelines: https://ecos.fws.gov/ipac/guideline/assessment/population/124/office/41420.pdf	

Reptiles

NAME	STATUS
American Alligator Alligator mississippiensis No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
American Crocodile Crocodylus acutus Population: U.S.A. (FL) There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6604	Threatened
Eastern Indigo Snake Drymarchon corais couperi No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Loggerhead Sea Turtle Caretta caretta Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Fishes

NAME	STATUS
Atlantic Sturgeon (gulf Subspecies) Acipenser oxyrinchus (=oxyrhynchus) desotoi There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/651	Threatened

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Insects

NAME	STATUS
Bartram's Hairstreak Butterfly Strymon acis bartrami There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4837	Endangered
Florida Leafwing Butterfly Anaea troglodyta floridalis There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6652	Endangered
Miami Blue Butterfly Cyclargus (=Hemiargus) thomasi bethunebakeri No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	Endangered

Flowering Plants

NAME	STATUS
Florida Prairie-clover Dalea carthagenensis floridana No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2300	Endangered
Garber's Spurge Chamaesyce garberi No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8229	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetland 19080047

August 30, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Soil Map—Collier County Area, Florida

Map Scale: 1:7,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Collier County Area, Florida
Survey Area Data: Version 11, Sep 18, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 6, 2015—Feb 12, 2015

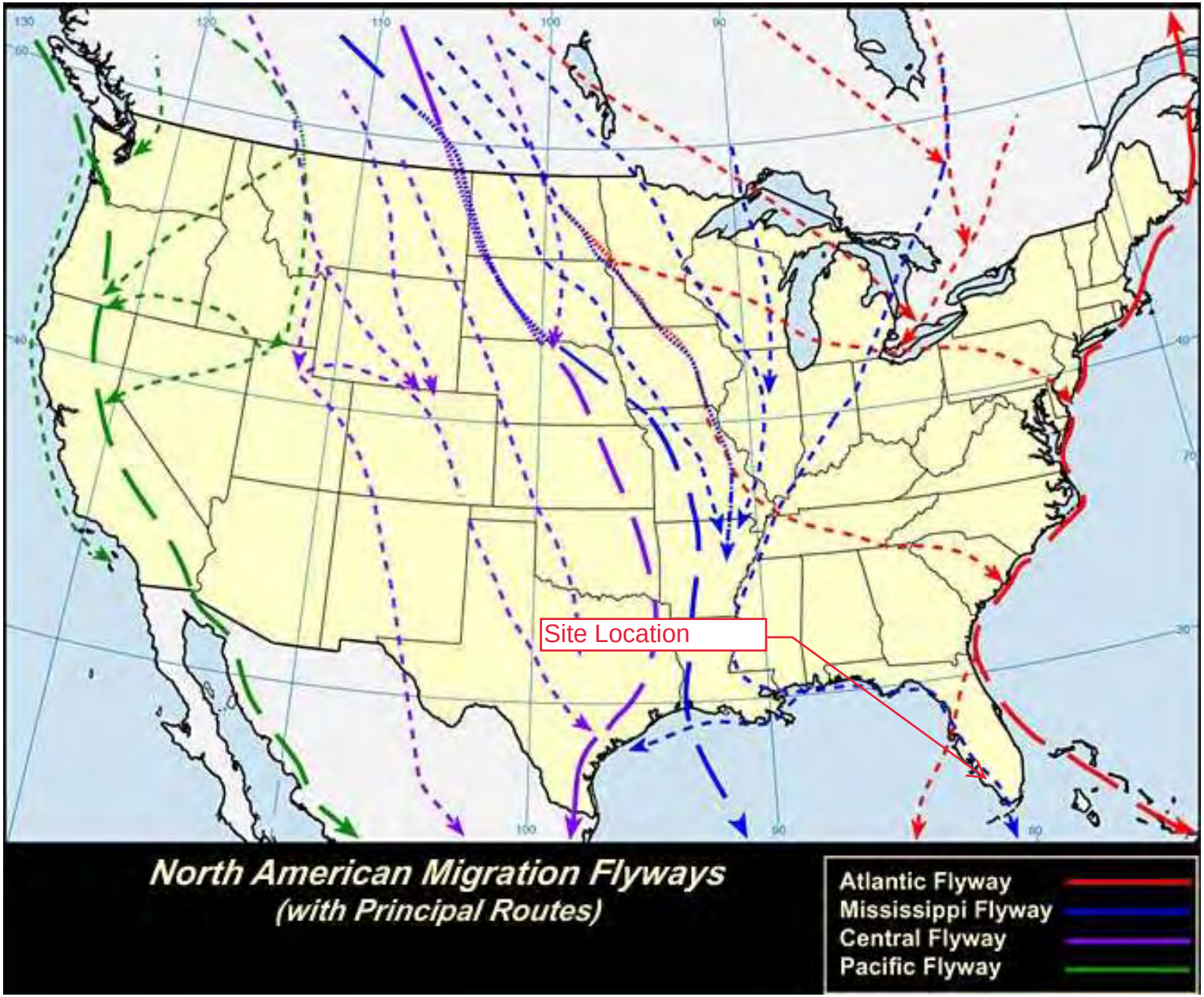
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Map Unit Legend

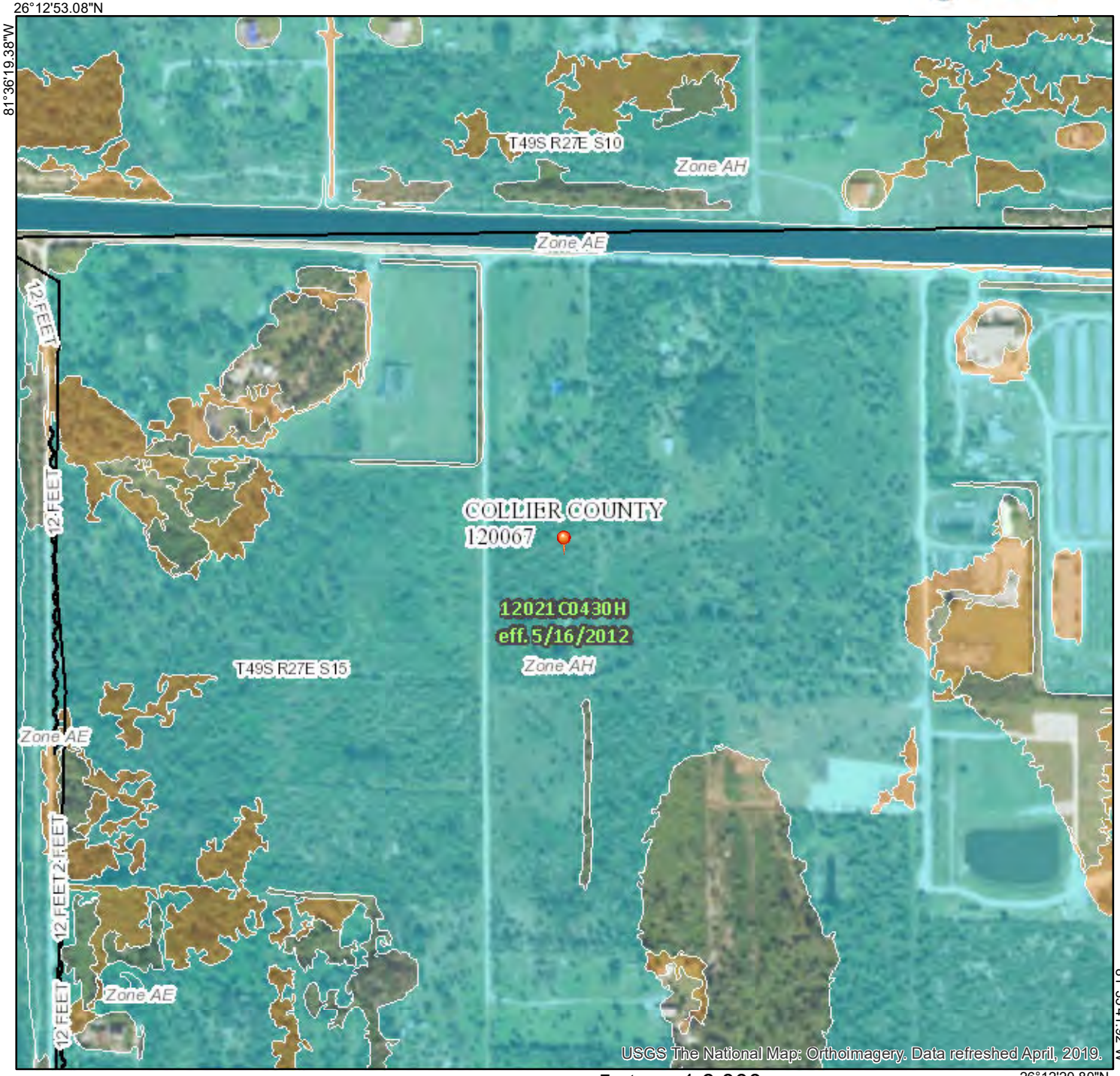
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Pineda fine sand, limestone substratum, 0 to 2 percent slopes	13.3	6.6%
16	Oldsmar fine sand, 0 to 2 percent slopes	13.8	6.8%
18	Riviera fine sand, limestone substratum, 0 to 2 percent slopes	150.2	74.2%
21	Boca fine sand, 0 to 2 percent slopes	17.3	8.6%
99	Water	7.8	3.9%
Totals for Area of Interest		**202.4**	**100.0%**

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- **SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BF Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH,
  - Regulatory Floodway
- **OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazar of 1% annual chance flood with a depth less than one foot or with d areas of less than one square mil
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk du Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee
- **OTHER AREAS**
  - NO SCREEN Area of Minimal Flood Hazard Zo
  - Effective LOMRs
  - Area of Undetermined Flood Haza
- **GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- **OTHER FEATURES**
  - 20.2 Cross Sections with 1% Annual Ch
  - 17.5 Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- **MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 8/30/2019 at 10:14:15 AM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following m elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

USA Federal Lands

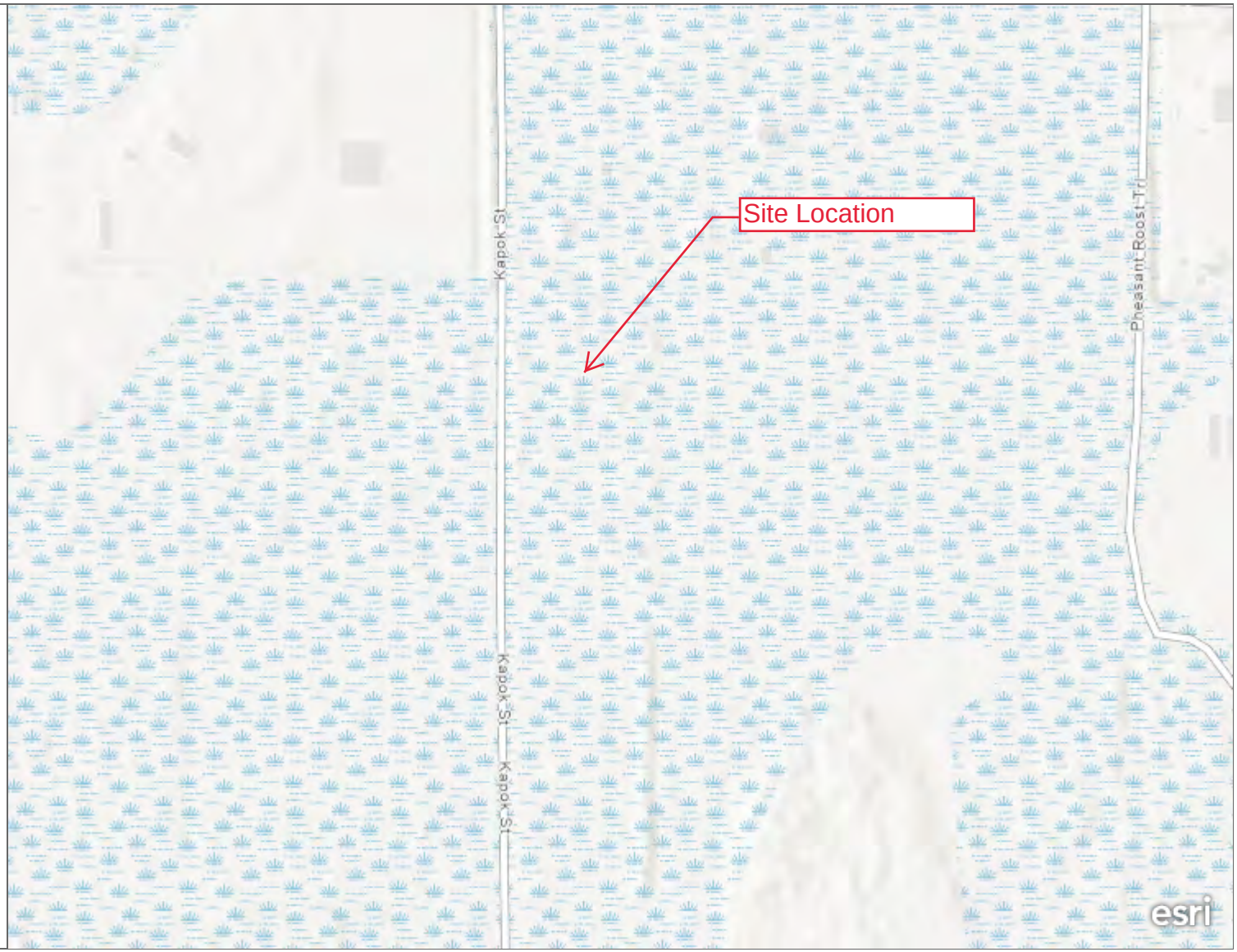
USA Federal Lands

NationalMapFederalLands

- Forest Service
- Department of Defense
- Bureau of Land Management
- US Fish and Wildlife Service
- National Park Service
- Bureau of Indian Affairs
- Bureau of Reclamation
- Other Agencies

World Hillshade

World Hillshade

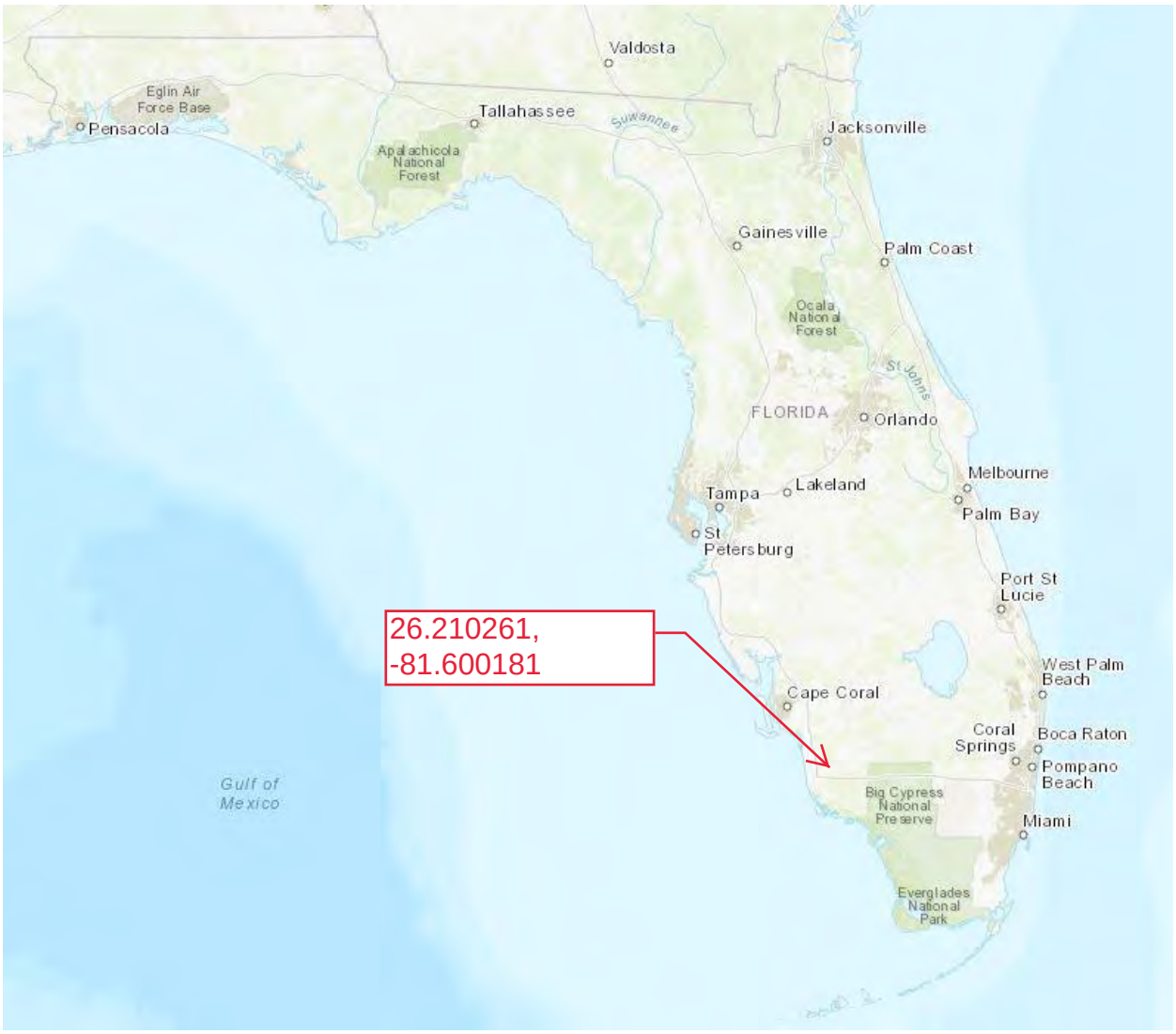


This web map presents the federal and tribal land areas of the United States

University of South Florida, County of Collier, FDEP, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | nationamap.gov | University of South Florida, County of Collier, FDEP, BuildingFootprintUSA, Esri, HERE, Garmin, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

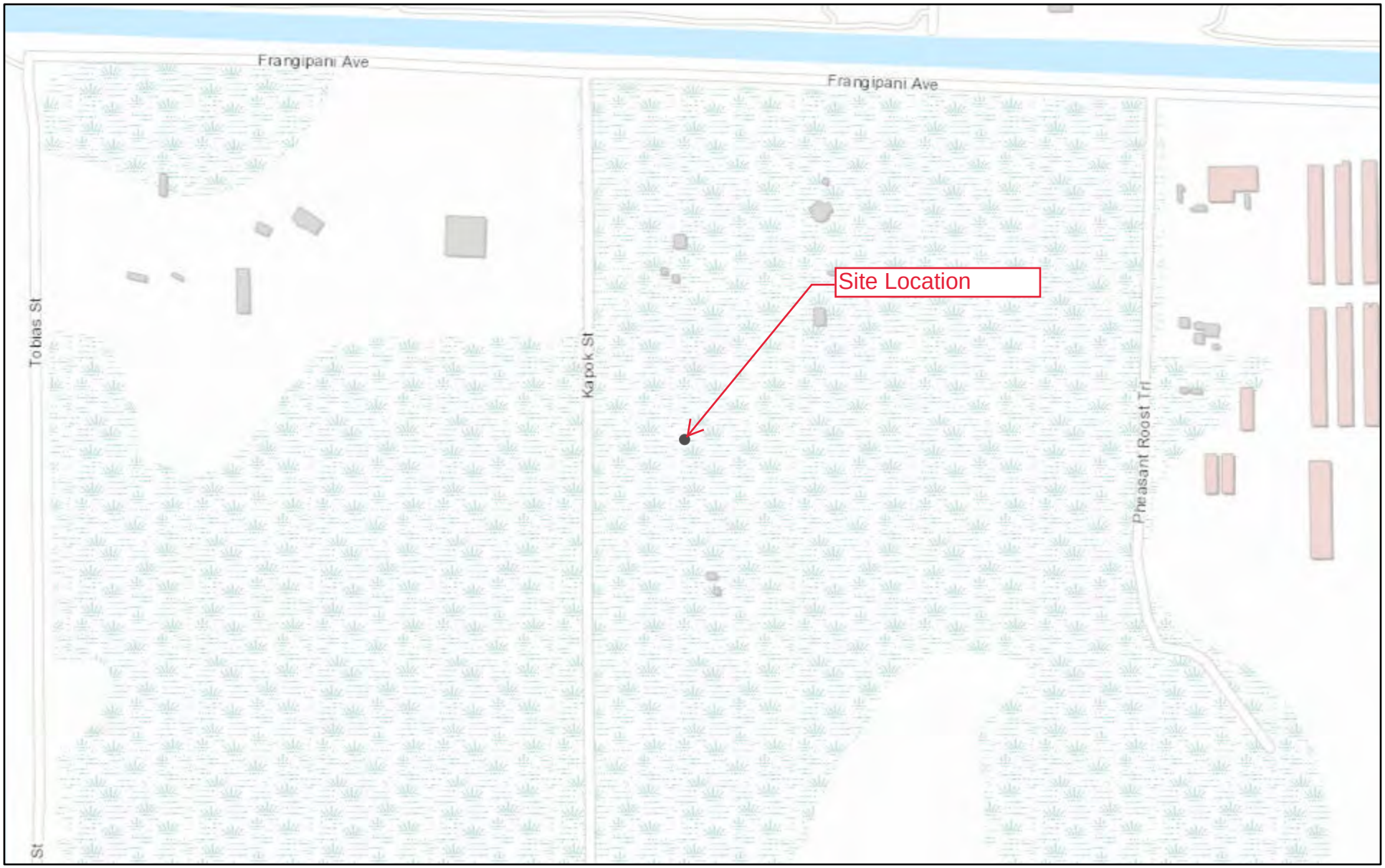
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

National Trails Map



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Wilderness Map



10/17/2019, 2:38:06 PM

1:4,514

0 0.03 0.07 0.13 mi

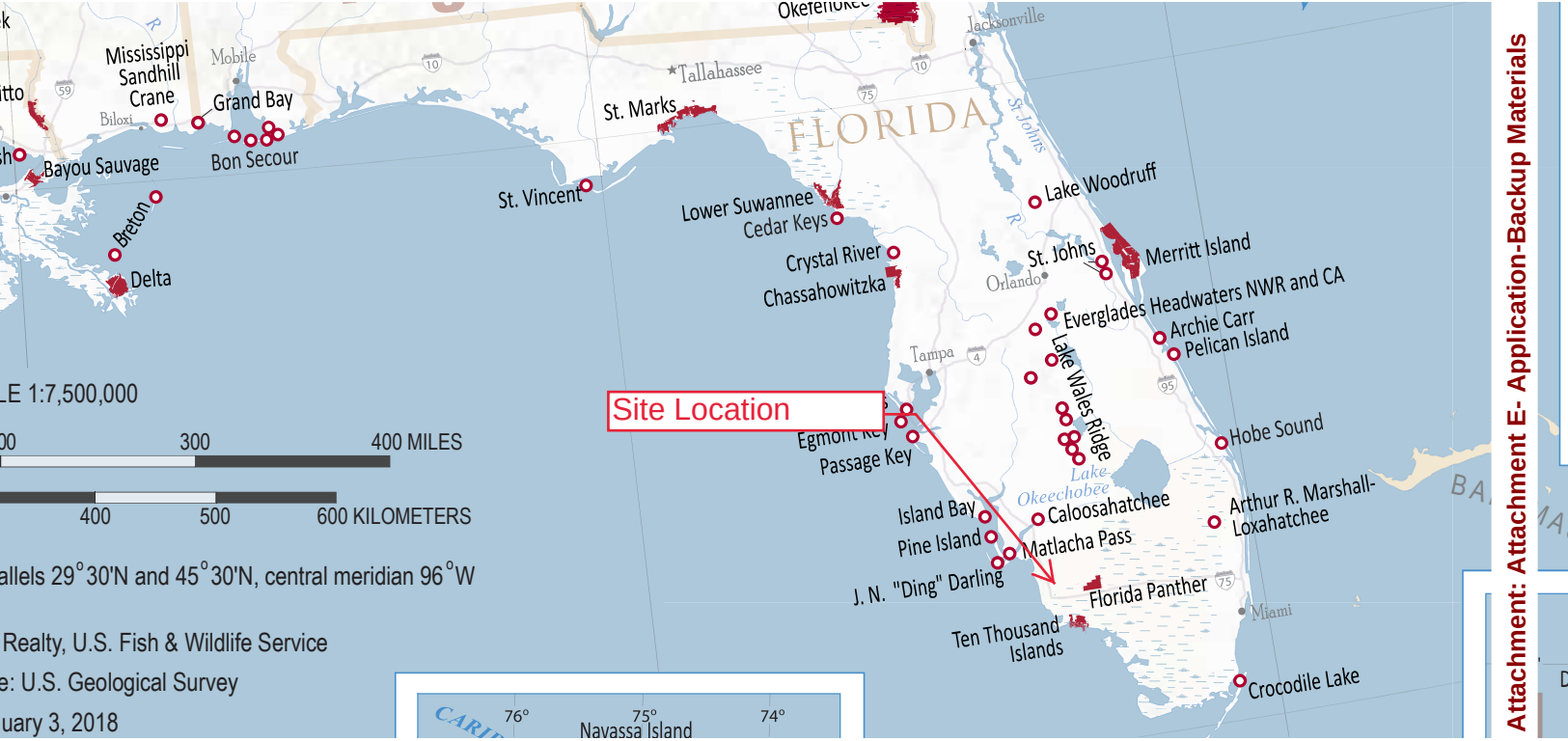
0 0.05 0.1 0.2 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

We

County of Collier, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Wilderness Institute, College of Forestry and Conservation, University of Montar

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Attachment: Attachment E- Application-Backup Materials

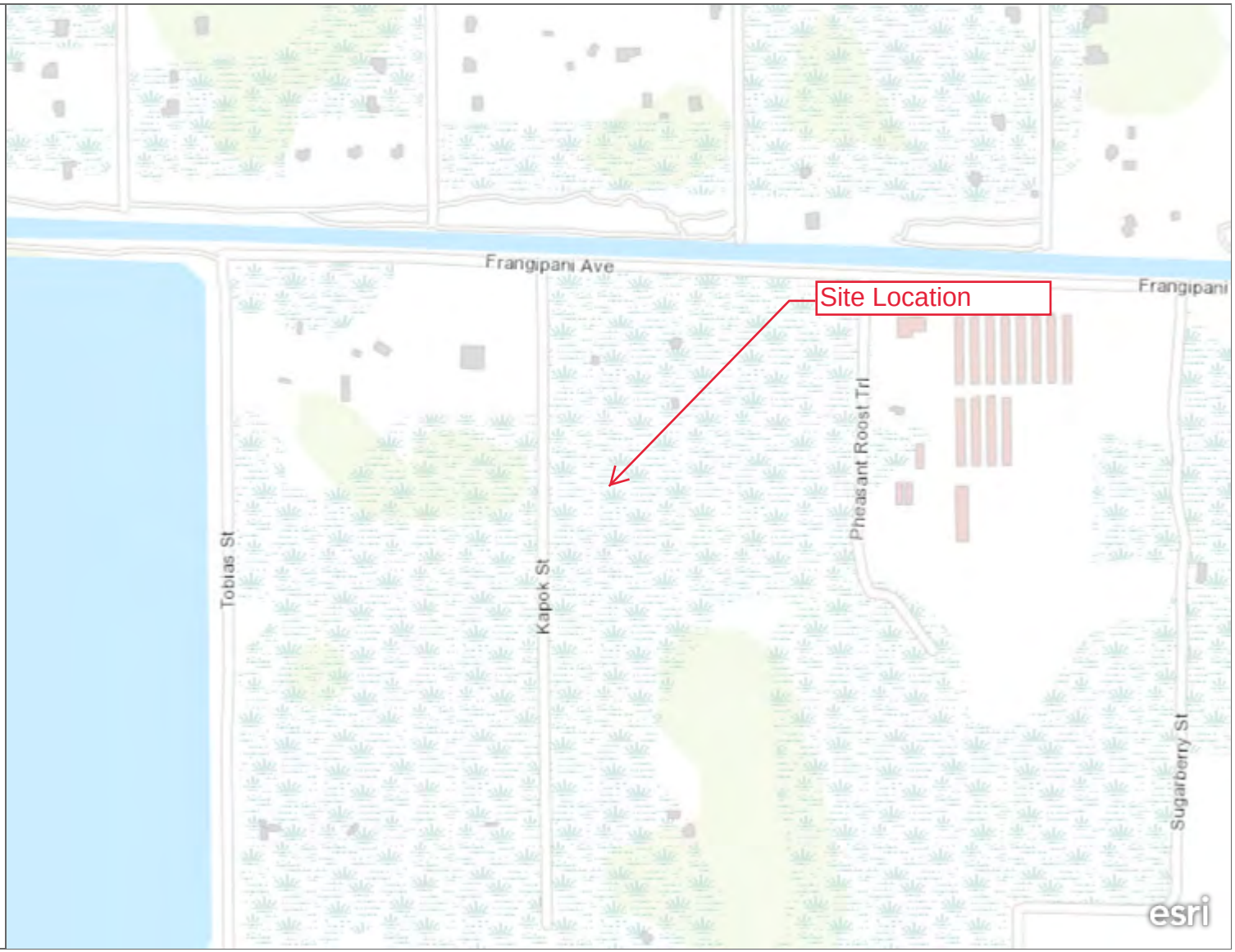
Critical Habitat for Threatened & Endangered Species [USFWS]

Final Linear Features

Final Polygon Features

Proposed Linear Features

Proposed Polygon Features

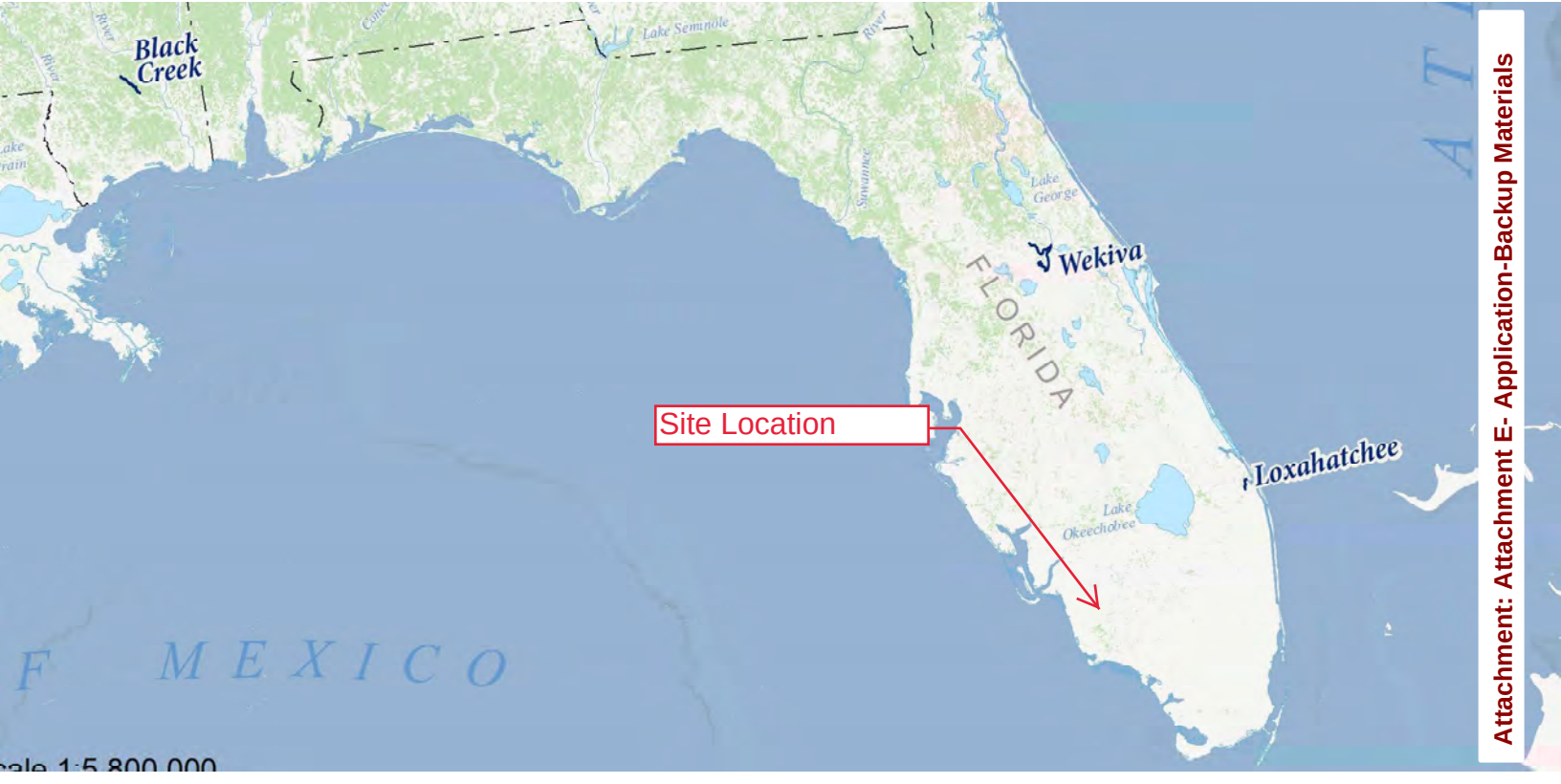


A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | County of Collier, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

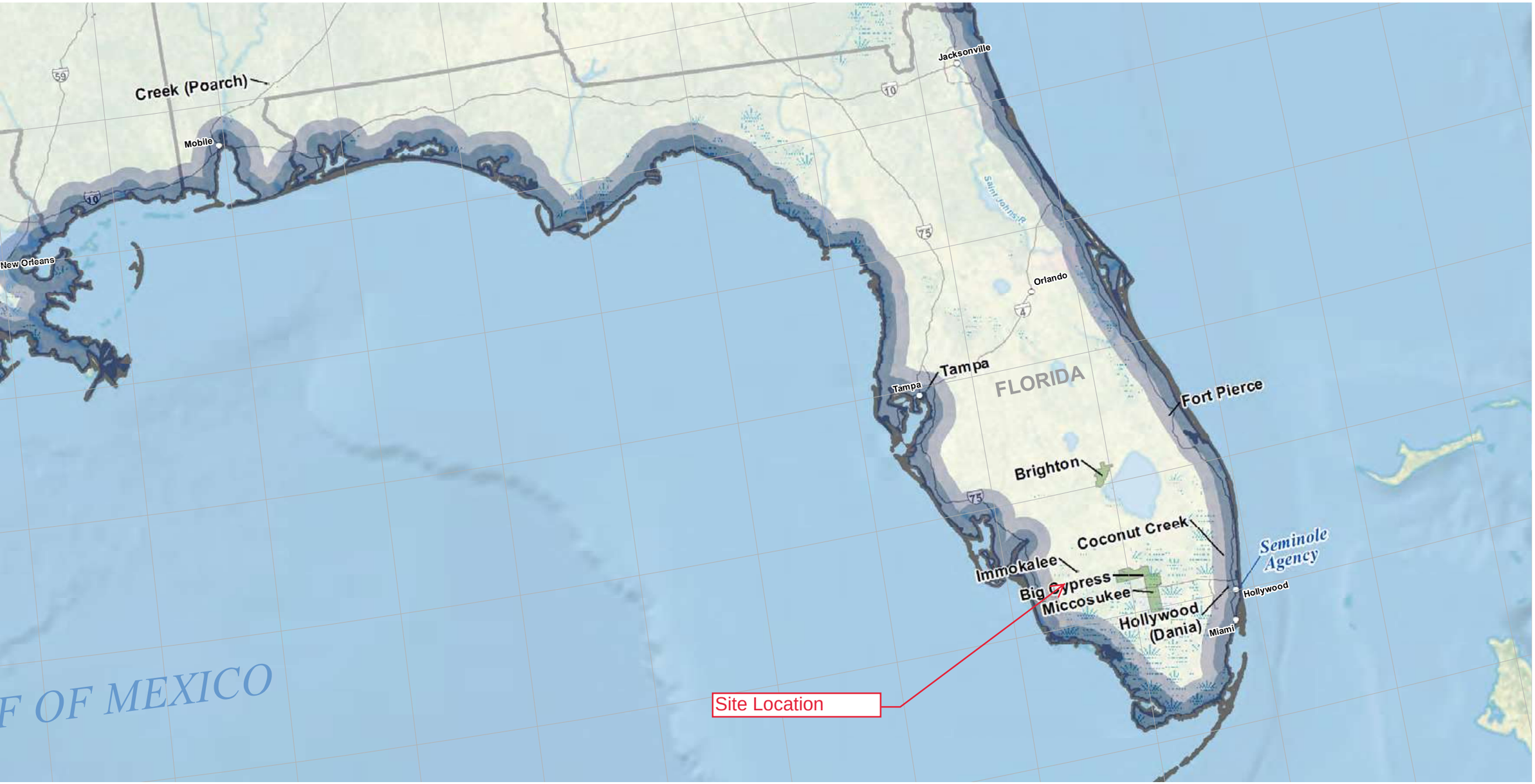
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

US National Scenic Riverway Map



Attachment: Attachment E- Application-Backup Materials

Native American Reservation Map



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

LEASE AGREEMENT

THIS LEASE AGREEMENT ("**Lease**") dated as of the latter of the signature dates below (the "**Effective Date**"), is made this 15th day of April, 20[20 by and between, Johannes Steffens (the "**Landlord**"), whose address is 542 Ethel Ave SE, Grand Rapids MI 49506, and CitySwitch II-A, LLC, a Georgia limited liability company (the "**Tenant**"), whose address is 1900 Century Place NE, Suite 320, Atlanta, GA 30345.

WHEREAS, Landlord owns certain real property located the County of Collier, in the state of Florida, that is more particularly described or depicted in attached **Exhibit 1** (the "**Property**"); and,

WHEREAS, Tenant desires to lease from Landlord a certain portion of the Property, more particularly described or depicted in attached **Exhibit 2**.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree:

1. **RIGHT TO LEASE.**

(a) Landlord grants to Tenant right to lease a portion of the Property measuring approximately 100ft x 100ft (10,000 sf) square feet as described on attached **Exhibit 2**, together with unrestricted access for Tenant's uses from the nearest public right-of-way along the Property to the Premises as described on the attached **Exhibit 2** (collectively, the "**Premises**").

(b) From and after the Effective Date as set forth above for the time period set forth below (the "**Testing Period**"), and at any time during the term of this Lease, Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property to survey and review title on the Property, inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Property (collectively, the "**Tests**"), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant's sole discretion for its use of the Premises and include, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant's sole discretion to determine the physical condition of the Property, the environmental history of the Property, Landlord's title to the Property and the feasibility or suitability of the Property for Tenant's permitted use, all at Tenant's expense. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's inspection. Tenant will restore the Property to its condition as it existed at the commencement of the Testing Period, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. In addition, Tenant shall indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or claims arising directly out of Tenant's Tests.

(c) In consideration of Landlord granting Tenant the use of the Property during the Testing Period, Tenant agrees to pay Landlord the sum of [redacted] within thirty (30) business days of the Effective Date. The Testing Period will be for an initial term of one (1) year commencing on the Effective Date (the "**Initial Testing Period**") and will be automatically renewed for three (3) additional one (1) year periods ("**Renewal Testing Period**"). Tenant will pay [redacted] to Landlord for the Initial Testing Period and for each Renewal Testing Period.

(d) During the Initial Testing Period and any extension thereof, Tenant may commence the Initial Term of this Lease by notifying Landlord in writing. If Tenant commences the Initial Term, then Landlord leases the Premises to Tenant subject to the terms and conditions of this Lease. If Tenant does not commence the Lease during the Initial

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Testing Period or any extension thereof, this Lease will terminate, and the parties will have no further liability to each other.

2. TERM.

(a) The initial term shall commence on the effective date of written notification by Tenant to Landlord of Tenant's intention to commence the initial term. Unless extended or sooner terminated as herein provided, the term shall be for a period of one hundred twenty (120) months following the Commencement Date ("**Initial Term**").

(b) Tenant shall have the option to extend the term of this Lease for four (4) successive additional periods of 60 months each (each a "**Renewal Term**"). Each Renewal Term shall commence automatically, unless Tenant delivers notice to Landlord of its intent not to renew, such notice to be delivered not less than thirty (30) days prior to the end of the then-current term.

(c) Unless (i) Tenant notifies Landlord in writing of its intention to terminate this Lease at least six (6) months prior to the expiration of the final Renewal Term, or (ii) the Lease is terminated as otherwise permitted by this Lease prior to the end of the final Renewal Term, this Lease shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter ("**Annual Term**") until terminated by Tenant giving written notice to Landlord of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rent during such Annual Terms shall be equal to the Rent paid for the last month of the final Renewal Term. If Tenant remains in possession of the Premises after the termination of this Lease, then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the "**Holdover Term**"), subject to the terms and conditions of this Lease.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the "**Term**."

3. RENT.

(a) Tenant shall pay rent to Landlord commencing on the first day of the month following one hundred and twenty (120) days following the date that Tenant commences construction (the "**Commencement Date**") a monthly rental payment of [redacted] ("**Rent**"), on or before the fifth (5th) day of each calendar month in advance. Payments will be made via electronic funds transfer ("**EFT**") directly to Landlord's bank account unless otherwise directed. Rent will be prorated for any partial month. The initial Rent payment will be forwarded by Tenant to Landlord within thirty (30) days from Commencement Date. Rent will increase [redacted] on an annual basis.

(b) All charges payable under this Lease such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Lease.

4. TAXES.

(a) Landlord shall pay when due all taxes and all other fees and assessments attributable to the Property and Premises and shall avoid any delinquencies with respect thereto and shall protect and indemnify Tenant for any lack of such payment. Landlord shall also pay promptly, when due, any other amounts or sums due and owing with respect to its ownership and operation of the Premises, including, without limitation, judgments, liens, mortgage payments and other similar encumbrances. If Landlord fails to make any payments required under this Lease, such as the payment of taxes and assessments, or breaches any other obligation or covenant under this Lease, Tenant may (without obligation), after providing ten (10) days written notice to Landlord, make such payment or perform such obligation on behalf of Landlord. The full amount of any costs so incurred by Tenant (including any attorneys' fees incurred in connection with Tenant performing such obligation) shall be paid by Landlord to Tenant with interest at the statutory rate thereon. Tenant shall also have the right to deduct the full amount of the payment or taxes paid by Tenant on Landlord's behalf from future installments of Rent.

(b) Tenant will pay Landlord any increase in real property taxes that is directly and solely attributable to improvements to the Premises made by Tenant. Within 90 days after receipt of evidence of Landlord's tax payment and evidence of a tax increase due to the improvements of the Premises made by Tenant, Tenant will pay to Landlord

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any increase in real property taxes which Landlord demonstrates, to Tenant's satisfaction, is directly and solely attributable to any improvements to the Premises made by Tenant.

5. USE.

(a) The Premises are being leased for the purpose of erecting, installing, operating and maintaining a single radio and communications tower, transmitting and receiving equipment, antennas, dishes, mounting structures, buildings, and related equipment ("**Communications Facility**"). Tenant may make any improvement, alteration or modification to the Premises as are deemed appropriate by Tenant. Tenant shall have the exclusive right to install upon the Premises one communication tower, buildings, equipment, antennas, dishes, fencing, and other accessories related thereto, and to alter, supplement, and/or modify same as may be necessary.

(b) Landlord grants Tenant the right to clear all trees, undergrowth, or other obstructions and to trim, cut and keep trimmed and cut all tree limbs, which may interfere with or fall upon the Communications Facility or Premises. Landlord grants Tenant a non-exclusive easement in, over, across and through other real property owned by Landlord as reasonably required for construction, installation, maintenance, and operation of the Communication Facilities. Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Tenant shall have the exclusive right to sublease or grant licenses to use the radio tower or any structure or equipment on the Premises, but no such sublease or license shall relieve or release Tenant from its obligations under this Lease. If at any time during the term of this Lease, the Federal Aviation Administration, Federal Communications Commission, or other governmental agency changes its regulations and requirements, or otherwise takes any action, the result of which inhibits Tenant's use the Premises, or any communications tower located thereon, for the purposes originally intended by Tenant, or if technological changes render Tenant's intended use of the Premises obsolete or impractical, or if Tenant otherwise determines, in its sole and absolute discretion, with or without cause, that the Premises is no longer suitable or desirable for Tenant's intended use and/or purposes, Tenant shall have the right to terminate this Lease upon written notice to Landlord.

6. ACCESS AND UTILITIES.

(a) At all times during the term of this Lease, Tenant, and its guests, agents, customers, lessees, and assigns shall have the unrestricted, exclusive right to use, and shall have free access to, the Premises seven (7) days a week, twenty-four (24) hours a day. Landlord for itself, its successors and assigns, hereby grants and conveys unto Tenant, its customers, employees, agents, invitees, successors and assigns a nonexclusive easement for ingress and egress, as well as for the construction, installation, operation and maintenance of overhead and underground electric and other utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment), with the right to reconstruct, improve, add to, enlarge, change and remove such facilities, over, across and through any easement for the benefit of and access to the Premises, subject to the terms and conditions herein set forth. The rights granted to Tenant herein shall also include the right to partially assign its rights hereunder to any public or private utility company or authority to facilitate the uses contemplated herein, and all other rights and privileges reasonably necessary for Tenant's safe and efficient use and enjoyment of the easement for the purposes described above.

(b) Landlord represents that Landlord has no knowledge of any fact or condition that could result in the termination or reduction of the current access from the Premises to existing highways and roads, or to sewer or other utility services serving the Premises.

(c) Landlord represents that the Premises abuts on and has direct vehicular access to a public road, or has access to a public road via a permanent, irrevocable, appurtenant easement benefiting the parcel of real property.

7. EQUIPMENT, FIXTURES AND SIGNS. All improvements, equipment or other property attached to or otherwise brought onto the Premises shall at all times be the personal property of Tenant and/or its subtenants and licensees. Tenant or its customers shall have the right to erect, install, maintain, and operate on the Premises such equipment, structures, fixtures, signs, and personal property as Tenant may deem necessary or appropriate, and such property, including the equipment, structures, fixtures, signs, and personal property currently on the Premises, shall not be deemed to be part of the Premises, but shall remain the property of Tenant or its customers. At any time during the term of this Lease and within a reasonable time after termination hereof, Tenant shall have the right, but not the obligation, to remove their equipment, structures, fixtures, signs, and personal property from the Premises.

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8. ASSIGNMENT AND SUBLEASE. Tenant may assign this Lease to any person or entity at any time without the prior written consent of Landlord. After delivery by Tenant to Landlord of an instrument of assumption by an assignee that assumes all of the obligations of Tenant under this Lease, Tenant will be relieved of all liability hereunder. Tenant shall be entitled to sublease or grant licenses to use the Premises and/or the radio tower or any structure or equipment on the Premises without the prior written consent of Landlord, but no such sublease or license shall relive or release Tenant from its obligations under the Lease. Landlord may assign this Lease, in whole or in part, to any person or entity (a) who or which acquires fee title to the Premises and/or (b) who or which agrees to be subject to and bound by all provisions of this Lease. Except for the foregoing, assignment of this Lease by Landlord must be approved by Tenant, in Tenant's sole discretion.

9. APPROVALS.

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises and Property for the permitted use described in Section 5 and Tenant's ability to obtain and maintain all Government Approvals. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

10. WARRANTIES AND REPRESENTATIONS.

(a) Landlord warrants and represents that it is the owner in fee simple of the Premises, free and clear of all liens and encumbrances except as to those which may have been disclosed to Tenant, in writing prior to the execution hereof, and that it alone has full right to Lease the Premises for the term set out herein. Landlord further represents and warrants that Tenant, on paying the rent and performing its obligations hereunder, shall peaceably and quietly hold and enjoy the Premises for the term of this Lease.

(b) With respect to the Premises, except as disclosed in writing to Tenant prior to the execution hereof: there currently exist no licenses, sublicenses, or other agreements, written or oral, granting to any party or parties the right of use or occupancy of any portion of the of Premises; there are no outstanding options or rights of first refusal to purchase the Premises or any portion thereof or interest therein; and there are no parties (other than Landlord) in possession of the Premises.

(c) It is intended that the legal description of the Premises accurately reflect an "as-built" survey of any existing communications tower and accordingly the parties agree that, if any part of the Communications Facility, roadways, utilities, guy wires or anchors related to the communications tower located on the Premises is located beyond the legal description of the Premises or any easements specified in the Lease, the Lease is hereby amended to provide that the Premises includes the existing location of any such improvements as part of the Premises demised in the Lease, to the extent that such improvements are located on real property owned by Landlord.

11. ENVIRONMENTAL.

(a) Landlord has complied with all, and will continue to comply with environmental, health, and safety laws with respect to the Premises, and no action, suit, proceeding, hearing, investigation, charge, complaint, claim, demand, or notice has been filed or commenced, or received by Landlord regarding the Premises alleging any failure to so comply. Without limiting the generality of the preceding sentence, Landlord and the Premises are in compliance with all environmental, health, and safety laws. No asbestos-containing thermal insulation or products containing PCB, formaldehyde, chlordane, or heptachlor or other hazardous substances, materials, or wastes have been placed, stored, disposed, or discharged on, under or about the Premises by Landlord or, to the knowledge of Landlord, by any prior owner or user of the Premises, or any other person. To the knowledge of Landlord, there has been no release of or

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contamination by hazardous materials, substances or wastes on the Premises. Landlord represents and warrants that Tenant shall not be liable for any hazardous materials, substances, or wastes on, under, or about the Premises prior to Tenant's occupancy of the Premises, and Tenant shall not be liable for any violation or environmental law related to the Premises prior to Tenant's occupancy of the Premises.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnification provisions contained in this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 11 will survive the expiration or termination of this Lease.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Lease upon written notice to Landlord.

12. INDEMNITIES.

(a) The parties agree to indemnify, defend and hold harmless the other party, its parent company or other affiliates, successors, assigns, officers, directors, shareholders, agents and employees (collectively, "**Indemnified Persons**"), from and against all claims and liabilities (including reasonable attorneys' and fees court costs) caused by or arising out of (i) such party's breach of any of its obligations, covenants, or warranties contained herein, or (ii) such party's acts or omissions with regard to the Lease. However, in the event of an Indemnified Person's contributory negligence or other fault, the Indemnified Person shall not be indemnified hereunder to the extent that the Indemnified Person's negligence or other fault caused such claim or liability.

(b) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section 12 and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

(c) Tenant agrees to indemnify, defend and hold harmless Landlord, its parent company, affiliates, successors and assigns, officers, directors, shareholders, agents and employees (collectively, a "Landlord Party"), from and against all claims and liabilities (including reasonable attorneys' fees and court costs) directly caused by or arising in connection with the building, operation, and demolition of the Communications Facility. If Landlord and/or a Landlord Party's negligence or willful misconduct contributes to such claim or liability, the Landlord shall not be indemnified hereunder to the extent that the Landlord's negligence or misconduct caused such claim or liability.

13. WAIVERS

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(a) Landlord hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Communications Facilities or any portion thereof, regardless of whether or not such is deemed real or personal property under applicable laws. Landlord will not assert any claim whatsoever against Tenant for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Landlord as a result of the construction, maintenance, operation or use of the Premises by Tenant.

(b) EXCEPT FOR THE INDEMNITY OBLIGATIONS SET FORTH IN THIS LEASE, EACH PARTY HERETO WAIVES ANY AND ALL CLAIMS AGAINST THE OTHER FOR ANY LOSS, COST, DAMAGE, EXPENSE, INJURY OR OTHER LIABILITY WHICH IS IN THE NATURE OF INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES WHICH ARE SUFFERED OR INCURRED AS THE RESULT OF, ARISE OUT OF, OR ARE IN ANY WAY CONNECTED TO THE PERFORMANCE OF THE OBLIGATIONS UNDER THIS LEASE.

14. INSURANCE.

(a) Tenant shall insure against property damage and bodily injury arising by reason of occurrences on or about the Premises in the amount of not less than $1,000,000. Tenant must list the Landlord as an additional insured party on the insurance policy. The insurance coverage provided for herein may be maintained pursuant to master policies of insurance covering other tower locations of Tenant and its corporate affiliates. All insurance policies required to be maintained by Tenant hereunder shall be with responsible insurance companies, authorized to do business in the state where the Premises are located if required by law, and shall provide for cancellation only upon 10 days' prior written notice to Landlord. Tenant shall evidence such insurance coverage by delivering to Landlord, if requested, a copy of all such policies or, at Tenant's option, certificates in lieu thereof issued by the insurance companies underwriting such risks. Notwithstanding the foregoing, Tenant shall have the right to self-insure such general liability coverage.

(b) Landlord shall carry, at no cost to Tenant, general property fire, hazard and casualty insurance appropriate for Landlord's improvements on Landlord's Property, and in such amounts to cause the replacement/restoration of the Property (excluding Tenant's improvements and personal property) in the event of casualty.

15. INTERFERENCE.

(a) During the term of this Lease, Landlord, its successors and assigns, will not grant any ground lease, license, or easement with respect to any property adjacent to the Premises: (i) for any of the uses contemplated in paragraph 5 herein; or (ii) if such lease, license, or easement would detrimentally impact or interfere with Tenant's communications facilities, or the use thereof. Landlord shall not cause or permit the construction of radio or communications towers on the Premises or on any other property of Landlord adjacent or contiguous to or in the immediate vicinity of the Premises, except for towers constructed by Tenant.

(b) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Lease. Landlord will cause such interference to cease within twenty-four (24) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(c) For the purposes of this Lease, "interference" may include, but is not limited to, any use on the Property or surrounding property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

16. SALE OF PROPERTY. If at any time during the Term of this Lease, Landlord decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Lease and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Premises, within ten (10) days of such transfer, Landlord or its successor shall send the new deed to the Premises, Bill of Sale or Transfer, New IRS Form W-9, and full contact information for the new purchaser to Tenant. Until Tenant receives all such documents, Tenant's failure to make payments under this Lease shall not be an event of default and Tenant reserves the right to

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hold payments due under this Lease. If Landlord sells the Premises or a portion thereof to a third party, and the sale does not include the assignment of Landlord's full interest in this Lease, the purchaser must agree to perform, without requiring compensation from Tenant or any subtenant, any obligation of Landlord under this Lease, including Landlord's obligation to cooperate with Tenant as provided hereunder.

17. SECURITY. The parties recognize and agree that Tenant shall have the right to safeguard and protect its improvements located upon or within the Premises. Consequently, Tenant may elect, at its expense, to construct such enclosures and/or fences as Tenant reasonably determines to be necessary to secure its improvements, including the Communications Facility. Tenant may also undertake any other appropriate means to restrict access to its Communications Facility.

18. FORCE MAJEURE. The time for performance by Landlord or Tenant of any term, provision, or covenant of this Lease shall be deemed extended by time lost due to delays resulting from acts of God, strikes, civil riots, floods, material or labor restrictions by governmental authority, and any other cause not within the control of Landlord or Tenant, as the case may be.

19. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within twenty-four (24) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Lease will terminate as of the date the title vests in the condemning authority. Notwithstanding any provision of the Lease to the contrary, in the event of condemnation of the Premises, Landlord and Tenant shall be entitled to separate awards with respect to the Premises, in the amount determined by the court conducting such condemnation proceedings based upon Landlord's and Tenant's respective interests in the Premises. If a separate condemnation award is not determined by such court, Landlord shall permit Tenant to participate in the allocation and distribution of the award. In no event shall the condemnation award to Landlord exceed the unimproved value of the Premises, without taking into account the improvements located thereon, and in no event shall the Lease be terminated or modified (other than an abatement of rent) due to a casualty or condemnation without the prior written consent of Lender.

20. CASUALTY. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Lease by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a pro rata basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Lease, such temporary facilities will be governed by all of the terms and conditions of this Lease, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section 20, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's permitted use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

21. DEFAULT.

(a) The failure of Tenant or Landlord to perform any of the covenants of this Lease shall constitute a default. The non-defaulting party shall give the other written notice of such default, and the defaulting party shall cure such default within thirty (30) days after receipt of such notice. In the event any such default cannot reasonably be cured within such thirty (30) day period, if the defaulting party shall proceed promptly after the receipt of such notice to cure such default, and shall pursue curing such default with due diligence, the time for curing shall be extended for such period

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of time as may be necessary to complete such curing, however, in no event shall this extension of time be in excess of sixty (60) days, unless agreed upon by the non-defaulting party.

(b) Should the defaulting party fail to cure a default under this Lease, the other party shall have all remedies available either at law or in equity, including the right to terminate this Lease. In the event Landlord elects to terminate this Lease due to a default by Tenant, it shall continue to honor all sublicense commitments made by Tenant through the expiration of the term of any such commitment, provided the Landlord will receive any rent payments from the sublicenses, it being intended hereby that each such commitment shall survive the early termination of this Lease.

22. ATTORNEY'S FEES.

23. PRIOR AGREEMENTS. The parties hereby covenant, recognize and agree that the terms and provisions of this Lease shall constitute the sole embodiment of the arrangement between the parties with regard to the Premises, and that all other written or unwritten agreements, contracts, or leases by and between the parties with regard to the Premises are hereby terminated, superceded and replaced by the terms hereof.

24. LENDER'S CONTINUATION RIGHTS.

(a) Landlord agrees to recognize the leases/licenses of all subtenants and sublicensees and will permit each of them to remain in occupancy of its premises notwithstanding any default hereunder by Tenant so long as each such respective subtenant or sublicensee is not in default under the lease/license covering its premises. Landlord agrees to execute such documents as any such subtenant and/or sublicensee might reasonably require, including customary subordination, non-disturbance and attornment agreements and/or Landlord recognition agreements, to further memorialize the foregoing, and further agrees to use reasonable efforts to also cause its lenders to similarly acknowledge, in writing, subtenant/sublicensee's right to continue to occupy its premises as provided above.

(b) Landlord consents to the granting by Tenant of a lien and security interest in Tenant's interest in the Lease and all of Tenant's personal property and fixtures attached to the real property described herein, and furthermore consents to the exercise by Tenant's mortgagee of its rights of foreclosure with respect to its lien and security interest. Landlord agrees to recognize Tenant's Lender (as hereinafter defined) as Tenant hereunder upon any such exercise by Lender of its rights of foreclosure.

(c) Landlord hereby agrees to give Lender written notice of any breach or default of the terms of the Lease, within fifteen days after the occurrence thereof, at such address as is specified by Lender. Landlord further agrees that no default under the Lease shall be deemed to have occurred unless such notice to Lender is also given and that, in the event of any such breach or default under the terms of the Lease, Lender shall have the right, to the same extent, for the same period and with the same effect, as Tenant, plus an additional ninety days after any applicable grace period to cure or correct any such default whether the same shall consist of the failure to pay rent or the failure to perform, and Landlord agrees to accept such payment or performance on the part of the Lender as though the same had been made or performed by Tenant. Landlord agrees that it shall not exercise its right to terminate the Lease or any of its other rights under the Lease upon breach or default of the terms of the Lease without so affording Lender the foregoing notice and periods to cure any default or breach under the Lease.

(d) Landlord hereby (i) agrees to subordinate any lien or security interest which it may have which arises by law or pursuant to the Lease to the lien and security interest of Lender in the collateral securing all indebtedness at any time owed by Tenant to the Lender (the "**Collateral**"), and (ii) furthermore agrees that upon an event of default under the loan documents between Tenant and Lender or the Lease, Lender shall be fully entitled to exercise its rights against the Collateral prior to the exercise by Landlord of any rights which it may have therein, including, but not limited to, entry upon the Premises and removal of the Collateral free and clear of Landlord's lien and security interest.

(e) Landlord acknowledges that nothing contained herein shall be deemed or construed to obligate the Lender to take any action hereunder, or to perform or discharge any obligation, duty or liability of Tenant under the Lease.

(f) During the term of this Lease, Landlord covenants and agrees that it will not grant, create, or suffer any claim, lien, encumbrance, easement, restriction, or other charge or exception to title to the Premises (an "**Encumbrance**") without the prior written consent of Tenant; provided, however, that it is expressly agreed and understood that Landlord may subject its interest in the Premises to a first mortgage lien if its lender shall agree for itself and its lender, its successors, and assigns, by written instrument in form and substance reasonably satisfactory to Tenant: (1) to be

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bound by the terms of this Lease; (2) not to disturb Tenant's use or possession of the Premises in the event of a foreclosure of such lien or encumbrance so long as Tenant is not in default hereunder; and (3) not to join Tenant as a party defendant in any such foreclosure proceeding taken by it. With regard to any existing Encumbrance, Landlord covenants and agrees that, upon the request of Tenant, it shall use its best efforts to cause the holder thereof to execute a customary *Subordination Non-disturbance and Attornment Agreement* providing to Tenant the rights afforded to Tenant above with regard to future first mortgage liens.

25. NOTICE TO LENDOR/RIGHTS TO CURE.

(a) Tenant shall have the right from time to time to mortgage or otherwise encumber Tenant's interest in this Lease; provided, however, in no event shall there be more than one such mortgage or encumbrance outstanding at any one time. If Tenant shall so mortgage (each a "**Mortgage**") Tenant's interest in this Lease to a lender (such lender, and any successor, assign, designee or nominee of such lender, hereinafter a "**Lender**"), Tenant or such Lender shall give Landlord prompt notice of such Mortgage and furnish Landlord with a complete and correct copy of such Mortgage, certified as such by Tenant or such Lender, together with the name and address of such Lender. After receipt of the foregoing, Landlord shall give to such Lender, at the address of such Lender set forth in such notice, and otherwise in the manner provided by Section 28 of this Lease, a copy of each notice of default hereunder at the same time as, and whenever, any such notice of default shall thereafter be given by Landlord to Tenant, and no such notice of default by Landlord shall be deemed to have been duly given to Tenant unless and until a copy thereof shall have been so given to Lender. Notices to Lender under this Section 25 shall be deemed given on the date received by Lender. Lender (i) shall thereupon have a period of ninety (90) days more than given to Tenant in each instance in the case of a default in the payment of rent and in the case of any other default, for remedying the default or causing the same to be remedied; provided, however, if any non-rent default is not capable of remedy by Lender within such ninety (90) day period, Lender shall have such ninety (90) day period to commence curing the default and such greater period of time as is necessary to complete same with due diligence, and (ii) shall, within such periods and otherwise as herein provided, have the right to remedy such default or cause the same to be remedied. Landlord shall accept performance by a Lender of any covenant, condition or agreement on Tenant's part to be performed hereunder with the same force and effect as though performed by Tenant. Notwithstanding anything to the contrary contained herein, if the default is of such a nature that it cannot be cured by Lender (for example, the bankruptcy of Tenant), such event shall not be a default under this Lease.

(b) Notwithstanding any of the provisions of this Lease to the contrary, no default by Tenant shall be deemed to exist as long as Lender within the periods set forth in paragraph (a) above shall have delivered to Landlord its written agreement to take the action described in clause (i) or (ii) herein and thereafter, in good faith, shall have commenced promptly either (1) to cure the default and to prosecute the same to completion, or (2) if possession of the Premises is required in order to cure the default, to institute foreclosure proceedings and obtain possession directly or through a receiver, and to prosecute such proceedings with diligence and continuity and, upon obtaining such possession, commence promptly to cure the default and to prosecute the same to completion with diligence and continuity, provided that during the period in which such action is being taken (and any foreclosure proceedings are pending), all of the other obligations of Tenant under this Lease, to the extent they are reasonably susceptible to being performed by Lender, are being performed. However, at any time after the delivery of the aforementioned agreement, Lender may notify Landlord, in writing, that it has relinquished possession of the Premises or that it will not institute foreclosure proceedings or, if such proceedings have been commenced, that it has discontinued or will discontinue them, and in such event, Lender shall have no further liability under such agreement from and after the date it delivers such notice to Landlord, and, thereupon, Landlord shall have the unrestricted right to terminate this Lease and to take any other action it deems appropriate by reason of any default, and upon any such termination the provisions of Section 26 below shall apply. Notwithstanding anything to the contrary contained herein, provided such Lender shall have otherwise complied with the provisions of this Section 25, such Lender shall have no obligation to cure any defaults which are not susceptible to being cured by such Lender.

(c) Except as provided in Section 25(a) above, no Lender shall become liable under the provisions of this Lease or any lease executed pursuant to Section 25 hereof unless and until such time as it becomes, and then only for as long as it remains, the owner of the leasehold estate credited hereby or thereby. This Lease shall not be amended or modified without the consent of any Lender which has delivered the notice provided for in Section 25(a) hereof. In

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the event that a Lender shall become the owner of such leasehold estate, such Lender shall not be bound by any modification or amendment of the Lease made subsequent to the date of the Mortgage and delivery to Landlord of the notice provided in Section 25(a) hereof and prior to its acquisition of such interest unless Lender shall have consented to such modification or amendment at the time it was made or at the time of such acquisition.

26. RIGHT TO NEW LEASE.

(a) In the case of termination of this Lease for any reason, or in the event this Lease is rejected or disaffirmed pursuant to any bankruptcy, insolvency or other law affecting creditor's rights, Landlord shall give prompt notice thereof to a Lender whose name and address Landlord has received pursuant to notice made in compliance with the provisions of Section 25(a), at the address of such Lender set forth in such notice, and otherwise in the manner provided by Section 28 of this Lease. Landlord, on written request of such Lender made any time within thirty (30) days after the giving of such notice by Landlord, shall promptly execute and deliver a new lease of the Premises to Lender or its designee or nominee, for the remainder of the term upon all the covenants, conditions, limitations and agreements contained herein (including, without limitation, options to extend the term of this Lease) except for such provisions which must be modified to reflect such termination, rejection or disaffirmance and the passage of time, provided that such Lender (i) shall pay to Landlord, simultaneously with the delivery of such new lease, all unpaid rent due under this Lease up to and including the date of the commencement of the term of such new lease and all reasonable expenses, including, without limitation, reasonable attorneys' fees and disbursements and court costs, incurred by Landlord in connection with the default by Tenant, the termination of this Lease and the preparation of the new lease, and (ii) shall cure all defaults existing under this Lease which are susceptible to being cured by such Lender promptly and with due diligence after the delivery of such new lease. Notwithstanding anything to the contrary contained herein, provided such Lender shall have otherwise complied with the provisions of this Section 26, such Lender shall have no obligation to cure any defaults which are not susceptible to being cured by such Lender (for example, the bankruptcy of Tenant).

(b) Any such new lease and the leasehold estate thereby created shall, subject to the same conditions contained in this Lease, continue to maintain the same priority as this Lease with respect to any mortgage, including any fee mortgage, encumbering the Premises or any part thereof or any leasehold interest therein or any other lien, charge or encumbrance thereon whether or not the same shall then be in existence. Any new lease made pursuant to this Section 26 shall be accompanied by a conveyance of Landlord's interest, if any, to the improvements on the land demised hereby (free of any mortgage or other lien, charge or encumbrance created or suffered to be created by Landlord but not any mortgage or other lien, charge or encumbrance created or suffered to be created by Tenant) for a term of years equal in duration to the term of the new lease as the same may be extended pursuant to the provisions of said new lease, subject, however, to any lease of such improvements theretofore made by Tenant, as landlord, which is then in effect. Concurrently with the execution and delivery of such new lease, Landlord shall assign to the tenant named therein all of its right, title and interest in and to moneys (including insurance and condemnation proceeds), if any, then held by or payable to Landlord or any other depository which Tenant would have been entitled to receive but for the termination of this Lease, and any sums then held by or payable to Landlord or such depository shall, subject to the provisions of Section 27 hereof, be deemed to be held by or payable to it as Landlord or depository under the new lease.

(c) Upon the execution and delivery of a new lease under this Section 26, all subleases which theretofore have been assigned to, or made by, Landlord shall be assigned and transferred, without recourse, by Landlord to the tenant named in such new lease. Between the date of termination of this Lease and the date of execution of the new lease, if a Lender shall have requested such new lease as provided in Section 26(a), Landlord shall not cancel any subleases or accept any cancellation, termination or surrender thereof (unless such termination shall be effected as a matter of law on the termination of this Lease) or enter into new subleases without the consent of Lender.

(d) For so long as Lender shall have the right to enter into a new lease with Landlord pursuant to this Section 26, Landlord shall not enter into a new lease of the Premises with any person or entity other than Lender, without the prior written consent of Lender.

27. ADDITIONAL PROVISIONS.

(a) The parties hereto agree that (1) Tenant is in possession of the Premises notwithstanding the fact that Tenant has subleased, or may in the future sublease, certain of the improvements thereon to third parties and (2) the

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requirements of Section 365(h) of Title 11 of the United States Code (the "**Bankruptcy Code**") with respect to Tenant's possession of the leasehold under this Lease are satisfied. Accordingly, the right of Tenant to remain in possession of the leasehold under this Lease shall continue notwithstanding any rejection of this Lease in any bankruptcy proceeding involving Landlord, or any other actions by any party in such a proceeding. This provision, while included in this Lease, has been separately negotiated and shall constitute a separate contract between the parties as well as a part of this Lease. The provisions of this Section 27(a) are for the benefit of Tenant and its assigns, including, without limitation, Lender. The parties hereto also agree that Lender is a party in interest and shall have the right to appear as a party in any proceeding brought under any bankruptcy law or under any other law which may affect this Lease.

(b) The provisions of Sections 25, 26, and 27 hereof shall survive the termination, rejection or disaffirmance of this Lease and shall continue in full force and effect thereafter to the same extent as if Sections 25, 26 and 27 hereof were a separate and independent contract made by Landlord, Tenant and Lender and, from the effective date of such termination, rejection or disaffirmance of this Lease to the date of execution and delivery of such new lease, Lender may use and enjoy the leasehold estate created by this Lease without hindrance by Landlord. The aforesaid agreement of Landlord to enter into a new lease with Lender shall be deemed a separate agreement between Landlord and such Lender, separate and apart from this Lease as well as a part of this Lease, and shall be unaffected by the rejection of this Lease in any bankruptcy proceeding by any party.

(c) Landlord shall have no right and expressly waives any right arising under applicable law, in and to the rentals payable to Tenant under any lease of the improvements on the land demised hereunder, if any, which rentals may be assigned by Tenant to Lender.

(d) If a Mortgage is in effect, (i) this Lease shall not be modified or amended by the parties hereto, or terminated or surrendered by Tenant, nor shall Landlord accept any such termination or surrender of this Lease by Tenant, without the prior written consent of Lender and (ii) Landlord shall not have the right to terminate this Lease in the event of a casualty or condemnation without the prior written consent of Lender.

(e) The provisions of Sections 25, 26 and 27 hereof are for the benefit of Lender and may be relied upon and shall be enforceable by Lender as if Lender were a party to this Lease.

(f) This Lease may be assigned by Tenant (and Lender if and when it becomes the tenant hereunder) and any space in any of the improvements on the Premises may be sublet by Tenant (and Lender if and when it becomes the tenant hereunder), each without the consent of Landlord.

(g) This Lease shall have priority over all liens and encumbrances on the fee estate of Landlord in the Premises or any improvements thereon, including mortgages on the fee estate which were executed prior to the execution of this Lease.

(h) Landlord shall, within ten days of the request of Tenant or any Lender or prospective Lender, provide an estoppel certificate as to any matters reasonably requested by Tenant or Lender.

(i) Lender shall have the right to participate in the adjustment of losses with any insurance company with respect to any damage or destruction of the Premises or any improvements thereon and such Lender shall have the right to supervise and control the receipt and disbursements of all insurance proceeds and shall be entitled to all insurance proceeds pursuant to the terms of the Mortgage, or as the case may be, pursuant to the terms of the loan documents secured by such Mortgage.

(j) Notwithstanding anything to the contrary contained herein, in the event of any taking of all or any part of the Premises, Lender shall have the right to participate in any condemnation proceedings settlement discussions, shall have the right to supervise and control the receipt and disbursement of all condemnation awards and shall be entitled to all condemnation awards which are not used to restore the Premises to be applied to the reduction of the debt secured by the Mortgage; provided, however, that Landlord shall be entitled to the balance of the award after payment of the debt secured by the Mortgage in full until Landlord obtains the portion of the award to which it is entitled under this Lease prior to the insertion of this Section 27(j). In the event of a partial taking, this Lease shall continue and the rent provided in this Lease shall be reduced proportionately, from and after the date of such taking, based upon the percentage of land which is taken; provided, however, if the portion of the land taken is such that Tenant cannot in its reasonable judgment economically continue its operations on the Premises, Tenant, with the prior written consent of Lender, shall have the right to terminate this Lease. Upon a taking for a temporary period, this Lease shall continue

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and the entire award shall be payable to Tenant, subject to the provisions of the Mortgage, or as the case may be, subject to the provisions of the loan documents secured by such Mortgage.

(k) The right to extend or renew this Lease and any right of first refusal to purchase the Premises may be exercisable by the holder of a Mortgage and, before the expiration of any periods to exercise such a right, Landlord must provide to Lender at least thirty (30) days prior written notice before the expiration of the right to so extend or renew in order to extinguish Lender's right to so extend, renew or purchase.

(l) Under no circumstances shall the fee estate of Landlord and the leasehold estate created hereby merge, even though owned by the same party, without the written consent of the holder of a Mortgage.

(m) Notwithstanding any provisions of this Lease to the contrary, so long as a Mortgage is in effect, Tenant shall have no right to terminate the Lease with respect to any event unless the written approval of Lender holding a Mortgage on the leasehold estate is obtained, including, without limitation, the right to terminate in the event of any damage or condemnation.

28. NOTICES. All notices, requests, claims, demands, and other communications hereunder shall be in writing and may be hand delivered (provided the deliverer provides proof of delivery) or sent by nationally-established overnight courier that provides proof of delivery, or certified or registered mail (postage prepaid, return receipt requested). Notice shall be deemed received on the date of delivery as demonstrated by the receipt of delivery. Notices shall be delivered to a parties at the address below, or to such other address that a party below may provide from time to time:

If to Landlord:

Johannes Steffens
542 Ethel Ave SE,
Grand Rapids MI 49506

If to Tenant:

CitySwitch II-A, LLC
1900 Century Place, Suite 320
Atlanta, GA 30345
Attn: Legal
RE: Kapok Street/FLC009

29. MISCELLANEOUS.

(a) **Authority.** Each party hereto warrants and represents that it has the necessary power and authority to enter into and perform its respective obligations under this Lease.

(b) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Lease, except as otherwise stated in the Lease or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Lease and are incorporated by reference into this Lease; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Lease, the ambiguity shall not be resolved on the basis of who drafted the Lease; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Lease is held invalid, illegal or unenforceable, the remaining provisions of this Lease shall remain in full force if the overall purpose of the Lease is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(c) **Survival.** Any provisions of this Lease relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Lease that by their sense and context are intended to survive the termination or expiration of this Lease shall so survive.

(d) **No Waiver.** Failure of party to insist on strict performance of any of the conditions or provisions of this Lease, or failure to exercise any of a party's rights hereunder, shall not waive such rights.

(e) **Governing Law.** This Lease shall be governed by and construed in accordance with the laws of the state in which the Premises are located.

(f) **Entire Agreement.** This Lease constitutes the entire Lease and understanding of the parties and supersedes all offers, negotiations and other lease agreements with regard to the Premises. There are no representations or

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

understandings of any kind not set forth herein. Any amendment to this Lease must be in writing and executed by both parties.

(g) **Bind and Benefit.** This Lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

(h) **Memorandum.** A short-form memorandum of this Lease may be recorded at Landlord or Tenant's option in the form as depicted in **Exhibit 3** attached hereto.

(i) **W-9.** As a condition precedent to payment, Landlord agrees to provide Tenant with a completed IRS Form W-9, or its equivalent, upon execution of this Lease and at such other times as may be reasonably requested by Tenant, including any change in Landlord's name or address.

(j) **Further Acts.** Upon request, Landlord will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Tenant may request from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Lease and all transactions and permitted use contemplated by this Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN ON NEXT PAGE]

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the date last signed by a party hereto.

WITNESSES:

Barbara K Ritsema
Name: Barbara K Ritsema

Name: David Orzechowski

LANDLORD:
Johannes Steffens
a Michigan individual

By: Johannes Steffens
Name: Johannes Steffens
Date: 4-2-2020

WITNESSES:

Name: [illegible]

Catherine Halsel
Name: Catherine Halsel

TENANT:
CitySwitch II-A, LLC,
a Georgia limited liability company

By:
Name: Robert Raville
Title: President & CEO
Date: 4/15/20

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

EXHIBIT 1

DESCRIPTION OF PARENT TRACT

PARENT TRACT
TITLE
Situate in the County of Collier, State of Florida:
The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.
Tax ID: 00307840002
Being part of the same property conveyed to Johannes Steffens, grantee, from D. Gary Woodhead, grantor, by deed recorded 03/12/2014, as Book 5016, Page 1369 of the Collier County Records.

INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369
The SW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E; and
The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 211)
Subject to: a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the eigth, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

EXHIBIT 2

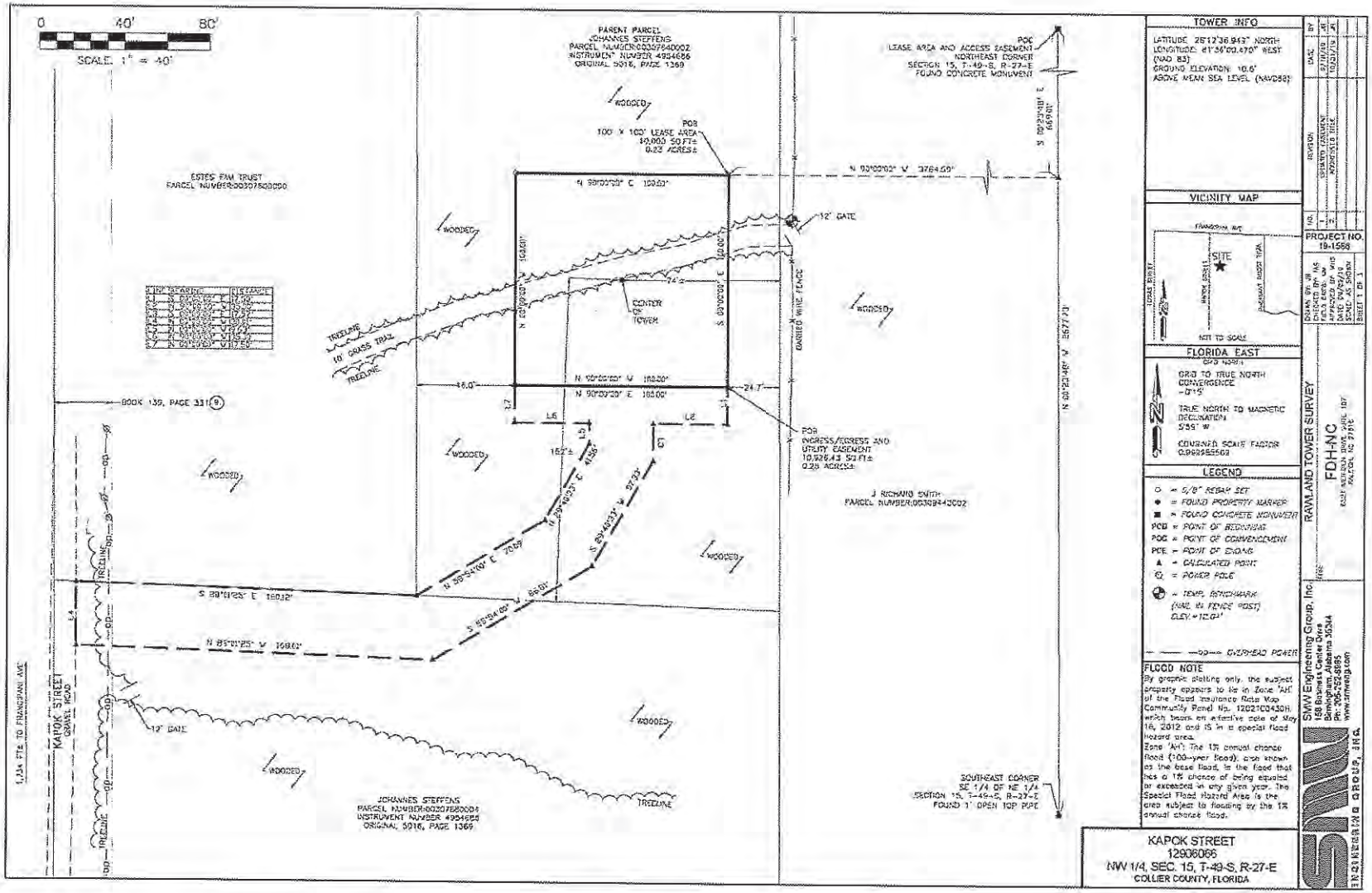
DESCRIPTION OF PREMISES

The Premises is depicted/described as follows and will be replaced by a surveyed legal description when available.

[FOLLOWS ON NEXT PAGE]

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Tower Site Number: FLC0
Tower Site Name: Kapok Street



Option and Kapok_Ground Lease Agreement_LL Redlines_3.19.2020

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369
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The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 21):
Subject to, a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the east, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

100' x 100' LEASE AREA (AS-SURVEYED)
A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows:
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15, S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)
A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows:
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15, S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 17.50 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence S 00°00'00" E a distance of 12.92 feet to a point; Thence S 29°40'33" W a distance of 57.35 feet to a point; Thence S 58°54'00" W a distance of 66.81 feet to a point; Thence N 88°01'25" W a distance of 168.01 feet to a point; Thence N 00°00'00" W a distance of 30.01 feet to a point; Thence S 88°01'25" E a distance of 160.12 feet to a point; Thence N 58°54'00" E a distance of 70.09 feet to a point; Thence N 29°40'33" E a distance of 41.56 feet to a point; Thence N 00°00'00" W a distance of 9.63 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence N 00°00'00" W a distance of 17.50 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,915.72 square feet (0.25 acres) of land more or less.

PLOTTABLE EXCEPTIONS
Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-19050945-01F
Date August 02, 2019 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-6		Standard exceptions. Contain no survey matters.
8	Book 139, Page 331	Does affect subject access easement and parent parcel as shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 180-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Stat Act 0.C.0.A. 15-6-67.

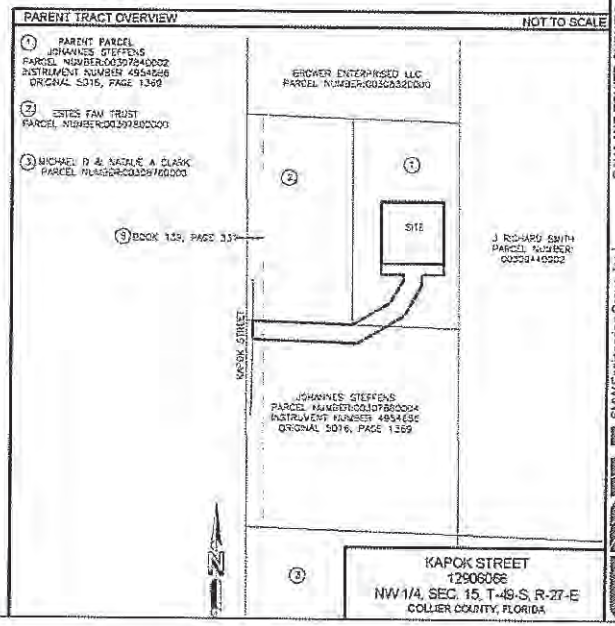
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

William H. Sommerville, III
Florida License No. 0068141

SURVEYOR'S NOTES

1. This is an Rowland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 6, 2019.
2. The following surveying instruments were used at time of field visit. Topcon DM53 Total Station, Refractorless and Hiper SR STK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7052. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rowland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
Zoning Jurisdiction: Collier County Florida
Zoning District: Agricultural (A)
Surrounding Zoning: North-RFMUD-NSMD, South-RFMUD-RMUD, East-RFMUD-NSMD, West-RFMUD-RSMD
Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway

PARENT TRACT OVERVIEW — NOT TO SCALE



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

EXHIBIT 3

MEMORANDUM OF LEASE

[FOLLOWS ON NEXT PAGE]

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Prepared by, and after recording
Return to:
CitySwitch II-A, LLC
1900 Century Place, Suite 320
Atlanta, GA 30345

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this ____ day of _____, 20__, by and between Johannes Steffens ("Landlord"), whose address is 542 Ethel Ave SE, Grand Rapids MI 49506 and CitySwitch II-A, LLC, a Georgia limited liability company, whose mailing address is 1900 Century Place NE, Suite 320, Atlanta, GA 30345 ("Tenant").

1. Landlord and Tenant entered into a certain Lease Agreement ("**Lease**") on the____ day of _____, 20__, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Lease.

2. The initial lease term will be Ten (10) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's intention to commence the initial term, with Four (4) successive automatic Five (5) year options to renew.

3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.

4. Landlord will attorn to any mortgagee of Tenant and will subordinate any Landlord's lien to the liens of Tenant's mortgagees.

5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK,
SIGNATURES BEGIN ON NEXT PAGE]

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

WITNESSES:

Name: [illegible]

Name: Jared Kellum

LANDLORD:
Johannes Steffens
a Michigan individual

By: John Steffens

Name: Johannes Steffens

Date: 4-2-2020

WITNESSES:

Name: [illegible]

Name: Catherine Habel

TENANT:
CitySwitch II-A, LLC,
a Georgia limited liability company

By: [signature]

Name:

Title: Robert Raville
President & CEO

Date: 4/15/20

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TENANT ACKNOWLEDGMENT

STATE OF GEORGIA)
) ss:
COUNTY OF ~~DEKALB~~ Gwinnett)

On the 15th day of April, 2020, before me personally appeared Robert Ravlle, and acknowledged under oath that he/she is the CEO of CitySwitch II-A, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Notary Public: Aisha Mayo

My Commission Expires: 8/1/2023

AISHA MAYO
NOTARY PUBLIC
My Commission Expires
08-01-2023
GWINNETT COUNTY, GEORGIA

LANDLORD ACKNOWLEDGMENT

STATE OF Michigan)
) ss:
COUNTY OF Kent)

On the 2nd day of April, 2020 before me, personally appeared Johannes Steffens, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.

Notary Public: Nathan Seymour

My Commission Expires: 05/04/2026

NATHAN SEYMOUR
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF KENT
MY COMMISSION EXPIRES 05/04/2026
Acting in the County of Kent

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

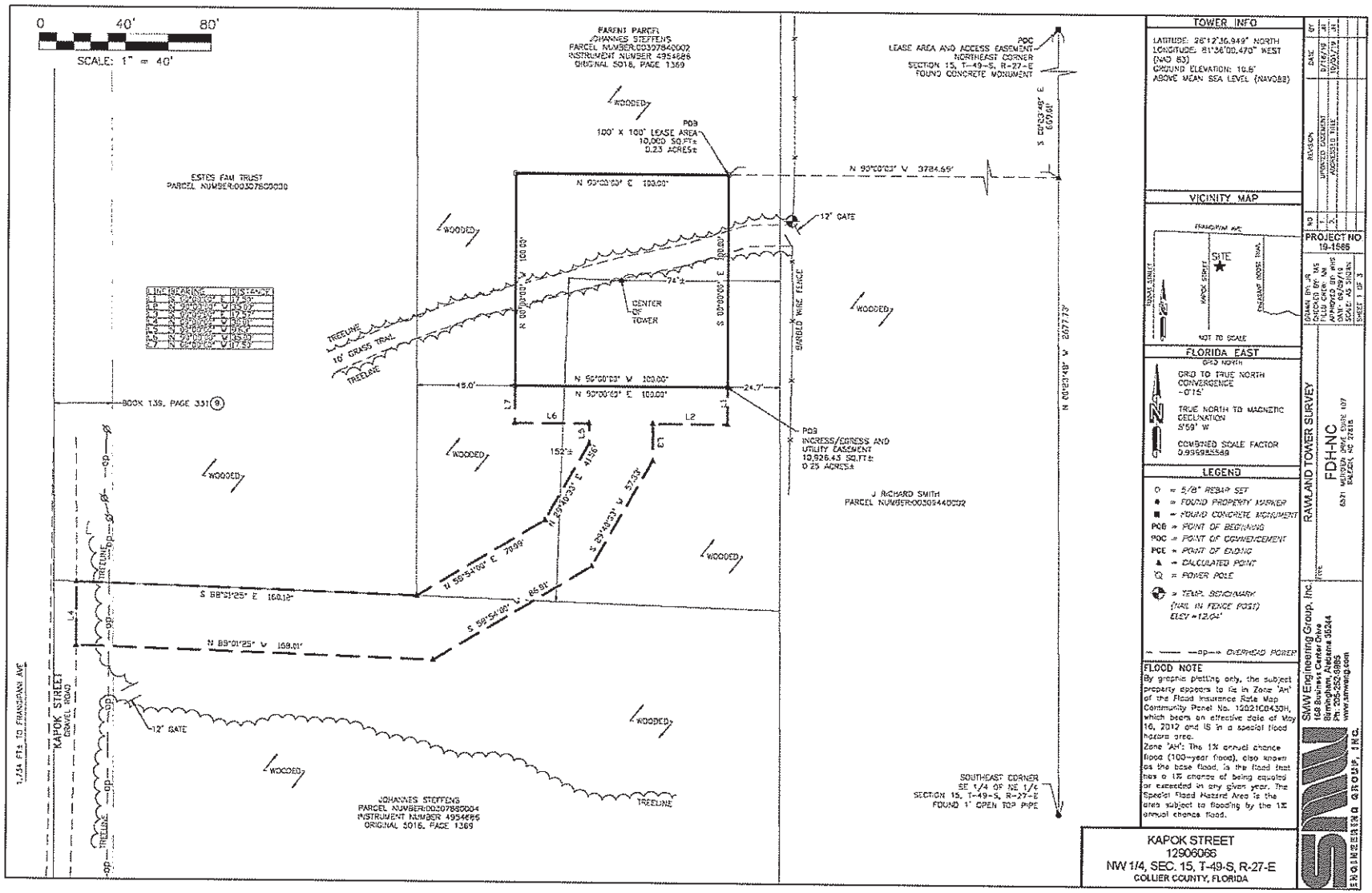
EXHIBIT 1 TO MEMORANDUM OF LEASE

DESCRIPTION OF PROPERTY AND PREMISES

Premises is depicted as follows and shall be replaced with a surveyed legal description when available.

[FOLLOWS ON NEXT PAGE]

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

PARENT TRACT
TITLE
Situate in the County of Collier, State of Florida:
The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.
Tax ID: 00307840002
Being part of the same property conveyed to Johannes Steffens, grantee, from D. Cary Woodhead, grantor, by deed recorded 03/12/2014, as Book 5016, Page 1369 of the Collier County Records.

INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369
The SW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E; and
The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 211)
Subject to: a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the eight, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

100' x 100' LEASE AREA (AS-SURVEYED)
A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows:
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 659.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)
A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows:
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 659.01 feet to a point; Thence leaving said East line, N 00°00'00" W a distance of 3784.69 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 17.50 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence S 00°00'00" E a distance of 17.57 feet to a point; Thence S 29°40'33" W a distance of 57.33 feet to a point; Thence S 58°54'00" W a distance of 85.81 feet to a point; Thence N 88°01'25" W a distance of 159.01 feet to a point; Thence N 00°00'00" W a distance of 30.01 feet to a point; Thence S 88°01'25" E a distance of 160.12 feet to a point; Thence N 58°54'00" E a distance of 70.09 feet to a point; Thence N 29°40'33" E a distance of 41.56 feet to a point; Thence N 00°00'00" W a distance of 9.63 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence N 00°00'00" W a distance of 17.50 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,915.72 square feet (0.25 acres) of land more or less.

PLOTTABLE EXCEPTIONS
Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-19050945-01T
Date August 02, 2019 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Certain no survey matters.
9	Book 139, Page 331	Does affect subject access easement and parent parcel. As shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 189-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Plat Act O.C.G.A. 15-6-67.

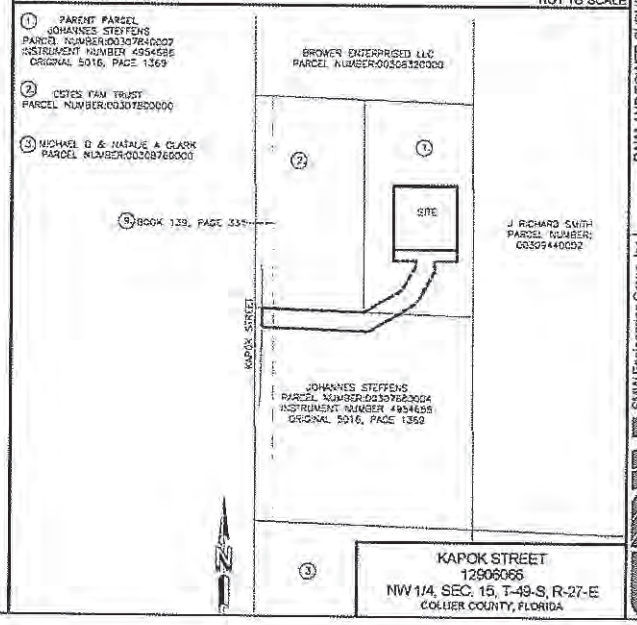
I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

William H. Sommerville, III
Florida License No. 0068141

SURVEYOR'S NOTES

1. This is an Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 6, 2019.
2. The following surveying instruments were used at time of field visit: Topcon DW53 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7692. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1'15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
Zoning Jurisdiction: Collier County Florida
Zoning District: Agricultural (A)
Surrounding Zoning: North-RFMUD-NBMO, South-RFMUD-NBMO, East-RFMUD-NBMO, West-RFMUD-NBMO
Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height.
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
1	UPDATED TOPOGRAPHY	9/19/19	JB
2	ADDED SURVEY TITLE	10/01/19	JB

PROJECT NO. 19-4588
DRAWN BY: JB
CHECKED BY: TAS
APPROVED BY: WHS
DATE: 09/26/19
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY
FDH-NC
6571 MEADOW RIDGE, SUITE 108
RALEIGH, NC 27615

SMW Engineering Group, Inc.
150 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-8965
www.smweng.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County
Growth Management Department
Zoning Services Section

March 17, 2020

Jeff Wright
Henderson, Franklin, Starnes, & Holt
8889 Pelican Bay Blvd. #400
Naples, FL 34108

ZLTR-PL20200000328; Zoning Verification Letter for a parcel located east of Kapok St. in Section 15, Township 49, Range 27 of unincorporated Collier County, Florida. Property ID/Folio Number: 00307840002; comprising of +/- 1.25 acre.

Mr. Wright,

This letter is in response to a Zoning Verification Letter (ZLTR) Application that you submitted on or about February 17th, 2020. The applicant has requested verification of the questions listed below in bold print in conjunction with a previously issued zoning letter PL20190001999 issued on 9/18/2019, which are followed by Staff's responses.

Questions:

1. **That LDC 5.05.09.G.2 ("permitted ground-mounted towers") applies to this property rather than LDC 5.05.09.G.3 ("conditional use essential services").**
   Staff has reviewed the LDC section referenced and has concluded that LDC 5.05.09.G.2 is the applicable section for the proposed ground-mounted tower.
2. **That neither a conditional use nor a variance would be required to allow a maximum 250' tall essential service ground mounted communication tower at this location.**
   It is the determination of staff that this proposed tower will not require a conditional use pursuant to the above referenced LDC section. The proposed tower will still be subject to the required setback of half of the tower height (125ft) and if the proposed tower cannot meet the required setback then a variance will be required to approve said tower at 250 ft in height.

The information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

This letter represents a determination of Zoning Services Section staff. Should you disagree with this determination, you may request an Official Interpretation by the Zoning Director of the provisions of the Land Development Code pursuant to Sections 1.06.01.A and 10.02.02.F.1 of that Code. The fee for an Official Interpretation is identified in the most recent GMD Fee Schedule Resolution as approved by the Board of County Commissioners. To obtain copies of any document referenced herein, please contact Kathleen VanSickle with the GMD Records Section at (239)252-2536. The LDC may be viewed online at www.municode.com / Municode Library / Florida / Collier County. Validated Ordinances may be viewed

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

online via the Clerk of Court's website, www.collierclerk.com / Records Search / BMR Records / Boards, Minutes, Records / BMR Validated Ordinances.

Disclaimer: Issuance of a development permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Should you require additional information, please do not hesitate to call my office at (239) 252-2471.

Researched and prepared by:

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

Raymond Bellows, Zoning Manager
Zoning Services Section

CC: GMD – Addressing

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Summary

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES
	542 ETHEL AVE SE
City	GRAND RAPIDS
State	MI
Zip	49506-2724

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4C15	000100 019 4C15	15	49	27	1.25

Legal	15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606

Millage Area	287	Millage Rates	*Calculations
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	99 - ACREAGE NOT ZONED AGRICULTURAL	5.083	6.3071	11.390

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/14/13	5016-1369	$ 0
03/15/13	4896-3875	$ 14,300
06/01/94	1952-1606	$ 15,000
08/01/92	1743-1191	$ 0
06/01/88	1360-263	$ 0
09/01/86	1220-211	$ 10,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 16,8
(+)	Improved Value	
(=)	Market Value	$ 16,8
(-)	10% Cap	$ 8,6
(=)	Assessed Value	$ 8,2
(=)	School Taxable Value	$ 16,8
(=)	Taxable Value	$ 8,2

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

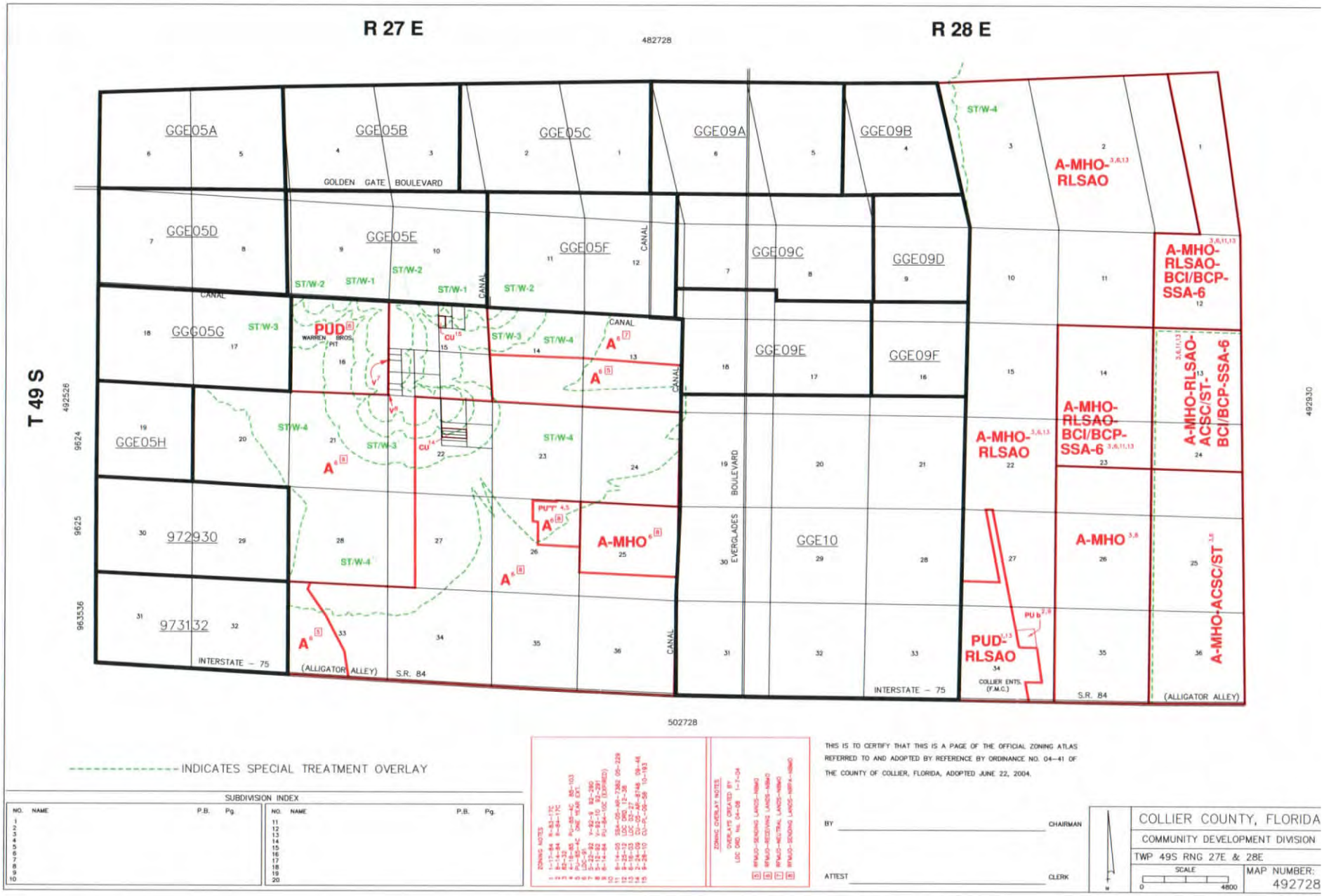
Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Aerial

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Open GIS in a New Window with More Features.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NOTES:

1. ALL LOCATIONS WERE APPROXIMATED USING AERIAL IMAGERY & COLLIER COUNTY GIS.
2. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE AH ACCORDING TO FEMA PANEL #12021C0430I4 DATED 5/16/2012.

OVERALL SITE PLAN

11"x17" SCALE: 1" = 50'
24"x36" SCALE: 1" = 25'

50' 25' 0 50' 100'

1"=50'

LEGEND:

- OHP — OVERHEAD POWER
- —x—x— PROPOSED CHAIN-LINK FENCE
- —x—x— EXISTING FENCE
- EASEMENT
- PROPOSED EASEMENT
- ROW — RIGHT-OF-WAY
- PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE

PREPARED FOR:

IgniteWireless

102 MARY ALICE PARK RD., SUITE 505
CUMMING, GA 30040

PREPARED BY:

FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION

6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

PRELIMINARY

DRAWN BY: L
CHECKED BY: J

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED
08/22/19	CONCEPT DRAWING	A	JRE

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODU OR CAUSING TO BE REPRODUCED THE WHOLE OR PART OF THESE DRAWINGS WITHOUT THE PERMISSIO FDH INFRASTRUCTURE SERVICES IS PROHIBITED

SITE NAME:
KAPOK

SITE LOCATION:
N 26.210261
W -81.600181

SITE NUMBER:
FLC009

SHEET TITLE
LEASE EXHIBIT

SHEET NUMBER
LE-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

5.05.09 - Communications Towers

A. Purpose and intent. This section applies to specified communication **towers** that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of **towers** and antennas through careful design, siting, and vegetation screening; to avoid potential damage to **adjacent** properties from **tower** failure; to maximize the use of specified new communication **towers** and, thereby, to minimize the need to construct new **towers** ; to maximize the shared use of specified **tower** sites to minimize the need for additional **tower** sites; to lessen impacts new ground mounted **towers** could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new **towers** ; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

B. Definitions unique to communications **towers** , section 5.05.09.

1. As used herein " *antenna* " does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches.
2. *Effective radius* means a radius of 6 miles from the respective **tower** unless a lesser radius is approved.
3. *Lesser effective radius* means an approved radius of less than 6 miles.
4. " *Unavailable to the* ***applicant " means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower , antenna, and related facilities.***
5. " *Unavailable* " means that no additional **tower** or site capacity is available to anyone.

C. Migratory Birds and other Wildlife Considerations.

1. *Ground Mounted* ***towers . Except to the extent not feasible for the respective new ground mounted tower 's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade , exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower .***
2. *Bird Diverter Devices.* Each new ground mounted guyed **tower** installed on or after February 20, 2004, greater then 75 feet in height above natural **grade** , exclusive of antennas, shall have installed and maintained bird diverter devices on each guy wire (to reduce injuries to flying birds).
3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, **towers** and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the **tower** footprint. At such sites, road **access** and fencing, to the extent feasible, shall be utilized to minimize on-site and **adjacent** habitat fragmentation and/or disturbances.
4. *Security Lighting* . When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the **tower's** footprint.

D. Shared use of **towers** . A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved, unless the **applicant** demonstrates that no old or approved **tower** within the effective radius can accommodate the **applicant's** proposed antenna and ancillary equipment. **Towers** owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of **towers** within the effective radius, the **applicant** shall contact the owner of all old and approved **towers** , within the effective radius, that can possibly accommodate the needs of the **applicant** . The county manager or designee

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

may preapprove the minimum allowable height to determine which **towers** may be available for use by the **applicant** . A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the **conditional use** application. As an accommodation to **applicants** , the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved **towers** . If the owner of an old **tower** does not respond to the **applicant's** inquiry within a reasonable time, generally 30 days or less, or the owner of an old **tower** will not rent space to the **applicant** at a reasonable rental for a reasonable time period, such old **tower** shall be deemed unavailable to that **applicant** . If the old **tower** is a **nonconforming structure** , additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural **alterations** may be made to the **tower** , and the height of the **tower** inclusive of its antennas may not be increased.

2. Lesser effective radius. If the **applicant** asserts that the effective radius for the intended use is less than 6 miles, the **applicant** shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the **applicant** , the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the **applicant** can prove they are incorrect in the specific case.

3. If an approved **tower** within the **applicant's** approved effective radius may have capacity available for the antenna proposed by the **applicant** , the application for a new **tower** shall not be complete without the following information regarding each such possibly available approved **tower** . Such information shall also be provided for old **towers** to the extent it can be obtained.

   Identification of the site of each possibly available **tower** by coordinates, **street** address or legal description, existing uses, and **tower** height.

   Whether shared use by the **applicant** of the **tower** is prohibited (or is not feasible) for any reason.

   If it has been determined that the **tower** owner will allow structural changes, whether the **tower** can accommodate the proposed antenna if reasonable structural changes are made. If so, the **applicant** shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such **tower** shall be deemed unavailable to the **applicant** .

4. The **applicant** shall contact the owner of each possibly available approved **tower** to request the needed information. To enable the **tower** owner to respond, the **applicant** shall provide the following information regarding the **applicant's** proposed antenna and equipment:

   a. All output frequencies of transmitter.

   b. Type of modulation, polarization of radiation, and proposed use of antenna.

   c. Manufacturer, type, manufacturer's model number, a diagram of the antenna's radiation pattern, and the manufacturer's specifications.

   d. Power input to antenna and gain of antenna in decibels with respect to an isotopic radiator.

   e. Range in feet of maximum and minimum height of antenna above base of **tower** .

   f. A list of necessary ancillary equipment and description of the type of transmission cable to be used.

   g. Any other pertinent information needed to enable the owner to respond in full to the inquiry.

E. Shared use of **tower** sites. A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved on a new **tower** site unless the **applicant** demonstrates that the proposed **tower, antennas, and accessory structures or uses** cannot be located on any conforming old site or

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approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

1. Except as to each old site or approved site determined by the County Manager or designee, or in a shared use plan to be unavailable to the **applicant** , the **applicant** shall contact the **owner** of all other conforming old sites and approved **tower** sites, within the effective radius, containing sufficient land area to possibly accommodate the needs of the **applicant** .

2. For each such possibly available **tower** site, the application for a new **tower** site shall not be complete without the following information:

   a. Identification of the proposed new **tower** site by coordinates, **street** address or legal description, area, existing uses, topography, and significant natural features.

   b. Evidence that no old and no approved **tower** site within the effective radius can accommodate the **applicant's** needs.

   c. If the owner of an old **tower** site does not respond to the **applicant's** simple letter of interest inquiry within thirty (30) days, or the **owner** of an old **tower** site will not rent land to accommodate the **applicant's** needs for a reasonable period of time at reasonable rentals, such old **tower** site shall be deemed unavailable to the **applicant** .

   d. The **applicant** is not required to supply this information to owners of conforming old sites unless the old site appears to be available to the **applicant** by a shared use plan or the site's **owner** has responded positively to the **applicant's** initial letter of inquiry. To enable the site owner to respond, the **applicant** shall provide the site owner (and the owner of any **tower** on the site) with the dimensional characteristics and other relevant data about the **tower** , and a report from a professional engineer licensed in the State of Florida, or other qualified expert, documenting the following:

   e. **tower** height and design, including technical, engineering, and other pertinent factors governing the intended uses and selection of the proposed design. An elevation and a cross section of the **tower structure** shall be included.

   f. Total anticipated capacity of the **tower** , including number and types of antennas and needed transmission lines, **accessory use** needs including specification of all required ancillary equipment, and required **building** and parking space to accommodate same.

   g. Evidence of structural integrity of the proposed **tower** as required by the **building** official and, for metal **towers** , a statement promising full compliance with the then latest edition of the standards published by the Electronic Industries Association (currently EIA/TIA 222-E), or its successor functional equivalent, as may be amended for local application.

3. If the site owner, or owner of a **tower** on the respective site, asserts that the site cannot accommodate the **applicant's** needs, the respective **owner** shall specify in meaningful detail reasons why the site cannot accommodate the **applicant** . To the extent information is current and correct in the respective **tower** site's approved shared use plan, the site owner or **tower** owner can refer the **applicant** to the respective shared use plan. If the shared use plan is not then up-to-date, the plan shall be brought up-to-date immediately by the owner and the written reply to the **applicant** shall specify to what extent the shared use plan is incorrect, incomplete, or otherwise not up-to-date.

4. No provision in a shared use plan, land lease, mortgage, option to purchase, lease-option, contract for deed, or other controlling document shall provide, or have the effect, that the site is exclusive to one (1) **tower** , unless there is good reason for such restriction, other than the prevention of competition or a desire or inclination not to cooperate in good faith. If the site size is physically and electrically compatible with the installation on-site of any other **tower** , no such document shall prevent other **towers** , except for reasons approved by the County Manager or designee. An unapproved document provision of **tower** exclusivity shall be grounds to disapprove an application for **tower** site approval.

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F. Required sharing. Each new **tower** in excess of 185 feet in height (shared use **tower**), except **towers** that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable. Although it is not required that a new **tower** be constructed at additional expense to accommodate antennas owned by others, no new **tower** shall be designed to accommodate only the **tower** owner's proposed antennas when, without additional expense, antenna space for other owners can be made available on the **tower** .

1. Shared use plans. Each shared use plan shall be in a standard format that has been approved by the County Manager or designee. Each shared use plan shall specify in detail to what extent there exists **tower** and/or site capacity to accommodate additional antennas and/or additional **towers** , ancillary equipment, and **accessory uses** . Available antenna capacity on a **tower** shall be stated in detailed clearly understandable terms, and may be stated in equivalent flat plate area and total additional available transmission line capacity. The **tower** owner (as to **tower** shared use plans) and the landowner (as to site shared use plans) shall update its respective approved shared use plans by promptly filing pertinent update information with the County Manager or designee. **Owners** of old **towers** and/or old sites may file shared use plans in accord with this section.

2. Reservation of capacity. If an **applicant** for a shared use **tower** does not plan to install all of its proposed antennas during initial construction of the **tower** , the **applicant** must specify the planned schedule of installing such later added antennas as part of the shared use plan. An **applicant** cannot indefinitely prevent the use of unused available antenna space on a **tower** by reserving to itself such space. No available space can be reserved for the owner or anyone else, unless approved in the shared use plan. If an antenna is not installed by the scheduled deadline, the reserved space shall automatically be rendered available for use by others, unless the shared use plan has, by the deadline, been amended with the approval of the County Manager or designee. Deadlines may be extended even if the **tower** is a **nonconforming structure** . If space has been reserved in a shared use plan for future additional antenna use by the **tower** owner and it becomes clear that such space will not be utilized by the owner, the shared use plan shall be amended promptly to reflect the availability of such space.

3. Reservation of site capacity. The policy stated above applies also to additional **tower** space on an approved **tower** site to prevent indefinite reservation of available site space.

4. Height bonus for sharing. Notwithstanding anything to the contrary in any County ordinance, any existing conforming or **nonconforming tower** may be permitted a one-time increase in height, provided:

   a. Any such increase in height does not exceed thirty (30) feet or twenty (20) percent of the height of the existing **tower** , whichever is less;

   b. The cost of such increase in height does not exceed fifty (50) percent of the actual replacement cost of the **tower** at the time of the application;

   c. A shared use plan covering the **tower** with the increased height is first approved by the County Manager or designee;

   d. The increase in height does not cause the proposed **tower** to exceed any required maximum height requirement for **towers** or make a legally conforming **tower** become **nonconforming** ;

   e. Substantiated proof that such proposed antenna(s) may not be placed on the existing **tower** by relocating or adjusting existing antennas and equipment shall be submitted by an appropriate professional engineer certified to practice in the State of Florida; and

   f. A site **development plan** shall be submitted for review and approval if an increase in **tower** height requires placement of, or addition to, an antenna equipment **building** or support **building** .

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5. Filing shared use plans. Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site **development plan** approval. A copy of the initial shared use plan shall be filed with, and approved by, the County Manager or designee prior to **conditional use** approval.

6. Shared use plans for old **towers** and old **tower** sites. Initial shared use plans and amendments for old **towers** require approval of the County Manager or designee. Initial shared use plans and amendments for old **tower** sites require approval of the BCC, except where an amendment reduces site and/or antenna capacity.

7. Transmitting and receiving equipment serving similar kinds of uses shall, to the extent reasonable and commercially practicable, be placed on a shared use **tower** in such a manner that any of the users in a group can operate approximately equal to other users in the group utilizing substantially similar equipment.

8. Once a shared use plan for a **tower** is approved, additional antennas may be added to that **tower** in accordance with the approved shared use plan without additional **conditional use** approval even if the **tower** is then a **nonconforming structure** . The shared use plan shall be immediately updated to reflect each such change. Likewise, once a new shared use plan for a **tower** site is approved, additional **towers** and **accessory buildings** and uses may be added to that site in accordance with the plan without additional **conditional use** approval, even if the site is then **nonconforming** . The shared use plan shall be immediately updated to reflect each change.

9. For each **tower** with a height in excess of 185 feet that is approved, the **tower owner** shall be required, as a condition of approval, to file an approved shared use plan, except when a government **tower** is approved to be perpetually unavailable. To the extent that there is capacity for other antennas on the **tower** , the plan shall commit the **tower owner** and all successor owners to allow shared use of the **tower** in accordance with the shared use plan for antennas of others at reasonable rates. The initial proposed rates (or a range of reasonable rates) shall be specified in the shared use plan, and shall be amended each time the rates are changed. When antenna space on a **tower** is rented to others, each rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve antenna space for future use must be approved by the County Manager or designee.

10. For each new shared use **tower** site that is approved, the **owner** shall be required, as a condition of approval, to file an approved shared use plan, except as to a government site that is approved to be perpetually unavailable. If there is land available on the site to accommodate additional **towers** and **accessory** facilities, the plan shall commit the landowner and successor owners to accommodate such additional facilities on the site at reasonable rents (or a range of reasonable rents) which shall be specified in the shared use plan. When land is rented for facilities on the site, the rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve land for future use of a **tower** and other facility space must be approved by the County Manager or designee.

11. Each new **tower** owner or site owner, as the case may be, shall agree, as a condition of approval, to respond, in writing, in a comprehensive manner within thirty (30 days) to each request for information from a potential shared use **applicant** . Government owners need to reply only to requests from another government. To the extent that correct and up-to-date information is contained in an approved shared use plan, the owner may refer the **applicant** to the shared use plan for the information. If the shared use plan is incorrect, incomplete, or otherwise not up-to-date, the respective owner shall, in the response, specify, in detail, such information, and shall immediately bring the shared use plan up-to-date.

12. The **tower** owner or site owner, as the case may be, shall, as a condition of approval, negotiate in good faith for shared use of **tower** space and/or site space by **applicants** in accordance with its shared use plan.

13. All conditions of approval regarding a **tower** shall run with the ownership of the **tower** and be binding on all subsequent owners of the **tower** . All conditions of approval regarding an

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approved **tower** site shall run with the land and be binding on all subsequent owners of the **tower** site.

G. **Development** standards for communication **towers** .

1. Except to the extent that amateur radio **towers** , and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new **tower** of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding other provisions of this section, including the separation requirements of subsection5.05.09(F)(7) below, **towers** may be allowed to any height as a **conditional use** in the E zoning district only on sites approved for a specified **essential service** listed in subsection 5.05.09((F)(3) below. There shall be no exception to this subsection except for **conditional use** applications by a government for a governmental use.

2. Permitted ground-mounted **towers** . **Towers** not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. **towers** that exceed those specified maximum heights require a variance in accordance with section 9.04.00.

   a. All commercial and industrial zoning districts and urban designated area agricultural zoning districts: Any **tower** up to seventy-five (75) feet in height is a permitted use, provided the base of such **tower** is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any **parcel** of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential **dwelling units** or less. Any **tower** that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such **tower** is separated from the nearest boundary of any **parcel** of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential **dwelling units** or less, by a minimum distance in feet determined by multiplying the height of the **tower** (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the **tower** .) **towers** which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.

   b. Agricultural zoning districts within the rural designated area: **Towers** shall not exceed 250 feet in height.

   c. All agricultural zoning districts: No **tower** that exceeds 250 feet in height exclusive, of any antenna affixed thereto, shall be allowed on any site comprising less than ten (10) acres under common ownership or control, except such **towers** can be approved as a **conditional use** on sites of less than ten (10) acres if the **applicant** cannot, with economic feasibility, acquire title to, or control of, a suitable **tower** site of at least ten (10) acres in the required geographic vicinity of the proposed **tower** site.

3. **Essential services** —Specified **conditional uses** Except in the RSF-1 through RSF-6, and RMF-6 zoning districts, **towers** may be allowed to any height as a **conditional use** on sites approved for a **conditional use essential service** for any of the following **conditional uses** : safety service facilities including, but not necessarily limited to, **fire stations** , sheriff's substation or facility, emergency medical services facility, and all other similar uses where a communications **tower** could be considered an **accessory** or logically associated use with the safety service **conditional use** on the site. In addition, communications **towers** can be approved as a **conditional use** for a stand-alone **essential service** facility, provided the **tower** is to be owned by, or to be leased to, a governmental entity, and the primary uses of the **tower** are for governmental purposes.

4. New **towers** shall be installed only on rooftops in the RMF-12, RMF-16, and RT zoning districts, except amateur radio **towers** with a height not to exceed seventy-five (75) feet above the natural **grade** , and ground-mounted antennas with a height not to exceed twenty (20) feet above the natural **grade** , are permitted within these zoning districts.

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5. Ground-mounted **monopole communication towers** up to 150 feet in height above the natural **grade** , including antennas affixed thereto, may be allowed as a **conditional use** within these zoning districts. The height of each **monopole communication tower** shall be limited to the height necessary for its use at its location.

6. Rooftop **towers** , **antenna structures** , and antennas.

   a. Rooftop **towers** , **antenna structures** , and antennas are allowed in all zoning districts except the RSF-1 through RSF-6, RMF-6, and E zoning districts.

   b. Rooftop **towers** , **antenna structures** , and antennas are, as specified, subject to the following:

      i. Permitted uses. Rooftop **antenna structures** and antennas are a permitted use up to a height of twenty (20) feet above the maximum roofline, provided the height of the maximum roofline is twenty (20) feet or more above the average natural **grade** . If the maximum roofline is less than twenty (20) feet above the average natural **grade** , an **antenna structure** and/or antenna is a permitted use up to a height that equals the distance from the average natural **grade** to the maximum roofline. For example, if the distance from the average natural **grade** to the maximum point of the roofline is fifteen (15) feet, an **antenna structure** and/or antenna is a permitted use up to a height of fifteen (15) feet above the maximum roofline. Any **antenna structure** , **tower** , or antenna that exceeds its permitted use height, as provided herein, shall require **conditional use** approval, and the maximum allowable height of the **structure** , **tower** , and all antennas shall be determined in each specific case. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be a major consideration in determining the allowable height of rooftop facilities.

      ii. **Towers** and **antenna structures** shall be set back from the closest outer edge of the roof a distance of not less than ten (10) percent of the rooftop length and width, but not less than five (5) feet, if the antenna can function at the resulting location.

      iii. **Antenna structures** and dish type antennas shall be painted to make them unobtrusive.

      iv. Except for antennas that cannot be seen from **street** level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

      v. Where technically feasible, dish type antennas shall be constructed of open mesh design.

      vi. Where feasible, the design elements of the **building** (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the communications **tower** , **structure** , and antennas.

      vii. The **building** and roof shall be capable of supporting the roof-mounted antenna, **structure** , and **tower** .

      viii. No rooftop shall be considered a **tower** site. This section does not require any sharing of any rooftop, rooftop **tower** , or **antenna structure** .

7. With the exception of rooftop **towers** and **towers** on **essential services** sites, each new communication **tower** shall meet the following separation requirements:

   a. Each new **tower** that exceeds 185 feet in height shall be located not less than two and one-half (2.5) times the height of the **tower** from all RSF-1 through RSF-6, and RMF-6 zoning districts, including PUDs where the **adjacent** use(s) is/are, or comparable to, the RSF-1 through RSF-6 and RMF-6 zoning districts. If a part of a PUD is not developed, and it is inconclusive whether the part of a PUD area within such minimum separation distance from the proposed **tower** site may be developed with a **density** of six (6) units per acre or

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less, it shall be presumed that the PUD area nearest to the proposed site will be developed at the lowest **density** possible under the respective PUD.

b. In addition, each such new **tower** that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned **densities** greater than six (6) units per acre by not less than the total height of the **tower** including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the **tower** and its antennas, or the **tower's** certified collapse area, whichever distance is greater.

8. All owners of approved **towers** are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any **tower** owned by them.

9. Placement of more than one (1) **tower** on a land site is preferred and encouraged, and may be permitted, provided, however, that all **setbacks** , design, and landscape requirements are met as to each **tower** . **structures** may be located as close to each other as technically feasible, provided **tower** failure characteristics of the **towers** on the site will not likely result in multiple **tower** failures in the event that one (1) **tower** fails, or will not otherwise present an unacceptable risk to any other **tower** on the site. It shall be the policy of the County to make suitable County-owned land available for **towers** and ancillary facilities at reasonable rents.

10. Any **accessory buildings** or **structures** shall meet the minimum **yard** requirements for the respective zoning district. **accessory uses** shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or other **structures** and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the **floor area** used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site **abuts** , or has **access** to, a **collector street** , **access** for motor vehicles shall be limited to the **collector street** . All equipment shall comply with the then applicable noise standards.

11. For new commercial **towers** exceeding 185 feet in height, a minimum of two (2) parking spaces shall be provided on each site. An additional parking space for each two (2) employees shall be provided at facilities which require on-site personnel. Facilities which do not require on-site personnel may utilize impervious parking.

12. All new **tower** bases, guy anchors, outdoor equipment, **accessory buildings** , and **accessory structures** shall be fenced. This provision does not apply to amateur radio **towers** , or to ground-mounted antennas that do not exceed twenty (20) feet above **grade** .

13. **Tower** lighting. **Towers** and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other **towers** or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the **applicant** shall comply with such rules.

New **towers** exceeding 199 feet. Each new **tower** that will have a height in excess of one hundred and ninety-nine (199) feet above ground, exclusive of antennas, and such **tower** shall be lighted no more than is otherwise required by state and/or federal law, rule, or regulation. Unless otherwise then required by law, rule or regulation, only white strobe lights shall be used at night, unless otherwise required by the FAA, in which case red strobe-type lights shall be used. Such lights shall not exceed the minimum number, minimum intensity, and minimum light flashes per interval of time (requiring the longest allowable duration between light flashes) required by state or federal law, rule, or regulation. Solid red (or pulsating red) warning lights shall not be used at night.

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14. Effective January 1, 1992, all guyed **towers** , including old **towers** , exceeding 185 feet in height shall be inspected every two (2) years. Such self-supporting **towers** shall be inspected every four (4) years. Each inspection shall be by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:

    a. **Tower structure** : Including bolts, loose or damaged members, and **signs** of unusual stress or vibration.

    b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other **signs** of possible failure.

    c. Guy anchors and foundations: Assess for cracks in concrete, **signs** of corrosion, erosion, movement, secure hardware, and general site condition.

    d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.

    e. For guyed **towers** : **Tower** vertical alignment and guy wire tension (both required tension and present tension).

15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.

16. Any **tower** that is voluntarily not used for communications for a period of one (1) year shall be removed at the **tower** owner's expense. If a **tower** is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the **tower** and **accessory** items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the **tower** and **accessory** items, plus court costs and attorney's fees.

17. For all ground-mounted guyed **towers** in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum **yard** requirements of that zoning district between each guy anchor and all property lines.

18. All new metal **towers** , including rooftop **towers** , except amateur radio **towers** , shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio **tower** with a height of seventy-five (75) feet or less shall require a **building** permit specifying the exact location and the height of the **tower** exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a **building** permit.

19. Within the proposed **tower's effective radius** , information that specifies the **tower's** physical location, in respect to public parks, designated **historic buildings** or districts, areas of critical concern, and **conservation** areas, shall be submitted as part of the **conditional use** application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require **conditional use** approval.

20. No communication **tower** shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.

21. Any existing **native vegetation** on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. **native**

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vegetation may constitute part or all of the required **buffer** area if its opacity exceeds eighty (80) percent.

22. As to communications **towers** and antennas, including rooftop **towers** , **antenna structures** , and antennas, the height provisions of this section supersede all other height limitations specified in this Code.

23. All existing and proposed ground mounted and rooftop **towers** and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total **structure** height shall include all appendages and attachments, such as antennas, lights, lightening rods, or any other accessory device that would extend the height of the **tower.** All existing **towers** shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the **applicant** shall comply with such rules.

24. A copy of each application for a **tower** in excess of 150 feet shall be supplied by the **applicant** to the Collier Mosquito Control District or designee.

H. Alligator **Alley** communication **towers** .

1. Notwithstanding other provisions of section 5.05.09, and irrespective of the zoning classification(s) of the underlying fee at each respective **tower** site, two (2) new communication **towers** shall be permitted at locations and heights herein specified within the I-75 **right-of-way** east of the toll booth (Alligator **Alley**). Two (2) of the four (4) **towers** shall be constructed to replace two (2) existing Florida Department of Transportation **towers** . The four (4) new telecommunication **tower** sites shall be located approximately at:

   a. Mile marker 52.2. The height of the **tower** shall not exceed 250 feet, including antennas;

   b. Mile marker 92.6 (Everglades Blvd). The height shall not exceed 250 feet, including antennas;

   c. The site of an existing FDOT **tower** located on State Road 29. The height shall not exceed 310 feet, including antennas;

   d. The site of an existing FDOT **tower** located at mile marker 63.2 at the I-75 Rest Area. It will replace an existing **tower** located on the north side of I-75 at mile marker 63.3. The height shall not exceed 280 feet, including antennas.

   e. Each **tower** shall be constructed with a capacity to provide for a minimum of four (4) to eight (8) co-users, including Florida Department of Transportation ("FDOT"), the U.S. Fish and Wildlife Service ("FWS"), the National Park Service ("NPS"), the Department of Forestry ("DOF"), and County agencies, where practical.

2. Each **tower** shall be constructed in accordance with the standards and requirements of section 5.05.09 and other applicable sections of this Code, except as expressly provided otherwise in this section.

3. Minimum **yard** requirements. There shall be no minimum **yard** requirement for these **towers** at these locations because each **tower** and all ancillary facilities must be contained within the I-75 **right-of-way** , and each proposed **tower** must maintain a separation distance from all **adjacent** residential property lines equal to one-half (½) of the **tower's** height or equal to a Florida professional engineer's certified collapse area (fall zone), whichever is greater, or a clear zone is maintained on adjoining property by a use **easement** applicable to such adjoining property **owner** . No habitable residential or non-residential **structure** , including offices, shall be allowed within any certified collapse area (fall zone) for any of these **towers** .

4. **Access** . Physical **access** to each **tower** site shall be as approved by FDOT.

5. Parking. Sufficient unpaved area shall be provided on, or **adjacent** to, each **tower** site to accommodate temporary parking for one (1) vehicle for servicing or maintaining the communication **tower** .

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6. **Landscape buffer** . A **landscape buffer** no less than ten (10) feet wide with trees planted twenty-five (25) feet on center shall be developed and maintained around the perimeter of each **tower** site and other related equipment, **structures** , and **buildings** . This **buffer** shall encompass all **structures** including the **tower** base. At least one (1) row of **native vegetation** shall be planted within the **buffer** to form a continuous hedge of at least three (3) feet in height at planting. The **buffer** must be maintained in good condition. This **landscape buffer** may be waived by the County Manager or designee where the **buffer** is not practical due to public safety concerns.

7. A site **development plan** and construction plans shall be submitted to the County Manager or designee for review and approval prior to any construction of any such **tower** . No changes, additions, or **alterations** may be made to any approved site **development plan** or construction plans for any such **tower** without County approval.

8. **Tower** lighting. In addition to the requirements for **tower** lights specified in section 5.05.09 of this Code, **towers** located in the Big Cypress Preserve and the Florida Panther National Wildlife Preserve shall be lighted in accordance with the USFWS guidance system requirements for **tower** lighting.

9. Notwithstanding any other provision in this Code, and notwithstanding the underlying zoning of the respective **tower** site, subject to the following, the communication **towers** and **accessory** facilities ("facilities") listed above, and all such future facilities, are lawful uses, if located within the confines of the I-75 **right-of-way** east of the Alligator **Alley** toll booth to the eastern boundary of Collier County.

10. The **tower** and related facilities shall be subject to **conditional use** approval whenever the **tower** is to exceed a height of twenty (20) feet. **towers** that are to be twenty (20) feet or less in height require only **building** permit approval from the County.

    a. As all such facilities must be located within the I-75 **right-of-way** , the facilities must be subject to approval from the owner of that **right-of-way** , including such conditions as may be required by that owner. The owner of said **right-of-way** is the State of Florida, by and through the Florida Department of Transportation.

    b. The facilities must be owned by, or leased to, a governmental entity. The primary uses of the facilities shall be governmental uses. Private uses of the facilities, if any, shall always be incidental and subordinate to the governmental uses.

    c. Notwithstanding any other provision in section 5.05.09, the facilities shall be subject to the **tower** sharing requirements of section 5.05.09 if the **tower** is to exceed a height of 120 feet, unless the **tower** is a **monopole** . If the **tower** is to be used only for governmental uses, the **tower** need be shared only with other governmental entities. If the **tower** is to be occupied by an antenna under control of a non-governmental occupant of the **tower** and is to be used for any non-governmental use(s), the **tower** sharing requirements that apply to non-government occupants shall be adhered to as a prerequisite to occupancy of the **tower** .

l. Wireless emergency telephone service. Notwithstanding any other provisions of this section 5.05.09, the following provisions shall apply to communications **towers** that provide wireless emergency telephone service.

1. These facilities are **essential services** .

2. Each **applicant** for these permits is required to clearly inform County staff by means of an emboldened "notice" in a cover letter or on the first page of the permit application, substantially as follows: *This Application is subject to the expedited timelines specified in Chapter 365.172, Florida Statutes.*

3. **Applicants** for these permits need not provide staff with evidence that a proposed wireless communications facility complies with federal regulations, but staff may require from such **applicant** proof of proper FCC licensure, and staff may request the FCC to provide information

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as to the provider's compliance with federal regulations to the extent then authorized by federal law. The County has no permitting jurisdiction with regard to wireless communications facilities located (or to be located) on property owned by the State of Florida, including State-owned **rights-of-way** .

4. Co-located facilities. Provided the then existing zoning applicable to the proposed site allows E911 facilities without a need to rezone, a need to obtain **conditional use** approval, or any other required process (such as, for example, having an agreement amended), the County shall grant or deny a properly completed application requesting co-location of E911 Service, or co-location for wireless telephone service, not later then forty-five (45) business days after the date that a properly completed application is initially submitted to staff in accordance with all applicable permit application requirements in this section 5.05.09. Co-location of such facilities on a then existing above-ground **tower** or other above-ground **structure** shall not be subject to the land **development** regulations pursuant to Section 163.3202, Florida Statutes, provided the height of the then existing **tower** or **structure** is not thereby increased. Co-location of such antenna, or co-location of related equipment, shall be subject to applicable **building** regulations, and with all then existing permits or agreements applicable to that **tower** or to the underlying property. Nothing herein, including the forty-five (45) business days timeline, shall relieve the permit holder for, or owner of, the then existing **tower** or **structure** from complying with applicable permit requirements, or applicable agreement(s), or with applicable land **development** regulation (including aesthetic requirement), or compliance with any other then applicable law(s).

5. New **towers** or antennas. Pursuant to Section 365.172, Florida Statutes, the County shall grant or deny an application requesting location of a new wireless telephone service **tower** , or for location of antenna(s) for wireless telephone service, not later then ninety (90) business days after the date that an application that fully complies with the requirements of this section 5.05.09 is submitted, provided the then existing zoning applicable to the proposed site allows the E911 facilities without need to rezone, the need to apply for **conditional use** approval, or other required procedures. Provided further that nothing herein shall affect permit compliance of such facilities with applicable federal regulations, applicable zoning and/or land **development** regulations (including aesthetic requirements), or with applicable **building** regulations.

6. Sufficiency notice. Within twenty (20) business days of receiving the permit application for any facility listed above in paragraphs (4) and (5) above, staff shall in writing notify the permit **applicant** whether the application is, or is not, properly completed. If such permit application is not properly completed, staff shall with specificity notify the **applicant** of any and all deficiencies, which if cured will thereby render the application being properly completed. Staff should also notify the **applicant** whether the applicable zoning classification allows the applied-for use(s) without rezoning, without **conditional use** approval, or without any other related ancillary approval process or permission.

7. Default approval.

   a. An application for E911 service, co-location of wireless telephone service, or new location for wireless telephone service or antennae shall be deemed to have been automatically granted provided that:

      i. Such service or facility is allowed in the applicable zoning district without a rezone, without the need to apply for a **conditional use** , or without the need to apply for some other permit;

      ii. The County fails to either grant or deny the applied-for permit within the time frames set forth in paragraphs (4) and (5) above, as applicable; and

      iii. The **applicant** has not agreed to an extension of time, as provided in paragraph (8) below.

   b. However, the applied-for permit shall not be deemed granted if final action requires action by the BCC, but such action is prevented due to emergency conditions beyond the

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County's control. In such instance, the time for final action on the application shall be extended until the next regularly scheduled meeting of the BCC. The permit shall be deemed to be granted if the BCC fails to take final action at that time.

8. Waiver. Extensions of the above-described applicable timelines (deadlines) shall not be effective except to the extent voluntarily agreed to by the permit **applicant** . Narrow exception: a one-time timeline waiver may be required if there then exists an emergency that directly affects the administration of all of the County's communications **tower** permitting activities which had been formally declared by the County, by the State of Florida, or by the federal government.

(Ord. No. 05-27, § 3.HH)

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Collier County
Growth Management Department
Zoning Services Section

September 18, 2019

Kyle Lotze
Ignite Wireless Inc.
102 Mary Alice Park Rd.
Cumming, Ga 30040

ZLTR-PL20190001999; Zoning Verification Letter for a parcel located east of Kapok St. in Section 15, Township 49, Range 27 of unincorporated Collier County, Florida. Property ID/Folio Number: 00307840002; comprising of +/- 1.25 acre.

Mr. Lotze,

This letter is in response to a Zoning Verification Letter (ZLTR) Application that you submitted on or about August 27th, 2019. The applicant has requested verification of the questions listed below in bold print, which are followed by Staff's responses.

Questions:

1. **Confirm the zoning?**
   The current Official Zoning Atlas, an element of the Collier County Land Development Code (LDC), Ordinance 04-41, as amended, reveals the subject property is located within the agricultural zoning designation with the Rural Fringe Mixed Use receiving and North Bell Meade Overlay districts.
2. **What is the review process/requirements to locate a 250' self-support tower in the proposed lease area site plan?**
   This proposed self-support tower could not be completely private provider tower and thus would need to be classified as an essential service. This requires that government entities such as police, fire, EMS, etc. have use of the tower for their designated needs, see attached. Classification this way is the only way to permit this use on this property with the applicable zoning designation (LDC 2.03.08.A.2.a.3.x.) This project will also need site plan approval, please see the attached administrative code section for list of required submittals and other related requirements and LDC 5.05.09.G for development standards. For further questions or to submit please reach out to the Client Services Office for more information at GMDClientServices@colliercountyfl.gov or 239-252-4229.

The information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

This letter represents a determination of Zoning Services Section staff. Should you disagree with this determination, you may request an Official Interpretation by the Zoning Director of the provisions of the Land Development Code pursuant to Sections 1.06.01.A and 10.02.02.F.1 of that Code. The fee for an

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Official Interpretation is identified in the most recent GMD Fee Schedule Resolution as approved by the Board of County Commissioners. To obtain copies of any document referenced herein, please contact Mr. David Merino with the GMD Records Section at (239)252-2386. The LDC may be viewed online at www.municode.com / Municode Library / Florida / Collier County. Validated Ordinances may be viewed online via the Clerk of Court's website, www.collierclerk.com / Records Search / BMR Records / Boards, Minutes, Records / BMR Validated Ordinances.

Disclaimer: Issuance of a development permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Should you require additional information, please do not hesitate to call my office at (239) 252-2471.

Researched and prepared by:

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

Raymond Bellows, Zoning Manager
Zoning Services Section

CC: GMD – Addressing
David Weeks- Comprehensive Planning

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Collier County Property Appraiser
Property Summary

Parcel No	00307840002	Site Address *Disclaimer		Site City	Site Zone *Note
Name / Address	STEFFENS, JOHANNES 542 ETHEL AVE SE				
City	GRAND RAPIDS		State MI		Zip 49506-2724

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4C15	000100 019 4C15	15	49	27	1.25

Legal: 15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606

Millage Area: 287

Sub./Condo: 100 - ACREAGE HEADER

Use Code: 99 - ACREAGE NOT ZONED AGRICULTURAL

Millage Rates *Calculations

School	Other	Total
5.083	6.3071	11.3901

Latest Sales History
(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/14/13	5016-1369	$ 0
03/15/13	4896-3875	$ 14,300
06/01/94	1952-1606	$ 15,000
08/01/92	1743-1191	$ 0
06/01/88	1360-263	$ 0
09/01/86	1220-211	$ 10,000

2019 Preliminary Tax Roll
(Subject to Change)

	Land Value	$ 16,
(+)	Improved Value	
(=)	Market Value	$ 16,
(-)	10% Cap	$ 8,
(=)	Assessed Value	$ 8,
(=)	School Taxable Value	$ 16,
(=)	Taxable Value	$ 8,

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

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00307840002

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

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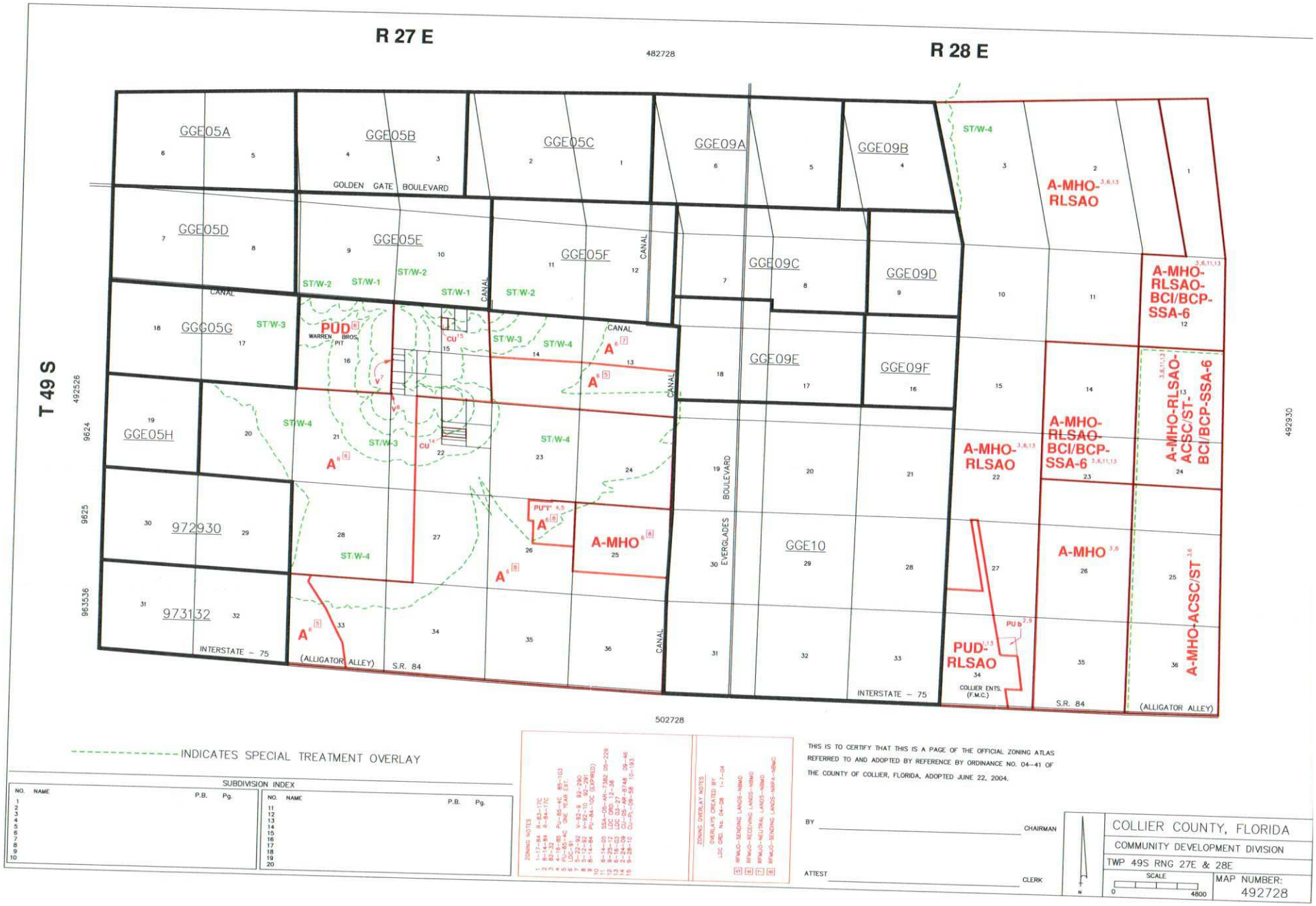

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1.08.02 – Definitions- Collier County LDC

...

Essential services: Those services and facilities, including utilities, safety services, and other government services, necessary to promote and protect public health, safety and welfare, including but not limited to the following: police; fire, emergency medical, public park and public library facilities; and all services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers that have been approved and authorized according to laws having appropriate jurisdiction, and governmental facilities.

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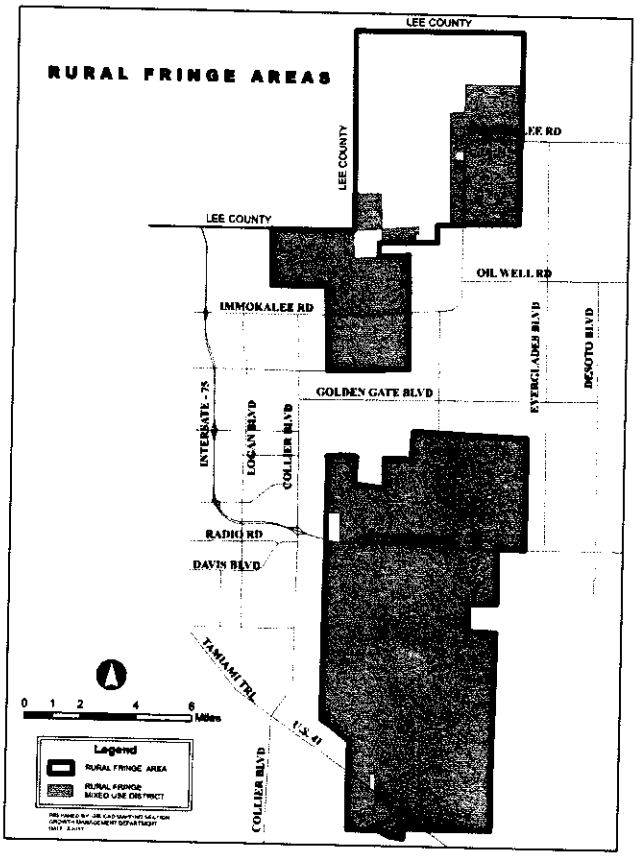
2.03.08 - Rural Fringe Zoning Districts

A. Rural Fringe Mixed-Use District (RFMU District).

1. Purpose and scope. The purpose and intent of the RFMU District is to provide a transition between the Urban and Estates Designated lands and between the Urban and Agricultural/Rural and Conservation designated lands farther to the east. The RFMU District employs a balanced approach, including both regulations and incentives, to protect natural resources and private property rights, providing for large areas of open space, and allowing, in designated areas, appropriate types, density and intensity of development. The RFMU District allows for a mixture of urban and rural levels of service, including limited extension of central water and sewer, schools, recreational facilities, commercial uses, and essential services deemed necessary to serve the residents of the RFMU District. The innovative planning and development techniques which are required and/or encouraged within the RFMU District were developed to preserve existing natural resources, including habitat for listed species, to retain a rural, pastoral, or park-like appearance from the major public rights-of-way, and to protect private property rights.

a. Establishment of RFMU Zoning Overlay District. In order to implement the Rural Fringe Mixed Use District (RFMUD) designation in the Future Land Use Element (FLUE) of the GMP, the RFMU District shall be designated as "RFMUO" on the Official Zoning Atlas and is hereby established. The RFMU District replaces the underlying zoning district where that underlying zoning district is A, Rural Agricultural, except where development standards are omitted in the RFMU District. The County-wide Future Land Use Map is located in the Future Land Use Element of the GMP or can be obtained from the Growth Management Department, located at 2800 N. Horseshoe Drive, Naples, FL 34104. The lands included in the RFMU District and to which LDC section 2.03.08 apply are depicted by the following map:



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b. Exemptions. The requirements, limitations and allowances of this section shall not apply to, affect or limit the continuation of existing uses. Existing uses shall include: those uses for which all required permits were issued prior to June 19, 2002; or, projects for which a Conditional use has been approved by the County prior to June 19, 2002; or, projects for which a Rezone petition has been approved by the County prior to June 19, 2002 - inclusive of all lands not zoned A, Rural Agricultural; or, land use petitions for which a completed application has been submitted prior to June 19, 2002. The continuation of existing uses shall include on-site expansions of those uses if such expansions are consistent with or clearly ancillary to the existing uses. Hereafter, such previously approved **developments** shall be deemed to be consistent with the Plan's Goals, Objectives and Policies for the **RFMUD** , and they may be built out in accordance with their previously approved plans. Changes to these previous approvals shall also be deemed consistent with the Plan's Goals, Policies and Objectives for the **RFMUD** as long as they do not result in an increase in **development density** or intensity.

c. Ordinance superceded. Ordinance Number 98-17 is hereby expressly superceded. Any **development** in the area formerly subject to that ordinance shall henceforth conform to the provisions of this Section and all other provisions of this Code that are applicable to **development** within the **RFMU district** .

2. **RFMU receiving lands. RFMU receiving lands** are those lands within the **RFMU district** that have been identified as being most appropriate for **development** and to which residential **development** units may be transferred from **RFMU sending lands** . Based on the evaluation of available data, **RFMU receiving lands** have a lesser degree of environmental or listed species habitat value than **RFMU sending lands** and generally have been disturbed through **development** or previous or existing agricultural operations. Various incentives are employed to direct **development** into **RFMU receiving lands** and away from **RFMU sending lands** , thereby maximizing **native vegetation** and habitat preservation and restoration. Such incentives include, but are not limited to: the TDR process; **clustered development** ; **density** bonus incentives; and, provisions for central sewer and water. Within **RFMU receiving lands** , the following standards shall apply, except as noted in subsection 2.03.08 A.1. above, or as more specifically provided in an applicable PUD.

a. Outside **rural villages** .

(1) NBMO Exemption. Except as specifically provided herein NBMO Receiving Lands are only subject to the provisions of section 2.03.08 C.

(2) Maximum **Density** .

(a) Base **density** . The base **residential density** allowable within **RFMU receiving lands** , exclusive of the applicable **density blending** provisions set forth in section 2.05.02, is 1 unit per 5 gross acres (0.2 **dwelling units** per acre) or, for those legal **nonconforming lots** or **parcels** in existence as of June 22, 1999, 1 unit per **lot** or **parcel** .

(b) Additional **density**

i. Additional **Density** Allowed Through the TDR Process. Outside of **rural villages** , the maximum density achievable in **RFMU Receiving Lands** through **TDR credits** and **TDR Bonus Credits** is 1 dwelling unit per acre.

a) **Clustering** Required. Where the transfer of **development** rights is employed to increase **residential density** within **RFMU receiving lands** , such residential **development** shall be **clustered** in accordance with the following provisions:

i) Central water and sewer shall be extended to the project. Where County sewer or water services may not be available concurrent with **development** in **RFMU receiving lands** , interim private water and sewer facilities may be approved.

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ii) The maximum **lot** size allowable for a single-family detached dwelling unit is 1 acre.

iii) The **clustered development** shall be located on the site so as to provide to the greatest degree practicable: protection for listed species habitat; preservation of the highest quality **native vegetation** ; connectivity to **adjacent natural reservations** or preservation areas on **adjacent developments;** and, creation, maintenance or enhancement of wildlife corridors.

b) Minimum Project Size. The minimum project size required in order to receive transferred **dwelling units** is 40 contiguous acres.

c) Emergency Preparedness. In order to reduce the likelihood of threat to life and property from a tropical storm or hurricane event any **development** approved under the provisions of this section shall demonstrate that adequate emergency preparedness and disaster prevention measures have been taken by, at a minimum:

i) Designing community facilities, schools, or other public **buildings** to serve as storm shelters if located outside of areas that may experience inundation during a Category 1 or worse storm event. While the need to utilize such shelters will be determined on a case-by-case basis, areas which are susceptible to inundation during such storm events are identified on the Sea, Lake, and Overland Surge from Hurricane (SLOSH) Map for Collier County.

ii) Evaluating impacts on evacuation routes, if any, and working with the Collier County Emergency Management staff to develop an Emergency Preparedness Plan to include provisions for storm shelter space, a plan for emergency evacuation, and other provisions that may be deemed appropriate and necessary to mitigate against a potential disaster.

iii) Working with the Florida Division of Forestry, Collier County Emergency Management staff, and the managers of any **adjacent** or nearby public lands, to develop a Wildfire Prevention and Mitigation Plan that will reduce the likelihood of threat to life and property from wildfires. This plan shall address, at a minimum: project structural design; the use of materials and location of **structures** so as to reduce wildfire threat; firebreaks and **buffers** ; water features; and, the rationale for prescribed burning on **adjacent** or nearby lands.

ii. Additional **density** Allowed Through Other **Density** Bonuses. Once a **density** of one (1) unit per acre is achieved through the use of **TDR credits** and **TDR Bonus credits** , additional **density** may be achieved as follows:

a) A **density** bonus of 0.1 unit per acre shall be allowed for the preservation of additional **native vegetation** as set forth in Section 3.05.07 E. 1. of the Code.

b) A **density** bonus of 0.1 units per acre shall be allowed for projects that incorporate those additional **wetlands** mitigation measures set forth in Section 3.05.07 F. 4. b. of the Code.

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(3) Allowable Uses.

(a) Uses Permitted as of Right. The following uses are permitted as of right, or as **uses accessory to permitted uses:**

i. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and aquaculture for native species subject to the State of Florida Fish and Wildlife Conservation Commission permits. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

a) Fighting or baiting any animal by the owner of such facility or any other person or entity.

b) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

c) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

ii. Single-family residential **dwelling units** , including **mobile homes** where a **mobile home** Zoning Overlay exists.

iii. Multi-family residential **structures** , if **clustering** is employed.

iv. **Rural villages** , subject to the provisions set forth under section 2.03.08 A.2.b. below.

v. Dormitories, **duplexes** and other types of staff housing, as may be incidental to, and in support of, **conservation uses** .

vi. Family Care Facilities: 1 unit per 5 acres and subject to section 5.05.04 of this Code.

vii. Staff housing as may be incidental to, and in support of, safety service facilities and **essential services** .

viii. Farm labor housing limited to 10 acres in any single location:

a) Single family/ **duplex** / **mobile home** : 11 **dwelling units** per acre; and

b) Multifamily/dormitory: 22 **dwelling units** /beds per acre.

ix. Sporting and Recreational camps not to exceed 1 cabin/lodging unit per 5 gross acres.

x. Those **essential services** identified as permitted uses in section 2.01.03 (A) and in accordance with the provisions, conditions and limitations set forth therein.

xi. Golf courses or driving ranges, subject to the following standards:

a) The minimum **density** shall be as follows:

i) For golf course projects: one (1) dwelling unit per five (5) gross acres.

ii) For golf course projects not utilizing density blending Provisions set forth in the **Density** Rating System of the FLUE, including free standing golf courses: one **TDR credit** or **TDR Bonus credit** shall be required per five (5) gross acres for the land area utilized as part of the golf course, including the clubhouse area, rough, fairways, greens, and lakes, but excluding any area dedicated as conservation, which is non-irrigated and retained in a natural state.

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A **TDR credit** or **TDR Bonus credit** used to entitle golf course acreage may not also be used to entitle a **residential dwelling unit** .

b) Golf courses shall be designed, constructed, and managed in accordance with the Best Management Practices of Audubon International's Gold Signature Program. The project shall demonstrate that the Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and Natural Landscaping, Water Conservation, Waste Management. Energy Conservation & Renewable Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and BUILDING Design) have been incorporated into the golf course's design and operational procedures.

c) In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Golf Course Maintenance Departments, prepared by the Florida Department of Environmental Protection, May 1995.

d) To protect ground and surface water quality from fertilizer and pesticide usage, golf courses shall demonstrate the following management practices:

i) The use of slow release nitrogen sources;

ii) The use of soil and plant tissue analysis to adjust timing and amount of fertilization applications;

iii) The use of an integrated pest management program using both biological and chemical agents to control various pests;

iv) The coordination of pesticide applications with the timing and application of irrigation water; and

v) The use of the procedure contained in IFAS Circular 1011, *Managing Pesticides for Golf Course Maintenance and Water Quality Protection,* May 1991 (revised 1995) to select pesticides that will have a minimum adverse impact on water quality.

e) To ensure water conservation, golf courses shall incorporate the following in their design and operation:

i) Irrigation systems shall be designed to use weather station information and moisture-sensing systems to determine the optimum amount of irrigation water needed considering soil moisture and evapotranspiration rates.

ii) Golf courses shall utilize treated effluent reuse water consistent with Sanitary Sewer Sub-Element Objective 1.4 and its policies to the extent that a sufficient amount of such water is available and the piping or other conveyance necessary for delivery of such water exists at a location **abutting** the golf course property boundary or within 50 feet of such boundary and accessible via existing rights of way or **easements** ;

iii) Native plants shall be used exclusively except for special purpose areas such as golf greens, fairways, and **building** sites. Within these excepted areas, landscaping plans shall require that at least 75% of the trees and 50% of the shrubs be freeze-tolerant native

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Floridian species. At least 75% of the required native trees and shrubs shall also be drought tolerant species.

f) Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing **shorelines** that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the **shoreline** . Credits to the site preservation area requirements, on an acre- to- acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.

g) Site preservation and **native vegetation** retention requirements shall be those set forth in section 4.06.00 of this Code.

xii. Public educational plants and ancillary plants.

xiii. Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [*the effective date of this provision*], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

xiv. Park, open space, and recreational uses.

xv. Private schools.

(b) **Accessory uses** .

i. **Accessory uses** as set forth in section 2.03.01 of this Code.

ii. **Accessory uses** and **structures** that are accessory and incidental to uses permitted as of right in the **RFMU district** .

iii. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed, and approved on a site **development** plan or preliminary **subdivision** plat for that **development.** Recreational facilities may include, but are not limited to clubhouse, community center **building** , tennis facilities, playgrounds and playfields.

(c) **Conditional uses** . The following uses are permissible as **conditional uses** subject to the standards and procedures established in section 10.08.00.

i. Oil and gas field **development** and production, subject to state field **development** permits and Collier County non-environmental site

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development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62-30.005(2)(a)(1) through (12), F.A.C.

ii. Group care facilities and other care housing facilities, other than family care facilities, subject to a maximum **floor area** ratio of 0.45.

iii. Zoos, aquariums, and botanical gardens, and similar uses.

iv. Facilities for the collection, transfer, processing, and reduction of **solid waste** .

v. Community facilities, such as, places of worship, childcare facilities, cemeteries, and social and fraternal organizations.

vi. Travel trailer recreation vehicle parks, subject to the following criteria:

a) the site is **adjacent** to an existing travel trailer **recreational vehicle** site; and

b) the site is no greater than 100% of the size of the existing **adjacent** park site.

vii. Those **essential services** identified in sections 2.01.03 (G)(1) and (G)(3).

viii. In **RFMU receiving lands** other than those within the NBMO, asphalt and concrete batch-making plants.

ix. In **RFMU receiving lands** other than those within the NBMO, earth mining and extraction.

(4) Design Standards.

(a) **Development** Not Utilizing **clustering** :

i. Minimum **lot** area: 5 Acres.

ii. Minimum **lot** width: 165 Feet.

iii. Minimum **yard** requirements:

a) **Front yard** : 50 feet

b) Side **yard** : 30 feet

c) Rear **yard** : 50 feet

d) **Nonconforming lots** in existence as of June 22, 1999:

i) **Front yard** : 40 feet.

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ii) Side **yard** : 10 percent of **lot** width, not to exceed 20 feet on each side.

iii) Rear **yard** : 50 feet.

(b) **Clustered development** :

i. **Lot** areas and widths:

a) single-family

i) Minimum **lot** area: 4,500 square feet.

ii) Maximum **lot** area: One Acre.

iii) Minimum **lot** width: Interior **lots** 40 feet.

iv. Maximum **lot** width: 150 feet.

b) multi-family

i) Minimum **lot** area: One Acre.

ii) Maximum **lot** area: None.

iii) Minimum **lot** width: 150 feet.

iv) Maximum **lot** width: None.

ii. Minimum **yard** requirements

a) single-family. Each single-family **lot** or **parcel** minimum **yard** requirement shall be established within an approved PUD, or shall comply with the following standards:

i) Front: 20 feet (Note **front yard** Set back may be reduced to 10 feet where parking for the unit is accessed via a rear ally.

ii) Side: 6 feet

iii) Rear: 15 feet

iv) Accessory: Per section 4.02.01.

b) multi-family. For each multi-family **lot** or **parcel** minimum **yard** shall be established within an approved PUD, or shall comply with the following standards:

i) **Setback** from Arterial or Collector roadway(s): no multi-family dwelling may be located closer than 200 feet to a roadway classified or defined as an arterial roadway or 100 feet from any roadway classified or defined as a collector roadway.

ii) Front: 30 feet.

iii) Rear: 30 feet.

iv) Side **yard** /separation between any multi-family **building** s: One-half of the **building** height or 15 feet, whichever is greater.

v) Accessory: Per section 4.02.01.

iii. Height limitations

a) **Principal structures**

i) Single Family: 35 feet.

ii) Multi-family: Five Stories not to exceed 60 feet.

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iii) Other **structures** : 35 feet except for golf course/community clubhouses, which may be 50 feet in height.

b) **Accessory structures** . 20 feet, except for screen enclosures, which may be the same height as the **principal structure** .

iv. Minimum floor space

a) Single Family: 800 square feet

b) Multi-family:

i) Efficiency: 450 Square feet

ii) One Bedroom: 600 square feet

iii) Two or More Bedrooms: 800 square feet

(c) Parking. As required in Chapter 4 of this Code.

(d) Landscaping. As required in Chapter 4 of this Code.

(e) **Signs** . As required in section 5.06.00 of this Code.

(5) **Native vegetation** Retention. As required in section 4.06.00 of this Code.

(6) **Usable open space** .

(a) Projects of 40 or more acres in size shall provide a minimum of 70% **usable open space** .

(b) **Usable open space** includes active or passive recreation areas such as parks, playgrounds, golf courses, waterways, lakes, nature trails, and other similar **open spaces** . **Usable open space** shall also include areas set aside for conservation or preservation of **native vegetation** and landscape areas.

(c) Open water beyond the perimeter of the site, **street right-of-way** , except where dedicated or donated for public uses, **driveways** , off- **street** parking and loading areas, shall not be counted towards required **usable open space** .

b. **Rural villages** . **Rural villages** , including **rural villages** within the NBMO, may be approved within the boundaries of **RFMU receiving lands** , subject to the following:

(1) Allowable Uses:

(a) All permitted uses identified in section 2.03.08A.2.a.(3)(a), when specifically identified in, and approved as part of, a RURAL VILLAGE PUD.

(b) CONDITIONAL USES 1 through 5, and 7 identified in section 2.03.08A.2.a.(3)(c), when specifically identified in, and approved as part of a RURAL VILLAGE PUD.

(c) All permitted and **accessory uses** listed in the C-4 General Commercial District, section 2.03.02 (E), subject to the design guidelines and **development** standards set forth in this Section.

(d) Research and Technology Parks, with a minimum size of 19 acres and a maximum size of 4% of the total **rural village** acreage, subject to the design guidelines and **development** standards set forth herein, the applicable standards contained in section 2.03.06 C.7. Research and technology park planned unit **development** district guidelines and **development** standards, and further subject to the following:

i. Research and Technology Parks shall be permitted to include up to 20% of the total acreage for non-target industry uses of the type identified in paragraph (3) below; and, up to 20% of the total acreage for **workforce**

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housing , except as provided in paragraph (7) below. At a minimum, 60% of the total park acreage must be devoted to target industry uses identified in paragraph (2) below. The specific percentage and mix of each category of use shall be determined at the time of **rural village** PUD rezoning.

ii. The target industries identified by the Economic **development** Council of Collier County are aviation/aerospace industry, health technology industry and information technology industry, and include the following uses: software **development** and programming; internet technologies and electronic commerce; multimedia activities and CD-ROM **development** ; data and information processing; call center and customer support activities; professional services that are export based such as laboratory research or testing activities; light manufacturing in the high tech target sectors of aviation/aerospace and health and information technologies; office uses in connection with on-site research; **development** testing and related manufacturing; general administrative offices of a research and **development** firm; educational, scientific and research organizations; production facilities and operations.

iii. Non-target industry uses may include **hotels** at a **density** consistent with the provisions in section 2.03.02 and those uses in the C-1 through C-3 Zoning Districts that provide support services to the target industries such as general office, banks, fitness centers, personal and professional services, medical, financial and convenience sales and services, computer related businesses and services, employee training, technical conferencing, day care centers, **restaurants** and corporate and government offices.

iv. The **rural village** PUD shall include standards for the **development** of individual **building parcels** within the park and general standards shall be adopted for pedestrian and vehicular interconnections, **buffering** , landscaping, **open spaces** , signage, lighting, screening of outdoor storage, parking and access management, all to be consistent with and compatible to the other uses within the village.

v. The Research and Technology Park must be **adjacent** to, and have direct access via an existing or developer constructed local road to an arterial or collector roadway. The portion of the local roadway intended to provide access to the Research and Technology Park shall not be within a residential neighborhood and does not service a predominately residential area.

vi. The Research and Technology Park shall be compatible with surrounding land uses. Accordingly, it shall be separated from any residentially zoned or designated land within the **rural village** by a minimum Type "C" landscape **buffer** , as set forth in section 4.06.00 of this Code.

vii. Whenever **workforce housing** is provided, it shall be fully integrated with other compatible uses in the park through mixed-use **buildings** and/or through pedestrian and vehicular interconnections.

viii. **Building** permits for non-target industry uses identified in paragraph (3) above shall not be issued prior to issuance of the first **building** permit for a target industry use.

(e) Any other use deemed by the Board of County Commissioner to be appropriate and compatible within a **rural village** .

(2) Mix of Neighborhood Types. **Rural villages** shall be comprised of several neighborhoods designed in a compact nature such that a majority of residential **development** is within one-quarter mile of a **neighborhood center** . **neighborhood**

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centers may include small-scale service retail and office uses, and shall include a public park, square, or green. **Village centers** shall be designed to serve the retail, office, civic, government uses and service needs of the residents of the **rural village** . The **village center** shall be the primary location for commercial uses. **rural villages** shall be surrounded by a green belt in order to protect the character of the rural landscape and to provide separation between **rural villages** and the low **density** rural **development** , **agricultural uses** , and conservation lands that may surround the **rural village** . **Rural villages** shall be designed to include the following: a mixture of residential housing types; institutional and/or commercial uses; and recreational uses, all of which shall be sufficient to serve the residents of the **rural village** and the surrounding lands. In addition, except as specifically provided otherwise for **rural villages** within the NBMO, the following criteria and conditions shall apply to all **rural villages** .

(a) Allocation of Land Uses. Specific allocations for land uses including residential, commercial and other non-residential uses within **rural villages** , shall include, but are not limited to:

i. A mixture of housing types, including attached and/or detached single family, as well as multi-family shall be provided within a **rural village** . A minimum of 0.2 units per acre in a **rural village** shall be **affordable housing** , of which at least 0.1 units per acre shall be **workforce housing** . The **rural village** shall be designed so as to disperse the Affordable and **workforce housing** units throughout the Village rather than concentrate them in a single location.

ii. A mixture of recreational uses, including parks and village greens.

iii. Civic, community, and other institutional uses.

iv. A mixture of **lot** sizes, with a design that includes more compact **development** and attached **dwelling units** within **neighborhood centers** and the **village center** , and reduced net densities and increasingly larger **lot** sizes for detached residential dwellings generally occurring as **development** extends outward from the **village center** .

v. A mixture of retail, office, and services uses.

vi. If requested by the Collier County School Board during the PUD and/or DRI review process, school sites shall be provided and shall be located to serve a maximum number of residential **dwelling units** within walking distance to the schools, subject to the following criteria:

a) Schools shall be located within or **adjacent** to the **village center** ;

b) A credit toward any applicable school impacts fees shall be provided based upon an independent evaluation/appraisal of the value of the land and/or improvements provided by the developer; and

c) Schools shall be located in order to minimize busing of students and to co-locate schools with public facilities and civic **structures** such as parks, libraries, community centers, public squares, greens and civic areas.

vii. Within the NBM Overlay, elementary schools shall be accessed by local **streets** , pedestrian and bicycle facilities, and shall be allowed in and **adjacent** to the **rural village center** , provided such local **streets** provide adequate access as needed by the School Board.

(b) Acreage Limitations.

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i. **Rural villages** shall be a minimum of 300 acres and a maximum of 1,500 acres, exclusive of the required green belt, with exception that the maximum size of a **rural village** within those **RFMU receiving lands** south of the Belle Meade NRPA shall not exceed 2,500 acres.

ii. **Neighborhood center** - 0.5% of the total **rural village** acreage, not to exceed 10 acres, within each **neighborhood center** .

iii. **Neighborhood center** Commercial - Not to exceed 40% of the **neighborhood center** acreage and 8,500 square feet of gross leasable **floor area** per acre.

iv. **Village center** - Not to exceed 10% of the total **rural village** acreage.

v. **Village center** commercial - Not to exceed 30% of the **village center** acreage and 10,000 square feet of gross leasable **floor area** per acre.

vi. Research and Technology Parks limited to a minimum size of 19 acres and a maximum size of 4% of the total **rural village** acreage.

vii. Civic Uses and Public Parks - Minimum of 10% of the total **rural village** acreage.

(3) **Density** . A **rural village** shall have a minimum **density** of 2.0 units per gross acre and a maximum **density** of 3.0 units per gross acre, except that the minimum **density** within a **NBMO rural village** shall be 1.5 units per gross acre. Those densities shall be achieved as follows:

(a) Base **density** . A base **density** of 0.2 **dwelling units** per acre (1.0 **dwelling units** per five acres) for lands within the **rural village** , and the land area designated as a **greenbelt** surrounding the **rural village** , is granted by right for allocation within the designated **rural village** .

(b) Minimum **density** . The minimum gross **density** in a **rural village** is 2.0 units per acre outside of the NBMO and 1.5 units per acre within the NBMO.

i. For each **TDR credit** used to achieve the minimum required density in a **rural village** , one **Rural Village Bonus Credit** shall be granted. **Rural Village Bonus Credits** may only be utilized in **rural villages** and shall not be available for use once the minimum required **density** is achieved.

ii. The minimum **density** shall be achieved through any combination **of TDR Credits** , **Rural Village Bonus Credits** , and **TDR Bonus Credits** .

(c) Maximum **density** . The maximum gross **density** allowed in a rural village is 3.0 units per acre. The maximum density shall be achieved through any of the following, either in combination or individually:

i. **TDR credits** ;

ii. **TDR Bonus Credits** ;

iii. An additional **density** bonus 0.3 units per acre for the additional preservation of **native vegetation** as set forth in Chapter 4;

iv. An additional **density** bonus of 0.3 units per acre for additional **wetlands** mitigation as set forth in Chapter 4; and/or

v. An additional **density** bonus of 0.5 units per acre for each Affordable or **workforce housing** unit.

(4) Other Design Standards

(a) Transportation System Design.

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i. The **rural village** shall be designed with a formal **street** layout, using primarily a grid design and incorporating village greens, squares and civic uses as focal points.

ii. Each **rural village** shall be served by a primary road system that is accessible by the public. Neighborhood Circulator, Local Residential Access and Residential Loop roads may be gated. The primary roads within the **rural village** shall consist of Rural Major Collectors at a minimum and be designed to meet County standards and shall be dedicated to the public.

iii. A **rural village** shall not be split by an arterial roadway.

iv. Interconnection between the **rural village** and **adjacent development** s shall be required.

v. Neighborhoods, **neighborhood centers** , and the **village center** shall be connected through local and collector **streets** and shall incorporate traffic calming techniques as may be appropriate to discourage high-speed traffic.

vi. Public transit and school bus stops shall be co-located, where practicable.

vii. Pedestrian paths and bikeways shall be designed so as to provide access and interconnectivity.

(b) Location Restrictions and Standards.

i. In locating both schools and housing units within the **rural village** , consideration shall be given to minimizing busing needs within the community.

ii. A **rural village** shall not be located any closer than 3.0 miles from another **rural village** .

iii. No more than one **rural village** may be located in each of the distinct **RFMU district** Receiving Areas depicted on the FLUM and on the Official Collier County Zoning Atlas maps.

iv. A **rural village** shall have direct access to a roadway classified by Collier County as an arterial or collector roadway. Alternatively, access to the **rural village** may be via a new collector roadway directly accessing an existing arterial, the cost of which shall be borne entirely by the developer.

v. A **rural village** shall be located where other public infrastructure, such as potable water and sewer facilities, already exist or are planned.

(c) Size Limitations. **rural villages** shall be a minimum of 300 acres and a maximum of 1,500 acres, except within **RFMU receiving lands** south of the Belle Meade NRPA where the maximum size may not exceed 2,500 acres. This required **rural village** size is exclusive of the required **greenbelt** area set forth in section 2.03.08 (A)(2)(b)(6).

(d) Additional Village Design Criteria: **Rural villages** shall be designed in accordance with the following provisions:

i. **Rural villages** shall be developed in a progressive urban to rural continuum with the greatest **density** , intensity and diversity occurring within the **village center** , to the least **density** , intensity and diversity occurring within the edge of the neighborhoods approaching the **greenbelt** .

ii. **Rural villages** may include "special districts" in addition to the **village center** , **neighborhood center** and Neighborhoods, to accommodate uses that may require use specific design standards not otherwise provided for herein. Such Special Districts, their proposed uses, and applicable design

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standards shall be identified as part of the **rural village** PUD rezone process.

iii. The **rural village** PUD Master Plan shall designate the location of the **village center** and each neighborhood, **neighborhood center** and as may be applicable, Special Districts. **Rural villages** shall include a **village center** and a minimum of two distinct neighborhoods, with defined **neighborhood centers** .

iv. A mixture of allowable uses is encouraged to occur within **buildings** in the **village center** and **neighborhood centers** .

v. Transient lodging is permitted at up to 26 guest units per acre calculated on the acreage of the **parcel** occupied by the transient lodging and its ancillary facilities, if such **parcel** includes multiple uses.

vi. **Building** heights may vary within the **village center** and **neighborhood centers** , but shall not exceed 5 stories not exceeding 65 feet with the **village center** , or 4 stories no exceeding 55 feet within the **neighborhood center** , and 3 stories not to exceed 40 feet within 200 feet of the **greenbelt** . The height exclusions set forth in section 4.02.01 of this Code apply within a **rural village** . The height exclusion set forth in section 4.02.01 applies in the **village center** only, except that:

a) section 4.02.01 requiring 300 square feet of green spaces for each parking space for which the height waiver is granted shall not apply; however,

b) For each parking space for which the height waiver is granted, an equal amount of square footage of **open space** shall be provided in excess of the minimum set forth in section 2.03.08(A)(2)(b)(7).

vii. The minimum **lot** area shall be 1,000 SF; however, within neighborhoods, especially approaching the edge of the Village and the surrounding green belt, less compact larger **lot** residential **development** may occur.

viii. Within the **village center** and **neighborhood centers** , individual **block** perimeters shall not exceed 2,500 linear feet.

ix. Within the **village center** and **neighborhood centers** required **yards** shall be as follows:

a) Front **setbacks** - 0 to 10 feet from the **right-of-way** line

b) Side **setbacks** - 0 feet

c) Rear **setbacks** - 0 feet

x. Within neighborhoods outside of a Neighborhood or **village center** required **yards** may vary but shall be designed so as to provide for adequate light, opens space ad movement of air, and shall consider the design objective of the urban to rural continuum with the greatest **density** , intensity and diversity occurring within the **village center** , to the least **density** , intensity and diversity occurring within the edge of the neighborhoods approaching the **greenbelt** .

xi. Within the **village center** and **neighborhood centers** overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of 9 feet above the **sidewalk** and 15 feet above the **street** .

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xii. Seating for outdoor dining shall be permitted to encroach the public **sidewalks** and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.

xiii. Civic or Institutional Buildings shall be subject to the specific standards of this subsection that regulate building height, building placement, building use, parking, and signage except as deviations are deemed appropriate by the Collier County planning staff with respect to the creation of focal points, vistas, and significant community landmarks. Specific design standards shall be provided in the **rural village** PUD document.

xiv. Architectural Standards: Buildings within the **village center** shall be made compatible through similar massing, volume, **frontage** , scale and architectural features. The PUD document shall adhere to the provisions of section 5.05.08 of this Code; however, deviations may be requested where such deviations are shown to further these **rural village** design standards.

xv. Required vehicular parking and loading amounts and design criteria:

a) The amount of required parking shall be demonstrated through a shared parking analysis submitted application as part of the **rural village** PUD. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by the ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

b) On-site parking areas shall be organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands and tree diamonds shall have a minimum of one canopy tree.

c) Parking **lots** shall be accessed from **alleys** , service lanes or secondary **streets** .

d) Any or all of the above parking requirements may be further reduced if a shared parking plan is submitted as part of a **rural village** PUD or subsequent site **development** plan application. The shared parking plan shall demonstrate that the reduced parking is warranted as a result of the following: shared building and/or **block** use(s) where parking demands for certain uses are low when other demands are higher; a concentration of residential **dwelling units** located within 600 feet of non-residential uses; the existence of transit for use by residents and visitors.

xvi. Landscaping minimums within the **village center** or within **neighborhood centers** shall be met by:

a) Providing landscaping within parking **lots** as described, and by providing a streetscape area between the **sidewalk** and curb at a minimum of 5 Ft. in width;

b) Planting **street** trees every 40 Ft. O.C. The **street** tree pattern may be interrupted by architectural elements such as arcades and columns.

c) Plantings areas, raised planters, or planter boxes in the front of and **adjacent** to the buildings, where such planting areas do not interfere with pedestrian access and mobility.

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d) Providing for additional pubic use landscape areas at intervals within the streetscape, on identified **parcels** with **block** s, or as part of public greens, squares, parks or civic uses.

xvii. **Signs** : The PUD document shall adhere to the provisions of section 5.06.00 of this Code; however, deviations may be requested where such deviations are shown to further these **rural village** design standards by providing for pedestrian scale signage standards with **neighborhood centers** or the **village center** .

(5) **Native vegetation** . **Native vegetation** shall be preserved as set forth in section 4.06.04.

(6) **Greenbelt** . Except within the NBMO **rural village** , a **greenbelt** averaging a minimum of 300 feet in width, but not less than 200 feet in width at any location, shall be required at the perimeter of the **rural village** . The **greenbelt** is required to ensure a permanently undeveloped edge surrounding the **rural village** , thereby discouraging sprawl. **Greenbelts** shall conform to the following:

(a) **Greenbelts** may only be designated on **RFMU receiving lands** .

(b) The allowable **residential density** shall be shifted from the designated **greenbelt** to the **rural village** .

(c) The **greenbelt** may be concentrated to a greater degree in areas where it is necessary to protect listed species habitat, including **wetlands** and uplands, provide for a **buffer** from **adjacent natural reservations** , or provide for wellfield or **aquifer** protection. However, at no location shall the **greenbelt** be less than 300 feet in width.

(d) Golf courses and existing agriculture operations are permitted within the **greenbelt** , subject to the vegetation retention standards set forth in section 4.06.04. However, golf course turf areas shall only be located within 100 feet of the **greenbelt** boundaries (interior and exterior boundary); further, these turf areas shall only be located in previously cleared or disturbed areas.

(7) **Open space** : Within the **rural village** , a minimum of 40% of open space shall be provided, inclusive of the **greenbelt** .

(8) Process for Approval of a **rural village** . Applications for approval shall be submitted in the form of a Planned Unit **Development** (PUD) rezone utilizing the standard form(s) developed by Collier County, and subject to the Fees established for a PUD rezone application. Where applicable, the **rural village** PUD application will be submitted in conjunction with a **development** of Regional Impact (DRI) application as provided for in Chapter 380 of Florida Statutes, or in conjunction with any other Florida provisions of law that may supercede the DRI process. The **applicant** shall notify the owner(s) of subsurface mineral rights to the property within the boundaries of the proposed **rural village** prior to approval of the PUD. The Application for **rural village** PUD approval shall demonstrate general compliance with the provisions of section 2.03.06 and shall include the following additional submittal requirements:

(a) EIS. An **environmental impact statement** for the **rural village** and surrounding **greenbelt** area shall be submitted an accordance with the requirements of Chapter 10 of this Code.

(b) Demonstration of Fiscal Neutrality. An analysis that demonstrates that the **rural village** will be fiscally neutral to county taxpayers outside of the **rural village** . This analysis shall evaluate the demand and impacts on levels of service for public facilities and the cost of such facilities and services necessary to serve the **rural village** . In addition, this evaluation shall identify projected revenue sources for services and any capital improvements that may be necessary to support the

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rural village . In conclusion, this analysis shall indicate what provisions and/or commitments will be to ensure that the provision of necessary facilities and services will be fiscally neutral to County taxpayers outside of the **rural village** . At a minimum, the analysis shall consider the following:

i. Stormwater/ **drainage facilities** ;

ii. Potable water provisions and facilities;

iii. Reuse or "Grey" water provisions for irrigation;

iv. Central sewer provisions and facilities;

v. Law enforcement facilities;

vi. School facilities;

vii. Roads, transit, bicycle and pedestrian facilities and **pathways** ;

a) **Solid waste** facilities.

b) **Development** phasing and funding mechanisms to address any impacts to **level of service** in accordance with the county's adopted **concurrency** management program to ensure that there will be no degradation to the adopted **level of service** for public facilities and infrastructure identified in (1) through (7) above.

C. **North Belle Meade Overlay District (NBMO).**

1. Purpose and intent. The **North Belle Meade Overlay** (NBMO) is unique to the **RFMU district** because it is surrounded by areas that are vested for **development** on three sides. Because this area is largely undeveloped and includes substantial vegetated areas, the NBMO can and does provide valuable habitat for wildlife, including endangered species. The NBMO is intended to achieve a balance of both preservation and opportunities for future **development** that takes into account resource protection and the relationship between this area and the Estates developing around the NBMO.

2. General location. The NBMO District is surrounded by Golden Gate Estates to the north, east, and west and I-75 to the south. This NBMO comprises some 24 sections of land (approximately 15,550 acres) located entirely within the **RFMU District** (LDC section 2.03.08 A.). The boundaries of the NBMO District are outlined in Illustration 2.03.08 C.2.a below and on the North Belle Meade Overlay Map in the Future Land Use Element of the GMP.

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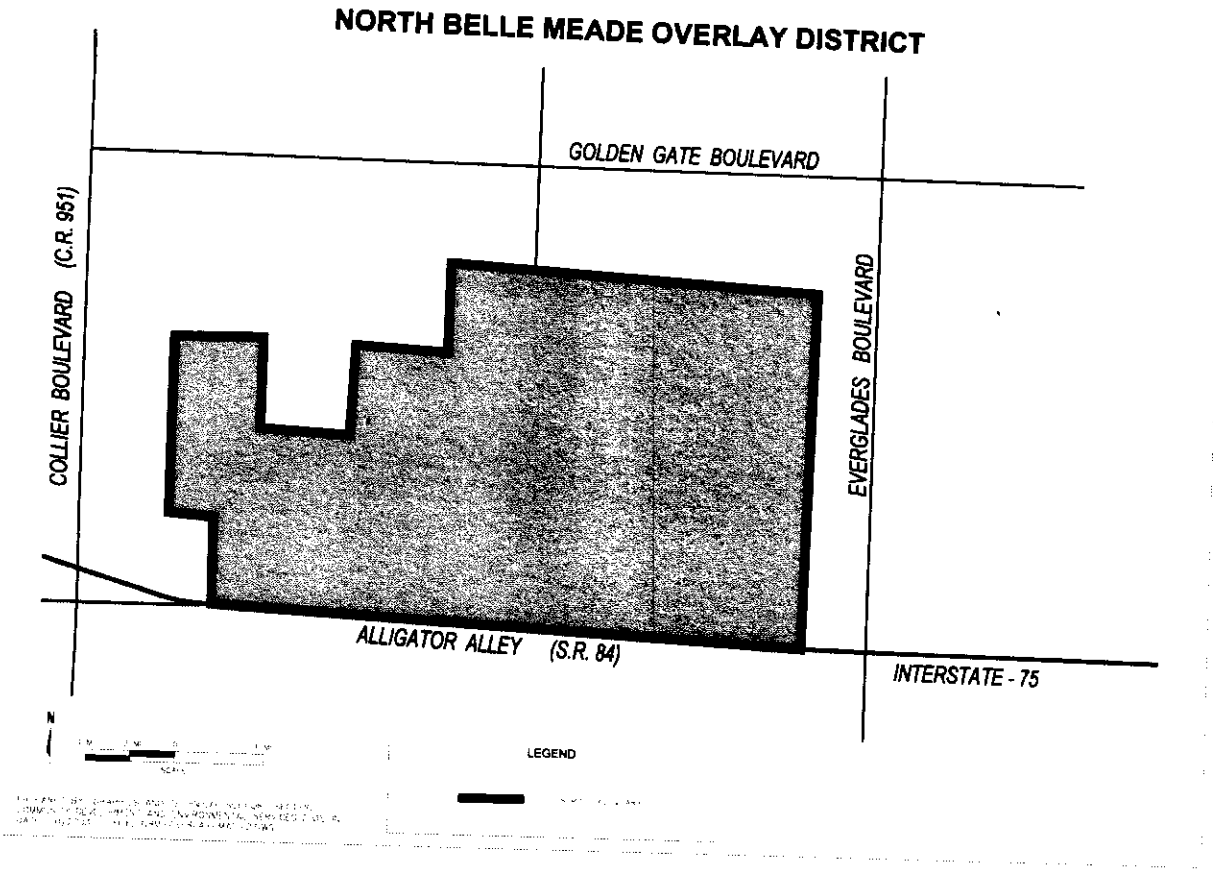

Illustration 2.03.08 C.2.a

3. Applicability:

   a. NBMO receiving lands. Permitted, conditional, and **accessory uses** within NBMO Receiving Lands shall be as set forth in LDC section 2.03.08 A.2, except as provided in LDC section 2.03.08 C.5.a. All other provisions of this Code that implement the Future Land Use Element, Conservation and Coastal Management Element, or Public Facilities Element, including but not limited to Chapters 3, 4 and 10, shall only be applicable to **development** in NBMO Receiving Lands to the extent specifically stated in this section. However, all **development** within NBMO Receiving Lands shall comply with all non-environmental review procedures for site **development** plans and platting as set forth in this Code.

   b. NBMO **neutral lands** . Except as otherwise specifically provided in LDC section 2.03.08 C.4. and LDC section 2.03.08 C.5.b., all **development** within NBMO **neutral lands** shall be consistent with LDC section 2.03.08 A.3.

   c. NBMO sending lands. Except as otherwise specifically provided in LDC section 2.03.08 C.4., all **development** with NBMO Sending Lands shall be consistent with LDC section 2.03.08 A.4.

4. General planning and design considerations:

   a. **Transportation.** As a condition for the approval of the residential component of any **subdivision** plat, site **development** plan, PUD, or DRI within Sections 21, 28, or 27 of the NBMO, the following transportation related improvements and planning and design elements shall be addressed and provision made for their completion.

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(1) An extension of Wilson Boulevard shall be provided, including ROW dedication and construction to County collector road standards, through Section 33, Range 27 East, extending to the south to Interstate 75 via an interchange or service road for residential **development** should it commence in Sections 21, 28 and 27. The portion of Wilson Boulevard that traverses through NBMO Sending Lands shall be designed with aquatic species crossings and small terrestrial animal crossings.

(2) As an alternative to (1) above, a haul road along an extension of Wilson Boulevard shall be improved to standards sufficient, in the opinion of County transportation staff, to safely serve earth-mining activities with a connection through Sections 32 and 31 to Landfill Road.

(3) Lands required for the extension of Wilson Boulevard will be dedicated to Collier County at the time of rezoning. The **right-of-way** shall be of a sufficient size to accommodate collector road requirements.

(4) All new roads and road improvements, other than the Wilson Boulevard extension and the haul road referenced in 2 above, shall:

(a) be routed so as to avoid traversing publicly owned natural preserves, publicly owned parks, publicly owned recreation areas, areas identified as environmentally sensitive wildlife habitat, wildlife corridors, and greenways unless there is no feasible and prudent alternative; and

(b) be designed with aquatic species crossings, small terrestrial animal crossings, and large terrestrial animal crossings pursuant to Florida Fish and Wildlife Conservation Commission criteria.

b. **Buffering** . The western ¼ of Sections 22 and 27 shall be **buffered** from the NBMO NRPA to the east by a **buffer** preservation that includes all of the eastern ½ of the western ¼ of Sections 22 and 27. This **buffer** shall consist of lake excavation areas between the Wilson Boulevard extension road **right-of-way** and the NRPA.

c. Greenway. A Greenway that follows natural **flowways** , as contemplated in the Community Character Plan prepared by Dover Kohl, shall be created within NBMO Sending Lands. As a condition to the creation of **TDR credits** from NBMO Sending Lands that constitute natural **flowways** , such lands shall be dedicated to a public or private entity for use as part of the Greenway.

5. Additional specific area provisions.

a. Receiving lands.

(1) **Density** .

(a) The base **density** in **RFMU receiving lands** , outside of a **rural village** is one dwelling unit per five (5) gross acres.

(b) This density may be increased, through **TDR credits** and **TDR Bonus Credits** , up to a maximum of 1 dwelling unit per gross acre.

(c) Once a **density** of 1 dwelling unit per gross acre is achieved through **TDR credits** and **TDR Bonus Credits** , additional density may be achieved as follows:

i. 0.1 dwelling unit per acre for each acre of **native vegetation** preserved on-site;

ii. 0.1 dwelling unit per acre for each acre of **wetlands** having a functionality value, as assessed using the South Florida Water Management District's Unified **Wetlands** Mitigation Assessment Method, of 0.65 or greater that are preserved on-site; and/or

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iii. 0.1 dwelling unit per acre for each acre of NBMO Sending Land that is within either a NRPA or a **buffer** area adjoining a NRPA that is dedicated to a public or private entity for conservation use.

(2) The earth mining operation and asphalt plant uses that currently exist within NBMO Receiving Lands may continue and may expand as follows:

(a) Until June 19, 2005, or such other date as the GMP is amended to provide, such uses may expand only into the western half of Section 21 and shall not generate truck traffic beyond average historic levels.

(b) Such mining operations and an asphalt plant may expand on Sections 21 and 28 and the western quarters of 22 and 27 as a permitted use if either of the following occurs by June 19, 2005, or such other date as the GMP is amended to provide:

i. an alignment has been selected, funding has been determined, and an accelerated construction schedule established by the BCC and the mine operator, for an east-west connector roadway between County Road 951 and the Wilson Boulevard extension; or

ii. the mine operator commits to construct a private haul road by June 19, 2007, or such other date as the GMP is amended to provide, without the use of any public funds.

(c) If the conditions for expansion set forth in b above are not satisfied, any mining operations or asphalt plant in these areas, other than continued operations on the western half of Section 21 at historic levels, shall be permitted only as a conditional use.

(3) A **greenbelt** is not required for any **development** in NBMO Receiving Lands, whether inside or outside of a **rural village** . However, any greenbelt that is provided in a NBMO **rural village** shall be included in the calculation of open space.

(4) NBMO rural village. A NBMO rural village shall adhere to the provisions for rural village set forth in LDC section 2.03.08 A.2.b., except as follows:

(a) Density. An NBMO rural village shall have a minimum gross density of 1.5 dwelling units per acre and a maximum gross density of three (3) dwelling units per acre.

i. The minimum required density shall be achieved through TDR credits, TDR Bonus Credits, and Rural Village Bonus credits, as provided in LDC section 2.03.08 A.2.b.(3)(c).

ii. Once the minimum required **density** is achieved, additional **density** may be achieved, up to the maximum of three (3) **dwelling units** per gross acre through any one or combination of the following:

a) **TDR credits** ;

b) TDR Bonus Credits;

c) 0.3 dwelling unit per acre for each acre of **native vegetation** preserved on-site;

d) 0.3 dwelling unit per acre for each acre of **wetlands** having a functionality value, as assessed using the South Florida Water Management District's Unified **wetlands** Mitigation Assessment Method, of 0.65 or greater that are preserved on-site; and/or

e) 0.3 dwelling unit per acre for each acre of NBMO Sending Land that is within either a NRPA or a **buffer** area adjoining a NRPA that is dedicated to a public or private entity for conservation use.

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(b) **Sidewalks** shall be required on both sides of the **streets** .

(c) Interconnected **bike lanes** shall be provided on all collector and arterial roadways.

(d) Schools shall be located within a NBMO **rural village** whenever possible, in order to minimize bussing of students. Furthermore, whenever possible, schools shall be co-located with other public facilities and civic **structures** , such as parks, libraries, community centers, public squares, greens, and civic areas.

(e) Elementary schools shall be accessible by local **streets** and pedestrian and bicycle facilities and shall be located in or **adjacent** to the **rural village center** , provided that local **streets** provide access adequate to meets the needs of the School Board.

b. Neutral lands. Neutral lands shall be governed by the standards set forth in LDC section 2.03.08 A.3. In addition to standards in LDC section 2.03.08 A.3., neutral lands located in Section 24, Township 49 South, Range 26 East, shall be governed by the North Belle Meade Overlay in the Future Land Use Element of the GMP. Where there is a conflict between provisions, the GMP overlay provisions shall apply.

(Ord. No. 04-72, § 3.F; Ord. No. 05-27, § 3.E; Ord. No. 05-49, § 3.B; Ord. No. 07-67, § 3.E; Ord. No. 08-08, § 3.C; Ord. No. 12-38, § 3.C; Ord. No. 16-27, § 3.G; Ord. No. 18-18, § 3.E)

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A. Purpose and intent. This section applies to specified communication towers that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers ; to maximize the shared use of specified tower sites to minimize the need for additional tower sites; to lessen impacts new ground mounted towers could have on migratory and other species of birds; t prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers ; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

B. Definitions unique to communications towers , section 5.05.09.

1. As used herein " *antenna* " does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches
2. *Effective radius* means a radius of 6 miles from the respective tower unless a lesser radius is approved.
3. *Lesser effective radius* means an approved radius of less than 6 miles.
4. " ***Unavailable to the applicant " means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower , antenna, and related facilities.***
5. " *Unavailable* " means that no additional tower or site capacity is available to anyone.

C. Migratory Birds and other Wildlife Considerations.

1. ***Ground Mounted towers . Except to the extent not feasible for the respective new ground mounted tower 's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade , exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower .***
2. *Bird Diverter Devices.* Each new ground mounted guyed tower installed on or after February 20, 2004, greater then 75 feet in height above natural grade , exclusive of antennas, shall have installed and maintained bird diverter devices on each guy wire (to reduce injuries to flying birds).
3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, towers and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the tower footprint. At such sites, road access and fencing, to the extent feasible, shall be utilized to minimize on-site and adjacent habitat fragmentation and/or disturbances.
4. *Security Lighting* . When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the tower's footprint.

D. Shared use of towers . A tower with a height in excess of 185 feet above natural grade shall not be approved, unless the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of towers within the effective radius, the applicant shall contact the owner of all old and approved towers , within the effective radius, that can possibly accommodate the needs of the applicant . The county manager or designee may preapprove the minimum allowable height to determine which towers may be available for use by the applicant . A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the conditional use application. As an accommodation to applicants , the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved towers . If the owner of an old tower does not respond to the applicant's inquiry within a reasonable time, generally 30 days or less, or the owner of an old tower will not rent space to the applicant at a reasonable rental for a reasonable time period, such old tower shall be deemed unavailable to that applicant . If the old tower is a nonconforming structure , additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural alterations may be made to the tower , and the height of the tower inclusive of its antennas may not be increased.
2. Lesser effective radius. If the applicant asserts that the effective radius for the intended use is less than 6 miles, the applicant shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the applicant , the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the applicant can prove they are incorrect in the specific case.
3. If an approved tower within the applicant's approved effective radius may have capacity available for the antenna proposed by the applicant , the application for a new tower shall not be complete without the following information regarding each such possibly available approved tower . Such information shall also be provided for old towers to the extent it can be obtained.

   Identification of the site of each possibly available tower by coordinates, street address or legal description, existing uses, and tower height.

   Whether shared use by the applicant of the tower is prohibited (or is not feasible) for any reason.

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If it has been determined that the **tower** owner will allow structural changes, whether the **tower** can accommodate the proposed antenna if reasonable structural changes are made. If so, the **applicant** shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such **tower** shall be deemed unavailable to the **applicant** .

4. The **applicant** shall contact the owner of each possibly available approved **tower** to request the needed information. To enable the **tower** owner to respond, the **applicant** shall provide the following information regarding the **applicant's** proposed antenna and equipment:
   a. All output frequencies of transmitter.
   b. Type of modulation, polarization of radiation, and proposed use of antenna.
   c. Manufacturer, type, manufacturer's model number, a diagram of the antenna's radiation pattern, and the manufacturer's specifications.
   d. Power input to antenna and gain of antenna in decibels with respect to an isotopic radiator.
   e. Range in feet of maximum and minimum height of antenna above base of **tower** .
   f. A list of necessary ancillary equipment and description of the type of transmission cable to be used.
   g. Any other pertinent information needed to enable the owner to respond in full to the inquiry.

E. Shared use of **tower** sites. A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved on a new **tower** site unless the **applicant** demonstrates that the proposed **tower, antennas, and accessory structures or uses** cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

1. Except as to each old site or approved site determined by the County Manager or designee, or in a shared use plan to be unavailable to the **applicant** , the **applicant** shall contact the **owner** of all other conforming old sites and approved **tower** sites, within the effective radius, containing sufficient land area to possibly accommodate the needs of the **applicant** .
2. For each such possibly available **tower** site, the application for a new **tower** site shall not be complete without the following information:
   a. Identification of the proposed new **tower** site by coordinates, **street** address or legal description, area, existing uses, topography, and **significant** natural features.
   b. Evidence that no old and no approved **tower** site within the effective radius can accommodate the **applicant's** needs.
   c. If the owner of an old **tower site** does not respond to the **applicant's** simple letter of interest inquiry within thirty (30) days, or the **owner** of an old **tower** site will not rent land to accommodate the **applicant's** needs for a reasonable period of time at reasonable rentals, such old **tower** site shall be deemed unavailable to the **applicant** .
   d. The **applicant** is not required to supply this information to owners of conforming old sites unless the old site appears to be available to the **applicant** by a shared use plan or the site's **owner** has responded positively to the **applicant's** initial letter of inquiry. To enable the site owner to respond, the **applicant** shall provide the site owner (and the owner of any **tower** on the site) with the dimensional characteristics and other relevant data about the **tower** , and a report from a professional engineer licensed in the State of Florida, or other qualified expert, documenting the following:
   e. **tower** height and design, including technical, engineering, and other pertinent factors governing the intended uses and selection of the proposed design. An elevation and a cross section of the **tower structure** shall be included.
   f. Total anticipated capacity of the **tower** , including number and types of antennas and needed transmission lines, **accessory use** needs including specification of all required **ancillary** equipment, and required **building** and parking space to accommodate same.
   g. Evidence of structural integrity of the proposed **tower** as required by the **building** official and, for metal **towers** , a statement promising full compliance with the then latest edition of the standards published by the Electronic Industries Association (currently EIA/TIA 222-E), or its successor functional equivalent, as may be amended for local application.
3. If the site owner, or owner of a **tower** on the respective site, asserts that the site cannot accommodate the **applicant's** needs, the respective **owner** shall specify in meaningful detail reasons why the site cannot accommodate the **applicant** . To the extent information is current and correct in the respective **tower** site's approved shared use plan, the site owner or **tower** owner can refer the **applicant** to the respective shared use plan. If the shared use plan is not then up-to-date, the plan shall be brought up-to-date immediately by the owner and the written reply to the **applicant** shall specify to what extent the shared use plan is incorrect, incomplete, or otherwise not up-to-date.
4. No provision in a shared use plan, land lease, mortgage, option to purchase, lease-option, contract for deed, or other controlling document shall provide, or have the effect, that the site is exclusive to one (1) **tower** , unless there is good reason for such restriction, other than the prevention of competition or a desire or inclination not to cooperate in good faith. If the site size is physically and electrically compatible with the installation on-site of any other **tower** , no such document shall prevent other **towers** , except for reasons approved by the County Manager or designee. An unapproved document provision of **tower** exclusivity shall be grounds to disapprove an application for **tower** site approval.

F. Required sharing. Each new **tower** in excess of 185 feet in height (shared use **tower**), except **towers** that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable. Although it is not required that a new **tower** be constructed at additional expense to accommodate antennas owned by others, no new **tower** shall be

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designed to accommodate only the **tower** owner's proposed antennas when, without additional expense, antenna space for other owners can be made available on the **tower** .

1. Shared use plans. Each shared use plan shall be in a standard format that has been approved by the County Manager or designee. Each shared use plan shall specify in detail to what extent there exists **tower** and/or site capacity to accommodate additional antennas and/or additional **towers** , ancillary equipment, and **accessory uses** . Available antenna capacity on a **tower** shall be stated in detailed clearly understandable terms, and may be stated in equivalent flat plate area and total additional available transmission line capacity. The **tower** owner (as to **tower** shared use plans) and the landowner (as to site shared use plans) shall update its respective approved shared use plans by promptly filing pertinent update information with the County Manager or designee. **Owners** of old **towers** and/or old sites may file shared use plans in accord with this section.
2. Reservation of capacity. If an **applicant** for a shared use **tower** does not plan to install all of its proposed antennas during initial construction of the **tower** , the **applicant** must specify the planned schedule of installing such later added antennas as part of the shared use plan. An **applicant** cannot indefinitely prevent the use of unused available antenna space on a **tower** by reserving to itself such space. No available space can be reserved for the owner or anyone else, unless approved in the shared use plan. If an antenna is not installed by the scheduled deadline, the reserved space shall automatically be rendered available for use by others, unless the shared use plan has, by the deadline, been amended with the approval of the County Manager or designee. Deadlines may be extended even if the **tower** is a **nonconforming structure** . If space has been reserved in a shared use plan for future additional antenna use by the **tower** owner and it becomes clear that such space will not be utilized by the owner, the shared use plan shall be amended promptly to reflect the availability of such space.
3. Reservation of site capacity. The policy stated above applies also to additional **tower** space on an approved **tower** site to prevent indefinite reservation of available site space.
4. Height bonus for sharing. Notwithstanding anything to the contrary in any County ordinance, any existing conforming or **nonconforming tower** may be permitted a one-time increase in height, provided:
   a. Any such increase in height does not exceed thirty (30) feet or twenty (20) percent of the height of the existing **tower** , whichever is less;
   b. The cost of such increase in height does not exceed fifty (50) percent of the actual replacement cost of the **tower** at the time of the application;
   c. A shared use plan covering the **tower** with the increased height is first approved by the County Manager or designee;
   d. The increase in height does not cause the proposed **tower** to exceed any required maximum height requirement for **towers** or make a legally conforming **tower** become **nonconforming** ;
   e. Substantiated proof that such proposed antenna(s) may not be placed on the existing **tower** by relocating or adjusting existing antennas and equipment shall be submitted by an appropriate professional engineer certified to practice in the State of Florida; and
   f. A site **development plan** shall be submitted for review and approval if an increase in **tower** height requires placement of, or addition to, an antenna equipment **building** or support **building** .
5. Filing shared use plans. Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site **development plan** approval. A copy of the initial shared use plan shall be filed with, and approved by, the County Manager or designee prior to **conditional use** approval.
6. Shared use plans for old **towers** and old **tower** sites. Initial shared use plans and amendments for old **towers** require approval of the County Manager or designee. Initial shared use plans and amendments for old **tower** sites require approval of the BCC, except where an amendment reduces site and/or antenna capacity.
7. Transmitting and receiving equipment serving similar kinds of uses shall, to the extent reasonable and commercially practicable, be placed on a shared use **tower** in such a manner that any of the users in a group can operate approximately equal to other users in the group utilizing substantially similar equipment.
8. Once a shared use plan for a **tower** is approved, additional antennas may be added to that **tower** in accordance with the approved shared use plan without additional **conditional use** approval even if the **tower** is then a **nonconforming structure** . The shared use plan shall be immediately updated to reflect each such change. Likewise, once a new shared use plan for a **tower** site is approved, additional **towers** and **accessory buildings** and uses may be added to that site in accordance with the plan without additional **conditional use** approval, even if the site is then **nonconforming** . The shared use plan shall be immediately updated to reflect each change.
9. For each **tower** with a height in excess of 185 feet that is approved, the **tower owner** shall be required, as a condition of approval, to file an approved shared use plan, except when a government **tower** is approved to be perpetually unavailable. To the extent that there is capacity for other antennas on the **tower** , the plan shall commit the **tower owner** and all successor owners to allow shared use of the **tower** in accordance with the shared use plan for antennas of others at reasonable rates. The initial proposed rates (or a range of reasonable rates) shall be specified in the shared use plan, and shall be amended each time the rates are changed. When antenna space on a **tower** is rented to others, each rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve antenna space for future use must be approved by the County Manager or designee.
10. For each new shared use **tower** site that is approved, the **owner** shall be required, as a condition of approval, to file an approved shared use plan, except as to a government site that is approved to be perpetually unavailable. If there is land available on the site to accommodate additional **towers** and **accessory** facilities, the plan shall commit the landowner and successor owners to accommodate such additional

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facilities on the site at reasonable rents (or a range of reasonable rents) which shall be specified in the shared use plan. When land is rented for facilities on the site, the rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve land for future use of a tower and other facility space must be approved by the County Manager or designee.

11. Each new tower owner or site owner, as the case may be, shall agree, as a condition of approval, to respond, in writing, in a comprehensive manner within thirty (30 days) to each request for information from a potential shared use applicant . Government owners need to reply only to requests from another government. To the extent that correct and up-to-date information is contained in an approved shared use plan, the owner may refer the applicant to the shared use plan for the information. If the shared use plan is incorrect, incomplete, or otherwise not up-to-date, the respective owner shall, in the response, specify, in detail, such information, and shall immediately bring the shared use plan up-to-date.
12. The tower owner or site owner, as the case may be, shall, as a condition of approval, negotiate in good faith for shared use of tower space and/or site space by applicants in accordance with its shared use plan.
13. All conditions of approval regarding a tower shall run with the ownership of the tower and be binding on all subsequent owners of the tower . All conditions of approval regarding an approved tower site shall run with the land and be binding on all subsequent owners of the tower site.

G. Development standards for communication towers .

1. Except to the extent that amateur radio towers , and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new tower of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding other provisions of this section, including the separation requirements of subsection5.05.09(F)(7) below, towers may be allowed to any height as a conditional use in the E zoning district only on sites approved for a specified essential service listed in subsection 5.05.09((F)(3) below. There shall be no exception to this subsection except for conditional use applications by a government for a governmental use.
2. Permitted ground-mounted towers . Towers not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. towers that exceed those specified maximum heights require a variance in accordance with section 9.04.00.
   a. All commercial and industrial zoning districts and urban designated area agricultural zoning districts: Any tower up to seventy-five (75) feet in height is a permitted use, provided the base of such tower is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential dwelling units or less. Any tower that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such tower is separated from the nearest boundary of any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential dwelling units or less, by a minimum distance in feet determined by multiplying the height of the tower (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the tower .) towers which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.
   b. Agricultural zoning districts within the rural designated area: Towers shall not exceed 250 feet in height.
   c. All agricultural zoning districts: No tower that exceeds 250 feet in height exclusive, of any antenna affixed thereto, shall be allowed on any site comprising less than ten (10) acres under common ownership or control, except such towers can be approved as a conditional use on sites of less than ten (10) acres if the applicant cannot, with economic feasibility, acquire title to, or control of, a suitable tower site of at least ten (10) acres in the required geographic vicinity of the proposed tower site.
3. Essential services —Specified conditional uses Except in the RSF-1 through RSF-6, and RMF-6 zoning districts, towers may be allowed to any height as a conditional use on sites approved for a conditional use essential service for any of the following conditional uses : safety service facilities including, but not necessarily limited to, fire stations , sheriff's substation or facility, emergency medical services facility, and all other similar uses where a communications tower could be considered an accessory or logically associated use with the safety service conditional use on the site. In addition, communications towers can be approved as a conditional use for a stand-alone essential service facility, provided the tower is to be owned by, or to be leased to, a governmental entity, and the primary uses of the tower are for governmental purposes.
4. New towers shall be installed only on rooftops in the RMF-12, RMF-16, and RT zoning districts, except amateur radio towers with a height not to exceed seventy-five (75) feet above the natural grade , and ground-mounted antennas with a height not to exceed twenty (20) feet above the natural grade , are permitted within these zoning districts.
5. Ground-mounted monopole communication towers up to 150 feet in height above the natural grade , including antennas affixed thereto, may be allowed as a conditional use within these zoning districts. The height of each monopole communication tower shall be limited to the height necessary for its use at its location.
6. Rooftop towers , antenna structures , and antennas.
   a. Rooftop towers , antenna structures , and antennas are allowed in all zoning districts except the RSF-1 through RSF-6, RMF-6, and E zoning districts.
   b. Rooftop towers , antenna structures , and antennas are, as specified, subject to the following:
      i. Permitted uses. Rooftop antenna structures and antennas are a permitted use up to a height of twenty (20) feet above the

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maximum roofline, provided the height of the maximum roofline is twenty (20) feet or more above the average natural grade . If the maximum roofline is less than twenty (20) feet above the average natural grade , an antenna structure and/or antenna is a permitted use up to a height that equals the distance from the average natural grade to the maximum roofline. For example, if the distance from the average natural grade to the maximum point of the roofline is fifteen (15) feet, an antenna structure and/or antenna is a permitted use up to a height of fifteen (15) feet above the maximum roofline. Any antenna structure , tower , or antenna that exceeds its permitted use height, as provided herein, shall require conditional use approval, and the maximum allowable height of the structure , tower , and all antennas shall be determined in each specific case. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be a major consideration in determining the allowable height of rooftop facilities.

ii. Towers and antenna structures shall be set back from the closest outer edge of the roof a distance of not less than ten (10) percent of the rooftop length and width, but not less than five (5) feet, if the antenna can function at the resulting location.

iii. Antenna structures and dish type antennas shall be painted to make them unobtrusive.

iv. Except for antennas that cannot be seen from street level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

v. Where technically feasible, dish type antennas shall be constructed of open mesh design.

vi. Where feasible, the design elements of the building (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the communications tower , structure , and antennas.

vii. The building and roof shall be capable of supporting the roof-mounted antenna, structure , and tower .

viii. No rooftop shall be considered a tower site. This section does not require any sharing of any rooftop, rooftop tower , or antenna structure .

7. With the exception of rooftop towers and towers on essential services sites, each new communication tower shall meet the following separation requirements:

   a. Each new tower that exceeds 185 feet in height shall be located not less than two and one-half (2.5) times the height of the tower from all RSF-1 through RSF-6, and RMF-6 zoning districts, including PUDs where the adjacent use(s) is/are, or comparable to, the RSF-1 through RSF-6 and RMF-6 zoning districts. If a part of a PUD is not developed, and it is inconclusive whether the part of a PUD area within such minimum separation distance from the proposed tower site may be developed with a density of six (6) units per acre or less, it shall be presumed that the PUD area nearest to the proposed site will be developed at the lowest density possible under the respective PUD.

   b. In addition, each such new tower that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned densities greater than six (6) units per acre by not less than the total height of the tower including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater.

8. All owners of approved towers are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any tower owned by them.

9. Placement of more than one (1) tower on a land site is preferred and encouraged, and may be permitted, provided, however, that all setbacks , design, and landscape requirements are met as to each tower . structures may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not likely result in multiple tower failures in the event that one (1) tower fails, or will not otherwise present an unacceptable risk to any other tower on the site. It shall be the policy of the County to make suitable County-owned land available for towers and ancillary facilities at reasonable rents.

10. Any accessory buildings or structures shall meet the minimum yard requirements for the respective zoning district. accessory uses shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or other structures and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the floor area used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site abuts , or has access to, a collector street , access for motor vehicles shall be limited to the collector street . All equipment shall comply with the then applicable noise standards.

11. For new commercial towers exceeding 185 feet in height, a minimum of two (2) parking spaces shall be provided on each site. An additional parking space for each two (2) employees shall be provided at facilities which require on-site personnel. Facilities which do not require on-site personnel may utilize impervious parking.

12. All new tower bases, guy anchors, outdoor equipment, accessory buildings , and accessory structures shall be fenced. This provision does not apply to amateur radio towers , or to ground-mounted antennas that do not exceed twenty (20) feet above grade .

13. Tower lighting. Towers and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other towers or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the applicant shall comply with such rules.

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New towers exceeding 199 feet. Each new tower that will have a height in excess of one hundred and ninety-nine (199) feet above ground, exclusive of antennas, and such tower shall be lighted no more than is otherwise required by state and/or federal law, rule, or regulation. Unless otherwise then required by law, rule or regulation, only white strobe lights shall be used at night, unless otherwise required by the FAA, in which case red strobe-type lights shall be used. Such lights shall not exceed the minimum number, minimum intensity, and minimum light flashes per interval of time (requiring the longest allowable duration between light flashes) required by state or federal law, rule, or regulation. Solid red (or pulsating red) warning lights shall not be used at night.

14. Effective January 1, 1992, all guyed towers , including old towers , exceeding 185 feet in height shall be inspected every two (2) years. Such self-supporting towers shall be inspected every four (4) years. Each inspection shall be by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:
    a. Tower structure : Including bolts, loose or damaged members, and signs of unusual stress or vibration.
    b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other signs of possible failure.
    c. Guy anchors and foundations: Assess for cracks in concrete, signs of corrosion, erosion, movement, secure hardware, and general site condition.
    d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.
    e. For guyed towers : Tower vertical alignment and guy wire tension (both required tension and present tension).
15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.
16. Any tower that is voluntarily not used for communications for a period of one (1) year shall be removed at the tower owner's expense. If a tower is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the tower and accessory items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower and accessory items, plus court costs and attorney's fees.
17. For all ground-mounted guyed towers in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum yard requirements of that zoning district between each guy anchor and all property lines.
18. All new metal towers , including rooftop towers , except amateur radio towers , shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio tower with a height of seventy-five (75) feet or less shall require a building permit specifying the exact location and the height of the tower exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a building permit.
19. Within the proposed tower's effective radius , information that specifies the tower's physical location, in respect to public parks, designated historic buildings or districts, areas of critical concern, and conservation areas, shall be submitted as part of the conditional use application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require conditional use approval.
20. No communication tower shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.
21. Any existing native vegetation on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. native vegetation may constitute part or all of the required buffer area if its opacity exceeds eighty (80) percent.
22. As to communications towers and antennas, including rooftop towers , antenna structures , and antennas, the height provisions of this section supersede all other height limitations specified in this Code.
23. All existing and proposed ground mounted and rooftop towers and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total structure height shall include all appendages and attachments, such as antennas, lights, lightening rods, or any other accessory device that would extend the height of the tower. All existing towers shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the applicant shall comply with such rules.
24. A copy of each application for a tower in excess of 150 feet shall be supplied by the applicant to the Collier Mosquito Control District or designee.

H. Alligator Alley communication towers .

1. Notwithstanding other provisions of section 5.05.09, and irrespective of the zoning classification(s) of the underlying fee at each respective tower site, two (2) new communication towers shall be permitted at locations and heights herein specified within the I-75 right-of-way east of the toll booth (Alligator Alley). Two (2) of the four (4) towers shall be constructed to replace two (2) existing Florida Department of Transportation towers . The four (4) new telecommunication tower sites shall be located approximately at:

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a. Mile marker 52.2. The height of the **tower** shall not exceed 250 feet, including antennas;

b. Mile marker 92.6 (Everglades Blvd). The height shall not exceed 250 feet, including antennas;

c. The site of an existing FDOT **tower** located on State Road 29. The height shall not exceed 310 feet, including antennas;

d. The site of an existing FDOT **tower** located at mile marker 63.2 at the I-75 Rest Area. It will replace an existing **tower** located on the north side of I-75 at mile marker 63.3. The height shall not exceed 280 feet, including antennas.

e. Each **tower** shall be constructed with a capacity to provide for a minimum of four (4) to eight (8) co-users, including Florida Department of Transportation ("FDOT"), the U.S. Fish and Wildlife Service ("FWS"), the National Park Service ("NPS"), the Department of Forestry ("DOF"), and County agencies, where practical.

2. Each **tower** shall be constructed in accordance with the standards and requirements of section 5.05.09 and other applicable sections of this Code, except as expressly provided otherwise in this section.

3. Minimum **yard** requirements. There shall be no minimum yard requirement for these **towers** at these locations because each **tower** and all ancillary facilities must be contained within the I-75 **right-of-way** , and each proposed **tower** must maintain a separation distance from all **adjacent** residential property lines equal to one-half (½) of the **tower's** height or equal to a Florida professional engineer's certified collapse area (fall zone), whichever is greater, or a clear zone is maintained on adjoining property by a use **easement** applicable to such adjoining property **owner** . No habitable residential or non-residential **structure** , including offices, shall be allowed within any certified collapse area (fall zone) for any of these **towers** .

4. **Access** . Physical **access** to each **tower** site shall be as approved by FDOT.

5. Parking. Sufficient unpaved area shall be provided on, or **adjacent** to, each **tower** site to accommodate temporary parking for one (1) vehicle for servicing or maintaining the communication **tower** .

6. **Landscape buffer** . A **landscape buffer** no less than ten (10) feet wide with trees planted twenty-five (25) feet on center shall be developed and maintained around the perimeter of each **tower** site and other related equipment, **structures** , and **buildings** . This **buffer** shall encompass all **structures** including the **tower** base. At least one (1) row of **native vegetation** shall be planted within the **buffer** to form a continuous hedge of at least three (3) feet in height at planting. The **buffer** must be maintained in good condition. This **landscape buffer** may be waived by the County Manager or designee where the **buffer** is not practical due to public safety concerns.

7. A site **development plan** and construction plans shall be submitted to the County Manager or designee for review and approval prior to any construction of any such **tower** . No changes, additions, or **alterations** may be made to any approved site **development plan** or construction plans for any such **tower** without County approval.

8. **Tower** lighting. In addition to the requirements for **tower** lights specified in section 5.05.09 of this Code, **towers** located in the Big Cypress Preserve and the Florida Panther National Wildlife Preserve shall be lighted in accordance with the USFWS guidance system requirements for **tower** lighting.

9. Notwithstanding any other provision in this Code, and notwithstanding the underlying zoning of the respective **tower** site, subject to the following, the communication **towers** and **accessory** facilities ("facilities") listed above, and all such future facilities, are lawful uses, if located within the confines of the I-75 **right-of-way** east of the Alligator **Alley** toll booth to the eastern boundary of Collier County.

10. The **tower** and related facilities shall be subject to **conditional use** approval whenever the **tower** is to exceed a height of twenty (20) feet. **towers** that are to be twenty (20) feet or less in height require only **building** permit approval from the County.

a. As all such facilities must be located within the I-75 **right-of-way** , the facilities must be subject to approval from the owner of that **right-of-way** , including such conditions as may be required by that owner. The owner of said **right-of-way** is the State of Florida, by and through the Florida Department of Transportation.

b. The facilities must be owned by, or leased to, a governmental entity. The primary uses of the facilities shall be governmental uses. Private uses of the facilities, if any, shall always be incidental and subordinate to the governmental uses.

c. Notwithstanding any other provision in section 5.05.09, the facilities shall be subject to the **tower** sharing requirements of section 5.05.09 if the **tower** is to exceed a height of 120 feet, unless the **tower** is a **monopole** . If the **tower** is to be used only for governmental uses, the **tower** need be shared only with other governmental entities. If the **tower** is to be occupied by an antenna under control of a non-governmental occupant of the **tower** and is to be used for any non-governmental use(s), the **tower** sharing requirements that apply to non-government occupants shall be adhered to as a prerequisite to occupancy of the **tower** .

l. Wireless emergency telephone service. Notwithstanding any other provisions of this section 5.05.09, the following provisions shall apply to communications **towers** that provide wireless emergency telephone service.

1. These facilities are **essential services** .

2. Each **applicant** for these permits is required to clearly inform County staff by means of an emboldened "notice" in a cover letter or on the first page of the permit application, substantially as follows: *This Application is subject to the expedited timelines specified in Chapter 365.172, Florida Statutes.*

3. **Applicants** for these permits need not provide staff with evidence that a proposed wireless communications facility complies with federal regulations, but staff may require from such **applicant** proof of proper FCC licensure, and staff may request the FCC to provide information as to the provider's compliance with federal regulations to the extent then authorized by federal law. The County has no permitting jurisdiction

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with regard to wireless communications facilities located (or to be located) on property owned by the State of Florida, including State-owned rights-of-way .

4. Co-located facilities. Provided the then existing zoning applicable to the proposed site allows E911 facilities without a need to rezone, a need to obtain conditional use approval, or any other required process (such as, for example, having an agreement amended), the County shall grant or deny a properly completed application requesting co-location of E911 Service, or co-location for wireless telephone service, not later then forty-five (45) business days after the date that a properly completed application is initially submitted to staff in accordance with all applicable permit application requirements in this section 5.05.09. Co-location of such facilities on a then existing above-ground tower or other above-ground structure shall not be subject to the land development regulations pursuant to Section 163.3202, Florida Statutes, provided the height of the then existing tower or structure is not thereby increased. Co-location of such antenna, or co-location of related equipment, shall be subject to applicable building regulations, and with all then existing permits or agreements applicable to that tower or to the underlying property. Nothing herein, including the forty-five (45) business days timeline, shall relieve the permit holder for, or owner of, the then existing tower or structure from complying with applicable permit requirements, or applicable agreement(s), or with applicable land development regulation (including aesthetic requirement), or compliance with any other then applicable law(s).
5. New towers or antennas. Pursuant to Section 365.172, Florida Statutes, the County shall grant or deny an application requesting location of a new wireless telephone service tower , or for location of antenna(s) for wireless telephone service, not later then ninety (90) business days after the date that an application that fully complies with the requirements of this section 5.05.09 is submitted, provided the then existing zoning applicable to the proposed site allows the E911 facilities without need to rezone, the need to apply for conditional use approval, or other required procedures. Provided further that nothing herein shall affect permit compliance of such facilities with applicable federal regulations, applicable zoning and/or land development regulations (including aesthetic requirements), or with applicable building regulations.
6. Sufficiency notice. Within twenty (20) business days of receiving the permit application for any facility listed above in paragraphs (4) and (5) above, staff shall in writing notify the permit applicant whether the application is, or is not, properly completed. If such permit application is not properly completed, staff shall with specificity notify the applicant of any and all deficiencies, which if cured will thereby render the application being properly completed. Staff should also notify the applicant whether the applicable zoning classification allows the applied-for use(s) without rezoning, without conditional use approval, or without any other related ancillary approval process or permission.
7. Default approval.
    a. An application for E911 service, co-location of wireless telephone service, or new location for wireless telephone service or antennae shall be deemed to have been automatically granted provided that:
        i. Such service or facility is allowed in the applicable zoning district without a rezone, without the need to apply for a conditional use , or without the need to apply for some other permit;
        ii. The County fails to either grant or deny the applied-for permit within the time frames set forth in paragraphs (4) and (5) above, as applicable; and
        iii. The applicant has not agreed to an extension of time, as provided in paragraph (8) below.
    b. However, the applied-for permit shall not be deemed granted if final action requires action by the BCC, but such action is prevented due to emergency conditions beyond the County's control. In such instance, the time for final action on the application shall be extended until the next regularly scheduled meeting of the BCC. The permit shall be deemed to be granted if the BCC fails to take final action at that time.
8. Waiver. Extensions of the above-described applicable timelines (deadlines) shall not be effective except to the extent voluntarily agreed to by the permit applicant . Narrow exception: a one-time timeline waiver may be required if there then exists an emergency that directly affects the administration of all of the County's communications tower permitting activities which had been formally declared by the County, by the State of Florida, or by the federal government.

(Ord. No. 05-27, § 3.HH)

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I. Site Development Plan

I.1. Conceptual Site Plan (CSP)

Reference **LDC** subsection 10.02.03 C.

Applicability This procedure applies to any request for a Conceptual Site Plan, which is designed to be an informal review and approval process that may precede a Site Development Plan approval.

Pre-Application A pre-application meeting is not required.

Initiation The **applicant** files an *"Application for Conceptual Site Plan (CSP)"* with the Development Review Division.

Application Contents The application must include the following:

1. **Applicant contact information**.
2. Narrative description of the project.
3. Property information, including:
    - Legal description;
    - **Property identification number;**
    - Assigned project **planner**; and
    - Total acreage of subject site.
4. Two site plans, drawn to scale, showing the location of proposed infrastructure and buildings, zoning and land use of subject and surrounding properties, and required perimeter landscape buffer and building setbacks, including:
    - A table showing the required and provided setbacks and separation of structures, with a reference to the applicable ordinance from which these requirements are taken;
    - A table showing parking calculations, and number of spaces required and provided;
    - For residential projects, a table showing the permitted density and the number of units provided, including the minimum floor per dwelling unit required and provided; and
    - A note on the site plan stating that: "Site geometry, parking, setbacks, and landscape buffers shall meet the Collier County **LDC** and/or applicable PUD ordinance requirements."

Completeness and Processing of Application The Planning & Zoning Division will review the application for completeness. The completed application packet must be accompanied with the required fee. The tracking number (i.e., PL201200000) will be assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice No notice is required.

Public Hearing No public hearing is required.

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Decision maker	The County Manager or designee.
Review Process	The Planning & Zoning Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** section 10.02.03 and other provisions of the **LDC**.
Updated	

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I.2. Site Development Plans (SDP)

Reference **LDC** section 10.02.03 and other provisions of the **LDC**.

Applicability All development is subject to this subchapter, unless it is exempt pursuant to **LDC** subsection 10.02.03 A.3.

Pre-Application A pre-application meeting is required unless waived by the County Manager or designee at the request of the **applicant**, pursuant to **LDC** subsection 10.02.03 D.

Initiation The **applicant** files an *"Application for Site Development Plan"* with the Development Review Division.

Application Contents and Site Plan Requirements

Submittal Credentials: The engineering plans shall be signed and sealed by the **applicant's** professional **engineer** licensed to practice in the State of Florida. The landscape plans shall be signed and sealed by a **landscape architect** registered in the State of Florida. For projects subject to **LDC** section 5.05.08, architectural drawings, shall be signed and sealed by a licensed **architect**, registered in the State of Florida.

Sheet size: The site development plan and the coversheet shall be prepared on a maximum size sheet measuring 24 inches by 36 inches, drawn to scale.

The application shall include the following, if applicable:

1. **Applicant contact information.**
2. **Addressing checklist.**
3. Warrant deed.
4. Property information, including:
    - Project title;
    - Legal description;
    - **Property identification number;**
    - Section, township and range;
    - Subdivision name, unit, lot and block; and
    - Scale, north arrow, and date.
5. **Electronic copies of all documents.**
6. **Proof of ownership**, including a copy of the recorded deed, contract for sale or agreement for sale, or a notarized statement of ownership clearly demonstrating ownership and control of the subject lot or parcel of land.
    - The **applicant** shall also present a notarized letter of authorization from the **property owner**(s) designating the **applicant** as the agent acting on behalf of the owner(s).
7. Owner/agent affidavit as to the correctness of the application.
8. **PUD Ordinance and Development Commitment Information**.
9. PUD Monitoring Report and Schedule, if applicable.
10. A Cover Sheet with the following information:

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- The project title and the name, address and phone number of the firm or agent preparing the plans and the name, address and telephone number of the **property owner**;
- Zoning designation of the subject property. In the event that the property is zoned PUD, the name of the PUD and the number of the ordinance approving the PUD;
- Vicinity map clearly identifying the location of the development and its relationship to the surrounding community; and
- A legal description and the property appraiser's **property identification number**(s)/folio number(s) for the subject property or properties.

11. The following information shall be set forth on the site development plan and/or on a separate data sheet used exclusively for that purpose:

- A narrative statement on the plan identifying the provisions of ownership and maintenance of all common areas, open space, preservation areas, private streets, and easements;
- A site summary in chart form which shall include the following information, with development and dimensional standards based on the provisions of the **LDC** and/or applicable PUD ordinance:
  - Total site acreage;
  - Total square footage of impervious area (including all parking areas, drive-aisles, and internal streets) and its percentage of the total site area;
  - Total square footage of landscape area/open space and its percentage of the total site area;
  - For projects that include residential uses, total number of units, density, units per acre, and a unit breakdown by square footage and number of bedrooms, as well as minimum/maximum (as applicable) floor area required and floor area proposed;
  - For projects that include non-residential uses, total building footage and a square footage breakdown by use (i.e., office, retail, storage, etc.) and its percentage of the total building; for hotels and motels, the minimum/maximum (as applicable) floor area, or proposed floor area ratio, required, and floor areas;
  - All required and provided setbacks and separations between buildings and structures in matrix form;
  - Maximum zoned building height allowed and actual building height as defined in **LDC** section 1.08.00;
  - Zoning and land use of the subject property and adjacent properties, including properties abutting an adjacent right-of-way or right-of-way easement; and
  - North arrow, scale, and date.
- A parking summary in matrix form which shall include:

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- Type of use;
- Total square footage per use;
- Required parking ratio, number of standard spaces required by use, and number provided;
- Number of loading spaces required and provided (if applicable); and
- Total number of spaces provided by use.

- The following building construction information must be included in the SDP packet:
  - Information in the Standard Building Code, type of construction, number of stories, total square footage under roof, occupancy/use and fire sprinkler intentions of all proposed structures so that a needed fire flow may be determined;
  - A fire hydrant flow test report from the applicable fire district for the closest hydrant(s) to the project so that the available fire flow may be determined; and
  - Location of existing and proposed fire hydrants.
- Illustrative information accurately depicted unless waived at the pre-application meeting:
  - A boundary survey, prepared by a professional surveyor, showing the location and dimensions of all property lines, existing streets or roads, easements, rights-of-way, and areas dedicated to the public. This survey shall be accompanied either by an attorney's opinion of title, or by a sworn statement from the **property owner**(s) stating that he or she has provided sufficient information to the surveyor to allow the accurate depiction of the above information on the survey;
  - Name, alignment and existing/proposed rights-of-way of all streets which border the development (including raised islands, striping, right/left turn lanes, median cuts and nearby intersections), the location of all existing driveways or access points on the opposite sides of all streets which border the development, and the location of all traffic calming devices;
  - Location and configuration of all development ingress and egress points;
  - Location and arrangement of all proposed buildings (including existing buildings that are to remain);
  - Location and configuration of all parking and loading areas;
  - Name, alignment, and existing/proposed right-of-way of all internal streets and alleys;
  - Directional movement of internal vehicular traffic and its separation from pedestrian traffic;

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- Location and configuration of recreational facilities (including related buildings, golf course areas, tennis courts, pools, etc.);
- Location and general configuration of all water and drainage retention/detention areas as well as all existing and proposed easements, and water and sewer lines intended to serve the development;
- Location and general configuration of such natural features as preservation/conservation areas, water bodies, and wetlands;
- Location of emergency access lanes, fire hydrants and fire lanes;
- Location of all handicapped parking spaces;
- Location of trash enclosures;
- Location and heights of proposed walls or fences; and
- Accurate dimensions which include the following:
  - All building setbacks;
  - Distance between buildings and accessory structures;
  - Width of all internal streets;
  - All parking areas and drive-aisles; and
  - Landscape areas adjacent to all vehicular drives, interior property lines and all parking areas.
- Traffic circulation, signing and marking plan, to include outside and inside radii for all turn movements using a common pivot point for both radii at each location;
- Access Management Exhibit, identifying existing and proposed access points, nearest U turns and legal access to the site;
- Roadway elevations; and
- Any additional relevant information required by the Development Review.

12. Architectural Plans. ⇔ *See Chapter 4.A of the Administrative Code for Architectural Plan submittals*. The plans shall also include:

- If proposed, dumpster enclosure details depicting height and material and color of walls and gates; and
- If proposed, light pole details depicting height and colors of pole and housing.

13. Stormwater management information as follows:

- The South Florida Water Management District Environmental Resource Permit or General Permit number, if obtained;
- Stormwater management control structure(s) location (referenced to State Plane Coordinates, Florida East Zone, North American Datum 1983 (NAD '83), latest adjustment);

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

- Stormwater management control elevation(s) and overflow elevation(s) (referenced to the North American Vertical Datum, 1988 (NAVD '88), latest adjustment), and NGVD;
- Twenty-five-year/3-day design discharge at control structure(s);
- Drainage calculations, including pipe sizing calculations;
- Estimated cost of construction of roadways, paving, and drainage;
- Engineer's Report with Assumptions and Explanations;
- Engineering Review Checklist, signed by a professional **engineer**;
- Hydraulic Grade Line Pipe calculations for culverts; and
- Streetlight plan, for multi-family housing.

14. For residential projects subject to the provisions of **LDC** section 10.04.09, a completed School Impact Analysis (SIA) application, location map and review fee.

15. Certificate of Adequate Public Facilities application, if applicable.

16. Landscaping Plan. A landscape plan which shall contain the following:

- Landscape summary. A landscape summary in matrix form which shall include:
  - Graphic symbol to indicate each type of plant material;
  - Botanical name;
  - Common name;
  - Total number of each type of plant material;
  - Height and spread of each type of plant material; and
  - Spacing of each type of plant material.
- Illustrative information. Illustrative information consisting of the following shall be accurately depicted on the landscape plan:
  - The location, configuration, and arrangement of all proposed buildings, internal streets and parking areas as reflected on the site plan;
  - The location and dimensions of all proposed landscaped areas with appropriate graphic symbols including existing trees that are being credited toward the development's landscaping requirements;
  - Location and configuration of all special or textured paving areas;
  - Provisions for site irrigation; and
  - Any additional relevant information as may be required by the County Manager or designee.

17. Vegetation inventory. A generalized vegetation inventory of the property shall be required to the extent necessary, as determined at the pre-application meeting, indicating the approximate location, densities and species of the following:

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

- Upland, wetland and estuarine vegetation including prohibited exotic vegetation, mapped using FLUCFCS terminology;
- Any type of vegetation identified for preservation;
- Conservation easement including signed and sealed legal description and boundary survey for preserve, include protective language, and provide a sketch and description in construction plans.
- Projects containing the following shall provide a survey identifying species and locations on a current aerial photograph at a scale of 1 inch equals 200 feet or larger or superimposed on the site plan:
    - Plants specified to remain in place or to be transplanted to other locations on the property as specified in the applicable development order.
    - Specimen trees designated by the BCC, pursuant to **LDC** section 3.05.09.
    - State or federal rare, threatened or endangered plan species surveyed according to accepted Florida Fish and Wildlife Conservation Commission or U.S. Fish and Wildlife Service methods.
    - Existing trees that may be credited toward the development's landscaping requirements.
- For proposed site alteration(s) within the coastal zone as depicted on the future land use map, in addition to the foregoing requirements, the vegetation inventory shall depict the categories of impact in accordance with **LDC** sections 3.03.03-3.03.04.

18. A recent aerial photo shall be provided at the same scale as the plan delineating the development boundaries, unless waived at the pre-application meeting.

19. Density bonus. If a residential bonus is requested, as provided for in the Growth Management Plan, a certified survey that clearly illustrates the location and relationship of the development to the appropriate activity center and the related activity band shall be required.

20. Building plans. Plans showing proposed building footprints, spatial relationship to one another when there are multiple buildings and building heights.

21. Traffic Impact Study. ⇔*See Chapter 7 of the Administrative Code.*

22. Soil erosion and sediment control plan. ⇔*See Chapter 7 of the Administrative Code.*

23. Construction Plans. Detailed on-site and off-site infrastructure improvement plans and construction documents prepared in conformance with the design standards identified in **LDC** section 10.02.04 and any current county ordinances, regulations, policies and procedures, which consist of, but are not limited to, the following items:

- A cover sheet setting forth the development name, **applicant** name, name of Engineering firm, and vicinity map;
- Improvements for water and sewer service as needed or as may have been specified during a site development plan review prepared in conformance

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

with the Utilities Standards and Procedures Ordinance, 2004-31, as amended;

- Improvements for roadway, motor vehicle and non-motorized circulation, ingress and egress, parking and other transportation needs, including traffic calming devices, required or as may have been specified during the site development plan review, prepared in conformance with the subdivision design requirements. Non-motorized circulation is defined as movement by persons on foot, bicycle, or other human-powered device. Non-motorized circulation depicting sidewalks and bicycle facilities shall be consistent with **LDC** subsection 5.05.08 A.5. Cross sections and details for improvements are required;
- The absence of obstructions in the public right-of-way shall be demonstrated, including provisions for safe and convenient street crossing;
- Cross sections and details for improvements required in **LDC** subsections 6.06.02 A.7 through 6.06.02 A.9;
- Improvements for water management purposes as needed or as may have been specified during the site development plan review, prepared in conformance with subdivision design requirements and pursuant to South Florida Water Management District rules, chapter 40E-4, 40E-40 and 40E-41, Florida Administrative Code;
- Citation to the applicable technical specifications for all infrastructure improvements to be constructed;
- Engineering design computations and reports for water, sewer, roads, and water management facilities, as required by federal, state, and local laws and regulations.
- Topographical map of the property including:
    - Existing features, such as, watercourses, drainage ditches, lakes, marshes.
    - Existing contours or representative ground elevations at spot locations and a minimum of 50 feet beyond the property line.
    - Benchmark locations and elevations (to both NGVD and NAVD).
- Site clearing plan and methods of vegetation protection.
- Where jurisdictional wetlands occur onsite, approved wetland jurisdictional lines shall be shown on the construction plans.

24. County-Permits: All necessary permits and applications requiring County approval and other permitting and construction related items, including but not limited to the following, shall be submitted and approved with the site development plan. These permits may include, but are not limited to the following:

- Excavation permit;
- A Collier County right-of-way permit;
- Blasting permit, prior to commencement of any blasting operation;

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

- Interim wastewater and/or water treatment plant construction or interim septic system and/or private well permits prior to building permit approval;
- Any additional state and federal permits which may be required prior to commencement of construction, addressing the impacts on jurisdictional wetlands and habitat involving protected species;
- All other pertinent data, computations, plans, reports, and the like necessary for the proper design and construction of the development that may be submitted; and
- All necessary performance securities required by Collier County ordinances in effect at the time of construction.

25. Non-County Permits: All Federal, State, and other local permits shall be submitted prior to construction and before the pre-construction meeting. If approved by the County Manager or designee, an **applicant** may submit Federal, State and local agency permits at the pre-construction meeting.

- Florida Department of Environmental Protection water and sewer facilities construction permit application;
- Notice of Intent (NOI) to issue either a Florida Department of Transportation Right-of-Way permit;
- South Florida Water Management District permit, if required or, Collier County general permit for water management prior to site development plan approval; and
- Any additional state and federal permits which may be required prior to commencement of construction, addressing the impacts on jurisdictional wetlands and habitat involving protected species, such as:
  - USACOE permit and exhibits. If no USACOE permit, SFWMD permit and exhibits shall be submitted; and
  - For the RFMUD, Agency accepted UMAM/WRAP scores.

Completeness and Processing of Application The Planning & Zoning Department will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice No notice is required.

Public Hearing No public hearing is required.

Decision maker The County Manager or designee.

Review Process The Planning & Zoning Department will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable **LDC** sections.

Pre-Construction Meeting A pre-construction meeting shall be scheduled with the Engineering Services Department prior to the commencement of construction. All Federal, State, and local permits shall be submitted prior to construction and before the pre-construction meeting. If approved by

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the County Manager or designee, an **applicant** may submit Federal, State and local agency permits at the pre-construction meeting.

The following permits, if applicable, require final approval and issuance prior to the County pre-construction meeting:

1. Florida Department of Transportation **Right-Of-Way** Construction Permit.
2. Collier County **right-of-way** [ROW] permit.

Digital Submittal Requirements

After the final site development plan has been approved by the County Manager or designee for compliance with the **LDC** as provided in section 10.02.03, the **applicant's** professional **engineer** shall submit:

1. Digitally created construction/site plan documents, and
2. 1 disk (CDROM) of the master plan file, including, where applicable, easements, water/wastewater facilities, and stormwater drainage system. The digital data to be submitted shall follow these formatting guidelines: All data shall be delivered in the state plane coordinate system, with a Florida East Projection, and a North American Datum 1983/1990 (NAD83/90 datum), with United States Survey Feet (USFEET) units; as established by a Florida registered surveyor and mapper. All information shall have a maximum dimensional error of +0.5 feet. Files shall be in an AutoCad (DWG) or Digital Exchange File (DXF) format; information layers shall have common naming conventions (i.e. right-of-way—ROW, centerlines—CL, edge-of-pavement—EOP, etc.). For a plan to be deemed complete, the layering scheme must be readily understood by county staff. All property information (parcels, lots, and requisite annotation) shall be drawn on a unique information layer, with all linework pertaining to the property feature located on that layer. Example: parcels—All lines that form the parcel boundary will be located on 1 parcel layer. Annotations pertaining to property information shall be on a unique layer. Example: Lot dimensions—Lottxt layer.

Updated

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I.3. Site Improvement Plan (SIP)

Reference **LDC** subsection 10.02.03 E and other provisions of the **LDC**.

Applicability This procedure applies to a site improvement plan (SIP) request. A SIP must meet all of the criteria in **LDC** subsection 10.02.03 E.

Pre-application A pre-application meeting is required unless waived by the County Manager or designee at the request of the **applicant**, pursuant to **LDC** subsection 10.02.03 E.

Initiation The **applicant** files a "*Site Improvement Plan Application*" with the Planning & Zoning Department.

Application Contents and Site Plan Requirements

Submittal Credentials: Pursuant to **LDC** subsection 10.02.03 E, the engineering plans shall be signed and sealed by the **applicant's** professional **engineer** licensed to practice in the State of Florida. For projects subject to **LDC** section 5.05.08, architectural drawings, shall be signed and sealed by a licensed **architect**, registered in the State of Florida. Landscape plans shall be signed and sealed by licensed **landscape architect**, registered in State of Florida.

Sheet size: The site improvement plan and the coversheet shall be prepared on a maximum size sheet measuring 24 inches by 36 inches drawn to scale.

The application must include the following:

1. **Applicant contact information.**
2. **Addressing checklist.**
3. Property information, including:
    - Project title;
    - Legal description;
    - **Property identification number;**
    - Section, township and range;
    - Subdivision name, unit, lot and block; and
    - Scale, north arrow, and date.
4. Zoning designation of the subject and adjacent sites and the proposed use of the subject site.
5. Detail of requested changes.
6. Cover letter briefly explaining the project.
7. A copy of the last recorded deed, contract for sale or agreement for sale, or a notarized statement of ownership clearly.
8. Location, configuration, and dimensions of all building and lot improvements.
9. Location and configuration of parking and loading areas, and the directional movement of internal vehicle traffic.
10. Location and dimension of access point(s) to the site.

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11. Parking summary in matrix form, indicating the required and provided parking for each existing and proposed use.
12. Location and configuration of handicapped parking facilities and building accessibility features.
13. Location, dimension, and configuration of existing water management facilities.
14. Location of trash enclosures.
15. Location of existing and proposed landscaping with specifications as to size, quantity, and type of vegetation.
16. All required and provided setbacks and separations between structures in matrix form.
17. Any additional relevant information as may be required by the Planning & Zoning Department.

Completeness and Processing

The Planning & Zoning Department will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice

No notice is required.

Public Hearing

No public hearing required.

Decision maker

The County Manager or designee.

Review Process

The Planning & Zoning Department will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable **LDC** sections.

Pre-Construction Meeting

A pre-construction meeting is not required. However, all Federal, State, and local permits shall be submitted prior to construction. If approved by the County Manager or designee, an **applicant** may submit Federal, State and local agency permits at the pre-construction meeting.

Digital Submittal Requirements

After the final site development plan has been approved by the County Manager or designee for compliance with the **LDC** as provided in section 10.02.03, the **applicant's** professional **engineer** shall submit:

1. Digitally created construction/site plan documents, and
2. 1 disk (CDROM) of the master plan file, including, where applicable, easements, water/wastewater facilities, and stormwater drainage system. The digital data to be submitted shall follow these formatting guidelines: All data shall be delivered in the state plane coordinate system, with a Florida East Projection, and a North American Datum 1983/1990 (NAD83/90 datum), with United States Survey Feet (USFEET) units; as established by a Florida registered surveyor and mapper. All information shall have a maximum dimensional error of +0.5 feet. Files shall be in an AutoCad (DWG) or Digital Exchange File (DXF) format; information layers shall have common naming conventions (i.e. right-of-way—ROW, centerlines—CL, edge-of-pavement—EOP, etc.). For a plan to be deemed complete, the layering scheme must be readily

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

2019

Collier County
Growth Management Division

Administrative Code for Land Development

3/21/2019

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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Collier County
Growth Management Division
2800 Horseshoe Drive N.
Naples, FL 34104
239-252-2400

RECEIPT OF PAYMENT

Receipt Number: 2020727765
Transaction Number: 2020-033013
Date Paid: 04/14/2020
Amount Due: $5,625.00

Payment Details:

Payment Method	Amount Paid	Check Number
Credit Card	$5,625.00	PL20190002701

Amount Paid: $5,625.00
Change / Overage: $0.00
Contact: Ignite Wireless - Kyle Lotze
102 Mary Alice Park Rd
Cumming, GA 30040

FEE DETAILS:

Fee Description	Reference Number	Original Fee	Amount Paid	GL Account
Legal Advertising Fee	PL20190002701	$1,125.00	$1,125.00	131-138326-341950
Credit	PL20190002701	$5,000.00	$500.00	131-138326-341280
GL Transfer	PL20190002701	$5,000.00	$500.00	131-138326-341276
Variance (non-residential)	PL20190002701	$5,000.00	$4,500.00	131-138326-341280

Cashier Name: ThomasThompson
Batch Number: 9115
Entered By: RenaldPaul

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Collier County
Growth Management Division
2800 Horseshoe Drive N.
Naples, FL 34104
239-252-2400

RECEIPT OF PAYMENT

Receipt Number: 2019685544
Transaction Number: 2019-108818
Date Paid: 11/26/2019
Amount Due: $500.00

Payment Details:

Payment Method	Amount Paid	Check Number
Credit Card	$500.00	15695059-C1465 1667

Amount Paid: $500.00
Change / Overage: $0.00
Contact: Ignite Wireless - Kyle Lotze
102 Mary Alice Park Rd
Cumming, GA 30040

FEE DETAILS:

Fee Description	Reference Number	Original Fee	Amount Paid	GL Account
Pre-application Meeting	PL20190002701	$500.00	$500.00	131-138326-341276

Cashier Name: AlinaHarris
Batch Number: 8772
Entered By: JohnMartin

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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): _____

Name of Applicant if different than owner: _____

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

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

E-Mail Address: _____

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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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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: _____ **Section/Township/Range:** _____/_____/_____

Subdivision: _____ **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: _____ **Total Acreage:** _____

Address/ General Location of Subject Property: _____

_____

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N		
S		
E		
W		

Minimum Yard Requirements for Subject Property:

Front: _____ **Corner Lot:** Yes ☐ No ☐

Side: _____ **Waterfront Lot:** Yes ☐ No ☐

Rear: _____

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

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(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.

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

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

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

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

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

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

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

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

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

☐ Yes ☐ No If yes, please provide copies.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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)	☐	☑	☐
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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County
Growth Management Department
Zoning Division

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

PL20190002701 – Kapok St SLC009 AT&T Firstnet Cell Tower (VA) - PRE-APP INFORMATION

Assigned Ops Staff: Ellen Murray
Camden Smith, (Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Jim Alderman / 954-303-3170 / jjwirelessconsult@yahoo.com

- Agent to list for PL#

  City Switch / Jim Alderman

- Owner of property (all owners for all parcels)
  - JOHANNES STEFFENS (Parcel: 00307840002)

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

  Pre-Application for Variance

- Please list the **details of the project** including density, proposed or considered uses for the project, size of commercial vs. residential, number of homes/units/offices/docks (any that apply):

  The project is for a 250' self-support tower within a parcel (00307840002) located east of Kapok St. This parcel has the agricultural zoning designation with the Rural Fringe Mixed Use and North Bell Meade Overlay districts. The proposed tower will be located within a 75'x75' compound centered within a 100'x100' lease area. The parcel is approximately 170' wide and the center of the tower is being proposed 74' from the eastern property line.

- **Details about Project (choose type that applies):**

  Variance – We are seeking a variance from the ½ tower height setback requirement. The code states that a tower should be setback the greater of ½ the tower height or the collapse radius. Please note, we have a certified letter stating that, in the unlikely event of total separation, the proposed tower would result in collapse within a the 100'x100' lease area.

REQUIRED Supplemental Information provided by:
Name Kyle Lotze
Title Project manager
Email klotze@ignitewireless.com
Phone 470-239-0846

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

CITYSWITCH

Collier County, FL
Zoning Division
2800 North Horseshoe Dr
Naples, FL 34104

Re: Variance Application for Wireless Telecommunications Tower
CitySwitch II, LLC
Kapok St./FLC009

To Whom It May Concern,

We are hereby applying for a Setback Variance of the required half of the tower height setback (125ft) as required by LDC 2.03.08.A.2.a.3.x. of the Collier County Zoning Regulations in order to construct and maintain a Wireless Telecommunications Tower on the property located at Kapok Street, Naples, FL 34117. We are proud to say that the proposed structure will be utilized by AT&T to support the deployment of FirstNet. If unfamiliar, in 2017 the Department of Commerce and First Responder Network Authority (FirstNet) signed a 25-year contract with AT&T to build the first nationwide wireless network for America's First Responders. The FirstNet network is planned to cover all 50 states, five U.S. territories and the District of Columbia, including rural communities and tribal lands. In 2018, CitySwitch was honored to execute an agreement with AT&T to assist in building the infrastructure needed for the deployment of FirstNet as well as their existing wireless network needs. Additional information on FirstNet can be found online at https://firstnet.gov/ .

Should you have any questions regarding the application and/or supporting documents provided, please feel free to contact Jim Alderman at 954-303-3170 or email at jjwirelessconsult@yahoo.com .

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Transforming public safety communications

The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.

FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.

This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

FirstNet will serve...

FIRST RESPONDERS — fire, police, EMS — IN — COMMUNITIES — counties, cities, tribal, rural — ACROSS — THE NATION — 50 states, 5 territories & DC

Technology first responders need to save lives, protect communities

MODERNIZED

- innovative app & device ecosystem

- network improvements & upgrades
- commercially proven cybersecurity solutions

PRIORITIZED

- emergency communications receive highest priority
- rapid buildout with publicsafety input
- nationwide public safety solutions leveraging existing infrastructure

SPECIALIZED

- robust coverage where public safety needs it
- connectivity for advanced mobile data
- highly available customer care

FirstNet™

Learn more at FirstNet.gov/mediakit

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

TOP10 FREQUENTLY ASKED QUESTIONS

1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a Board of leaders and executives from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the *9/11 Commission Report*, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with state single points of contact (SPOCs) in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the Public Safety Advisory Committee (PSAC), which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with release of the Network RFP.

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the $7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. The Government Accountability Office has estimated it could cost up to $47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and $6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation- wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about $40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the FirstNet Innovation and Test Lab, located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

Expanding the Network and Building Out Band 14: The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

Driving public safety innovation: FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

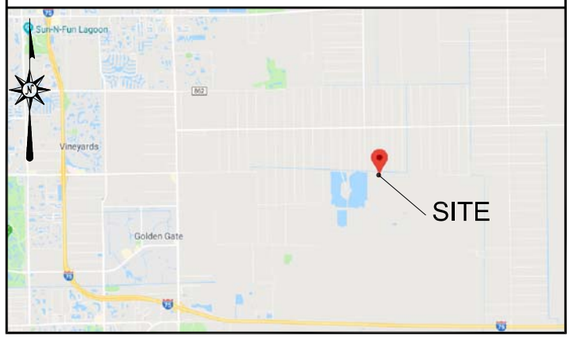
Engaging with public safety: The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at www.firstnet.gov. Follow us on Twitter, Facebook and YouTube.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

VICINITY MAP



ZONING DRAWINGS

CITYSWITCH

CITY SWITCH SITE ID:
FLC009

CITY SWITCH SITE NAME:
KAPOK STREET

SITE ADDRESS:
(TBD) KAPOK ST.
NAPLES, FL 34117

LOCAL MAP

SITE SUMMARY

SITE TYPE:	NEW SITE DESIGN
TOWER TYPE:	LATTICE
TOWER HEIGHT:	250'–0"
APPURTENANCE HEIGHT:	260'–0"
TYPE OF OCCUPANCY:	TELECOMMUNICATIONS
TOWER LATITUDE:	26°12'36.949"N (N 26.210264°)
TOWER LONGITUDE:	81°36'00.470"W (W 81.600131°)
ZONING JURISDICTION:	COLLIER COUNTY
COUNTY:	COLLIER COUNTY
PARCEL NUMBER:	00307840002
ZONED:	A
PARCEL SIZE:	57,324.1± SQ.FT.
LEASE AREA SIZE:	10,000± SQ.FT.
POWER COMPANY:	TBD
CONTACT:	TBD
TELEPHONE COMPANY:	TBD
CONTACT:	TBD

PROJECT DIRECTORY

LAND OWNER:	JOHANNES STEFFENS – –
CO–APPLICANT/CARRIER:	–
APPLICANT/TOWER OWNER:	CITY SWITCH II, LLC 1900 CENTURY PLACE, SUITE 320 ATLANTA, GA 30345 CONTACT: GARY COOPER PHONE: (404) 600–1485
SITE DESIGN:	FDH INFRASTRUCTURE SERVICES 6521 MERIDIEN DRIVE RALEIGH, NC 27616 CONTACT: JAMES R. BILLUPS, PE, CFM PHONE: (919) 755–1012

NOTE: ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE PROPERTY OWNER.

DIRECTIONS

FROM SOUTHWEST FLORIDA INTERNATIONAL AIRPORT:
FOLLOW CHAMBERLIN PKWY TO DANIELS PKWY. HEAD NORTHWEST ON REGIONAL LANE TOWARD CHAMBERLIN PKWY. RESTRICTED USAGE ROAD. TURN LEFT ONTO CHAMBERLIN PKWY. TURN LEFT ONTO DANIELS PKWY. TURN LEFT TO MERGE ONTO I–75 S TOWARD NAPLES. TAKE EXIT 111 TOWARD NAPLES PARK. USE THE LEFT 2 LANES TO TURN LEFT ONTO IMMOKALEE RD (SIGNS FOR AVE MARIA/HODGES UNIVERSITY). TURN RIGHT ONTO WILSON BLVD N. TURN LEFT ONTO GOLDEN GATE BLVD E. TURN RIGHT ONTO 10TH ST SE. TURN RIGHT ONTO 10TH ST SE/FRANGIPANI AVE. CONTINUE TO FOLLOW FRANGIPANI AVE. TURN LEFT ONTO KAPOK ST. SITE ACCESS WILL BE ON THE LEFT.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. FLORIDA BUILDING CODE
2. ANSI/TIA/EIA–222–G
3. NATIONAL ELECTRIC CODE
4. LOCAL BUILDING CODE
5. CITY/COUNTY ORDINANCES
6. 2012 INTERNATIONAL RESIDENTIAL CODE
7. 2012 INTERNATIONAL BUILDING CODE
8. 2012 INTERNATIONAL FIRE CODE
9. 2012 INTERNATIONAL PLUMBING CODE
10. 2012 INTERNATIONAL MECHANICAL CODE
11. 2012 INTERNATIONAL FUEL GAS CODE
12. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
13. 2011 NATIONAL ELECTRICAL CODE
14. 2009 INTERNATIONAL WILDLAND–URBAN INTERFACE CODE

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

UNDERGROUND SERVICE ALERT

UTILITIES PROTECTION CENTER, INC.

811

48 HOURS BEFORE YOU DIG

LEGAL DESCRIPTION

REFER TO TOPOGRAPHICAL SURVEY AND SITE PLAN FOR LEGAL DESCRIPTION OF PARENT PARCEL AND LEASE AREA.

APPROVALS

TITLE	SIGNATURE	DATE
REPRESENTATIVE		
SITE OWNER		

SCOPE OF WORK

CITY SWITCH PROPOSES TO INSTALL AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF A 250'–0" LATTICE TOWER WITH 10' LIGHTNING ROD. THE TOWER WILL BE PLACED INSIDE A 75'–0"x75'–0" FENCED COMPOUND, INSIDE A 100'–0"x100'–0" LEASE AREA.

SHEET INDEX

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
T–1	TITLE SHEET	B	10/22/19
S–1	SURVEY SHEET	2	10/01/19
S–2	SURVEY SHEET	2	10/01/19
S–3	SURVEY SHEET	2	10/01/19
GN–1	GENERAL NOTES	B	10/22/19
GN–2	GENERAL NOTES	B	10/22/19
C–1	OVERALL SITE PLAN	B	10/22/19
C–2	COMPOUND DETAILS	B	10/22/19
C–3	FENCE DETAILS	B	10/22/19

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/13/19
DENNIS D. ABEL, P.E.
STATE LICENSE NO. 62750

DRAWN BY:	KWJ
CHECKED BY:	JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
10/11/19	ZONING DRAWING	A	JRB
10/22/19	ZONING DRAWING	B	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTION OR CAUSING TO BE REPRODUCED THE WHOLE OR ANY PART OF THESE DRAWINGS WITHOUT THE PERMISSION OF FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

0 40' 80'

SCALE: 1" = 40'

PARENT PARCEL
JOHANNES STEFFENS
PARCEL NUMBER:00307840002
INSTRUMENT NUMBER 4954686
ORIGINAL 5016, PAGE 1369

ESTES FAM TRUST
PARCEL NUMBER:00307800000

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	17.50'
L2	N 90°00'00" W	35.00'
L3	S 00°00'00" E	17.57'
L4	N 00°00'00" W	30.01'
L5	N 00°00'00" W	9.63'
L6	N 90°00'00" W	35.00'
L7	N 00°00'00" W	17.50'

BOOK 139, PAGE 331 (9.)

WOODED

POB
100' X 100' LEASE AREA
10,000 SQ.FT±
0.23 ACRES±

N 90°00'00" E 100.00'

N 00°00'00" W 100.00'

S 00°00'00" E 100.00'

74'±

CENTER OF TOWER

N 90°00'00" W 100.00'

N 90°00'00" E 100.00'

46.0'

24.7'

POC
LEASE AREA AND ACCESS EASEMENT
NORTHEAST CORNER
SECTION 15, T-49-S, R-27-E
FOUND CONCRETE MONUMENT

S 00°23'48" E 669.01'

N 90°00'00" W 3784.69'

12' GATE

BARBED WIRE FENCE

N 00°23'48" W 2677.73'

TREELINE

10' GRASS TRAIL

TREELINE

L7 L6 L5 L4 L3 L2 L1

152'±

N 29°40'33" E 41.56'

S 29°40'33" W 57.33'

N 58°54'00" E 70.09'

S 58°54'00" W 86.81'

S 88°01'25" E 160.12'

N 88°01'25" W 168.01'

POB
INGRESS/EGRESS AND
UTILITY EASEMENT
10,926.43 SQ.FT±
0.25 ACRES±

J RICHARD SMITH
PARCEL NUMBER:00309440002

SOUTHEAST CORNER
SE 1/4 OF NE 1/4
SECTION 15, T-49-S, R-27-E
FOUND 1' OPEN TOP PIPE

1,734 FT± TO FRANGIPANI AVE

KAPOK STREET
GRAVEL ROAD

TREELINE

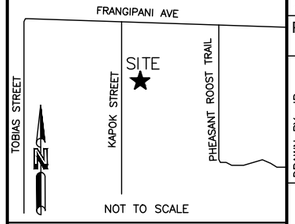
12' GATE

JOHANNES STEFFENS
PARCEL NUMBER:00307880004
INSTRUMENT NUMBER 4954686
ORIGINAL 5016, PAGE 1369

TOWER INFO

LATITUDE: 26°12'36.949" NORTH
LONGITUDE: 81°36'00.470" WEST
(NAD 83)
GROUND ELEVATION: 10.6'
ABOVE MEAN SEA LEVEL (NAVD88)

VICINITY MAP



FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
-0°15'

TRUE NORTH TO MAGNETIC DECLINATION
5°59' W

COMBINED SCALE FACTOR
0.999985569

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ⊘ = POWER POLE
- ⊕ = TEMP. BENCHMARK (NAIL IN FENCE POST) ELEV.=12.04'
- —·——·—op—= OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'AH' of the Flood Insurance Rate Map Community Panel No. 12021C0430H, which bears an effective date of May 16, 2012 and IS in a special flood hazard area.
Zone 'AH': The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood.

NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO.
19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NM
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN

SHEET 1 OF 3

RAWLAND TOWER SURVEY

FOR:

FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

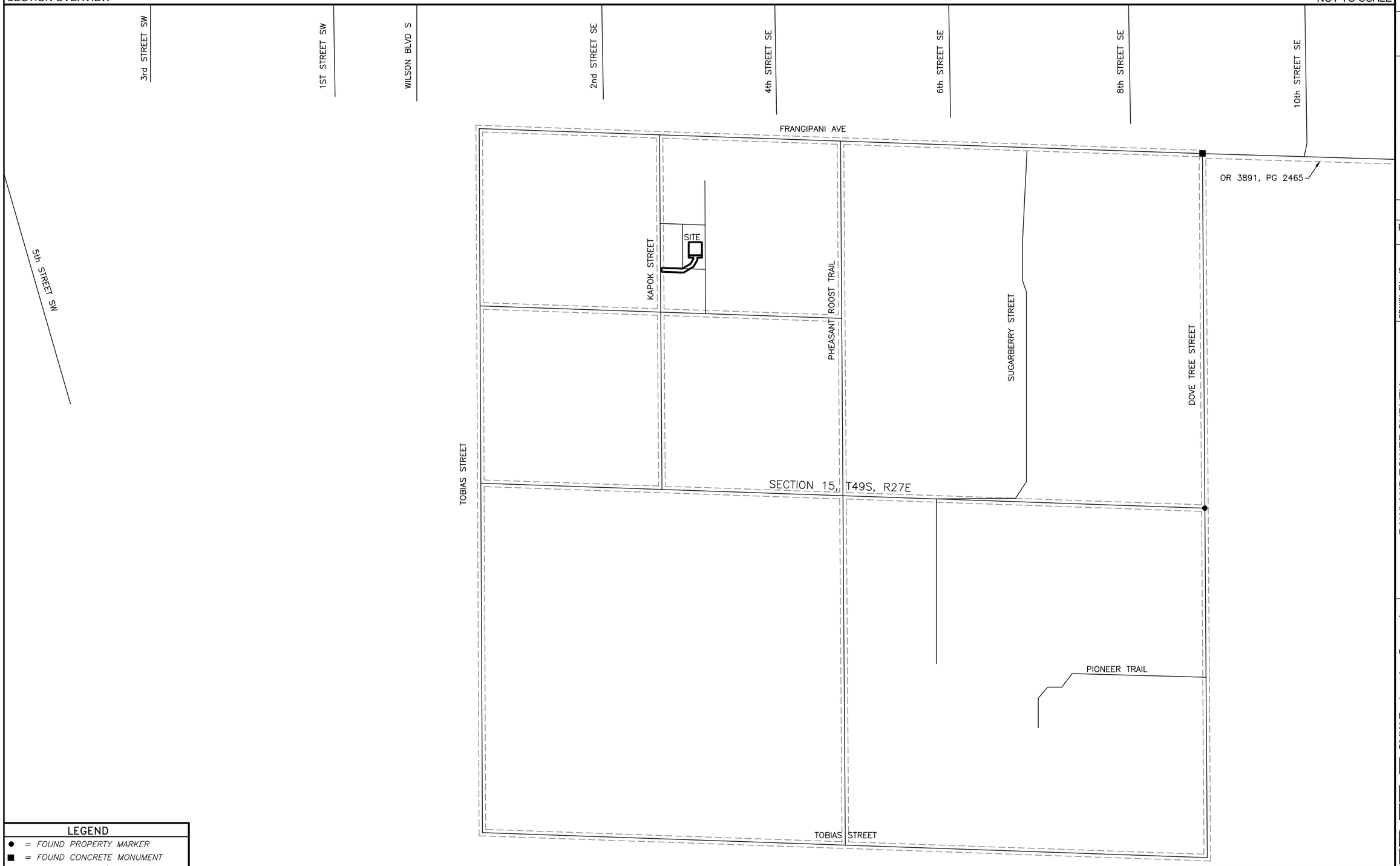
SMW ENGINEERING GROUP, INC.

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SECTION OVERVIEW

NOT TO SCALE



LEGEND

- ● = FOUND PROPERTY MARKER
- ■ = FOUND CONCRETE MONUMENT
- —— —— ——= 50' EASEMENT (OR 1220, PG 211)
- ——————= PROPERTY LINE
- ——————= SECTION LINE
- ——————= GRAVEL/PAVED DRIVE

KAPOK STREET
12906066
NW 1/4, SEC. 15, T-49-S, R-27-E
COLLIER COUNTY, FLORIDA

NO.	REVISION	DATE	BY
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PARENT TRACT
TITLE

Situate in the County of Collier, State of Florida:
The E1/2 of the NW1/4 of the SW1/4 of the NE1/4 of the NW1/4 of Section 15, Township 49 S, Range 27 E. in Collier County, Florida.
Tax ID: 00307840002
Being part of the same property conveyed to Johannes Steffens, grantee, from D. Gary Woodhead, grantor, by deed recorded 03/12/2014, as Book 5016, Page 1369 of the Collier County Records.

INSTRUMENT NUMBER 4954686, ORIGINAL 5016, PAGE 1369

The SW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E; and
The E 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 49 S, Range 27 E, in Collier County, Florida.

PARENT TRACT ACCESS (ORIGINAL 1220, PAGE 211)

Subject to: a 50 foot mutual right of way easement extending 25 feet on either side of all Section lines, including the eigth, quarter and half Section line, which easement is for the use and benefit of the adjacent property owners.

100' x 100' LEASE AREA (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 00°00'00" W a distance of 100.00 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,000 square feet (0.23 acres) of land more or less.

INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

A portion of the Johannes Steffens tract described in Instrument Number 4954686, Original 5016, Page 1369 as recorded in the Clerk of the Circuit Court for Collier County, Florida, being in the Northwest 1/4 of Section 15, Township 49 South, Range 27 East, Collier County, Florida, and being more particularly described as follows;
COMMENCING at a concrete monument found marking the Northeast corner of said Section 15; Thence along the East line of said Section 15; S 00°23'48" E a distance of 669.01 feet to a point; Thence leaving said East line, N 90°00'00" W a distance of 3784.69 feet to a set 5/8" rebar; Thence S 00°00'00" E a distance of 100.00 feet to a set 5/8" rebar and the POINT OF BEGINNING; Thence S 00°00'00" E a distance of 17.50 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence S 00°00'00" E a distance of 17.57 feet to a point; Thence S 29°40'33" W a distance of 57.33 feet to a point; Thence S 58°54'00" W a distance of 86.81 feet to a point; Thence N 88°01'25" W a distance of 168.01 feet to a point; Thence N 00°00'00" W a distance of 30.01 feet to a point; Thence S 88°01'25" E a distance of 160.12 feet to a point; Thence N 58°54'00" E a distance of 70.09 feet to a point; Thence N 29°40'33" E a distance of 41.56 feet to a point; Thence N 00°00'00" W a distance of 9.63 feet to a point; Thence N 90°00'00" W a distance of 35.00 feet to a point; Thence N 00°00'00" W a distance of 17.50 feet to a set 5/8" rebar; Thence N 90°00'00" E a distance of 100.00 feet to the POINT OF BEGINNING. Containing 10,915.72 square feet (0.25 acres) of land more or less.

PLOTTABLE EXCEPTIONS

Old Republic National Title Insurance Company
Commitment for Title Insurance Commitment No. 01-19050945-01T
Date August 02, 2019 @ 7:00 am
Schedule B, Section II

Exception No.	Instrument	Comment
1-8		Standard exceptions. Contain no survey matters.
9	Book 139, Page 331	Does affect subject access easement and parent parcel. As shown hereon. Said document describes a 50 foot mutual right-of-way easement, 25 feet on each side along all section lines.

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch and description, to the best of my knowledge and belief, accurately represents lands surveyed and was done in accordance with the technical standards for property surveys in Florida as set forth in Chapter 180-7 of the rules of the Florida Board of Registration for Professional Engineers and Land Surveyors and as set for Professional Engineers and Land Surveyors and as set forth in Florida Plat Act O.C.G.A. 15-6-67.

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

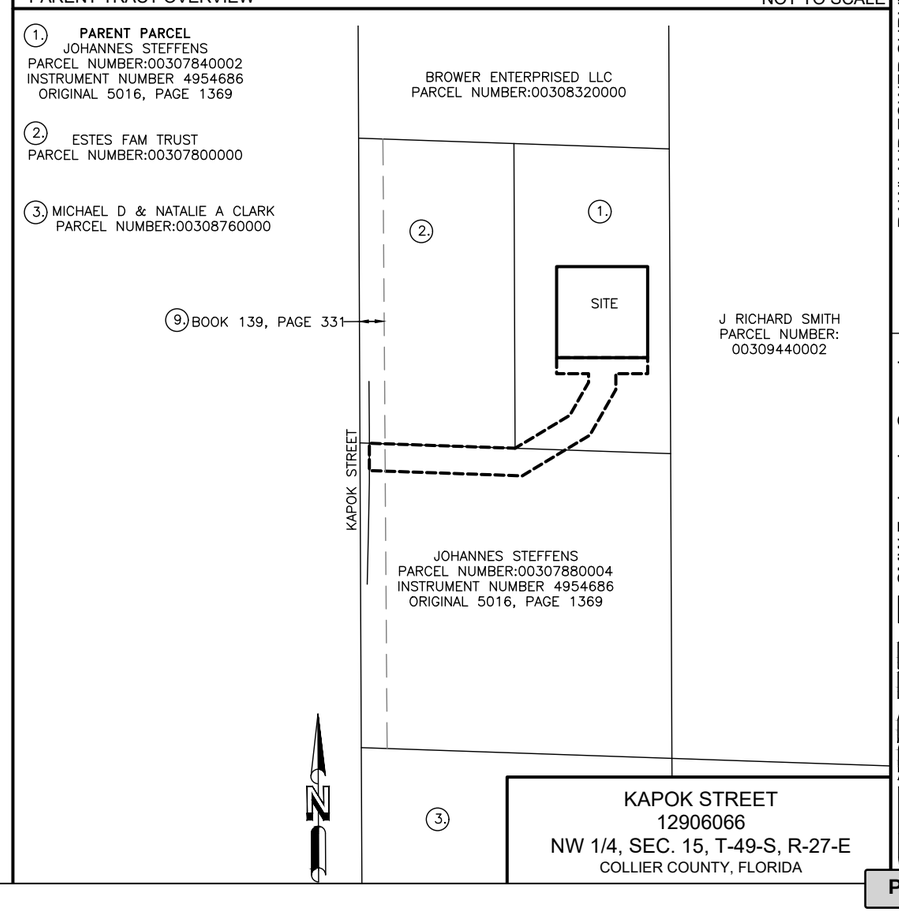
William H. Sommerville, III
Florida License No. 0006141

WILLIAM H. SOMMERVILLE III
CERTIFICATE
NO. LS6006141
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

SURVEYOR'S NOTES

1. This is an Rawland Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is September 6, 2019.
2. The following surveying instruments were used at time of field visit: Topcon DM55 Total Station, Reflectorless and Hiper SR RTK Network Rover with static capability.
3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF7052. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of an Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. Zoning: (as supplied by client)
    Zoning Jurisdiction: Collier County Florida
    Zoning District: Agricultural (A)
    Surrounding Zoning: North-RFMUO-NBMO, South-RFMUO-NBMO, East-RFMUO-NBMO, West-RFMUO-NBMO
    Setbacks: Front-1/2 tower height, Rear-1/2 tower height, Side-1/2 tower height
15. Per Collier County Road Maintenance Division, Kapok Street in not a county maintained roadway.

PARENT TRACT OVERVIEW — NOT TO SCALE



NO.	REVISION	DATE	BY
1.	UPDATED EASEMENT	9/18/19	JR
2.	ADDRESSED TITLE	10/01/19	JR

PROJECT NO. 19-1586

DRAWN BY: JR
CHECKED BY: TAS
FIELD CREW: NA
APPROVED BY: WHS
DATE: 09/09/19
SCALE: AS SHOWN
SHEET 3 OF 3

RAWLAND TOWER SURVEY

FOR: FDH-NC
6521 MERIDIEN DRIVE SUITE 107
RALEIGH, NC 27616

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Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

GENERAL NOTES:

1. EVERY EFFORT HAS BEEN MADE IN THE CONSTRUCTION DOCUMENTS TO PROVIDE A COMPLETE SCOPE OF WORK. MINOR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE CONTRACTORS FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

2. BIDDING REQUIREMENTS
   a. PRIOR TO THE SUBMISSION OF BIDS, VISIT THE JOB SITE TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. VISIT THE SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD DIMENSIONS AND CONDITIONS TO CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN.
   b. PROVIDE NOTIFICATION TO OWNER'S REPRESENTATIVE IN WRITING OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF PRICE PROPOSAL. IN THE EVENT OF DISCREPANCIES, PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
   c. WHEN TOWER IS OWNED BY A THIRD PARTY, CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
   d. WHERE ANCHORING TO A CONCRETE ROOF SLAB, CONFIRM (PRIOR TO SUBMITTING BID) THE PRESENCE OF POST TENSION TENDONS. INCLUDE PROVISIONS FOR X-RAY PROCEDURES TO LOCATE THE TENDONS PRIOR TO CONSTRUCTION.

3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONSTRUCTION DOCUMENTS ARE INTENDED FOR DIAGRAMMATIC PURPOSES ONLY, UNO.

4. FURNISH ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

5. SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONSTRUCTION DOCUMENTS. PROVIDE ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

6. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES APPLICABLE TO THE WORK.

7. CONSTRUCTION COORDINATION REQUIREMENTS
   a. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.
   b. OBTAIN ALL PERMITS. SCHEDULE AND COORDINATE ALL INSPECTIONS.
   c. PROVIDE, AT THE PROJECT SITE, A FULL, CURRENT SET OF CONSTRUCTION DOCUMENTS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
   d. RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DOCUMENTS.
   e. PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
   f. PROVIDE FALL PROTECTION IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, AND OWNER REQUIREMENTS.
   g. IF FAA LIGHTING AND MARKING IS PRESENT ON SITE AND IS POWERED BY ELECTRICAL SERVICE THAT IS TO BE INTERRUPTED, MAINTAIN THE NECESSARY LIGHTS DURING CONSTRUCTION AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A DISRUPTION.
   h. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
   i. STRUCTURAL COMPONENTS OF ADJACENT FACILITIES SHALL NOT BE ALTERED BY THIS CONSTRUCTION PROJECT, UNO. ENSURE THAT EXCAVATION DOES NOT AFFECT ADJACENT STRUCTURES.
   j. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL-APPROVED MATERIALS, IF APPLICABLE.
   k. BURIED UTILITIES MAY EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
   l. COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. REPORT POWER INSTALLATION COORDINATION SOLUTION(S) TO OWNER'S REPRESENTATIVE.
   m. PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
   n. KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
   o. MAINTAIN THE INTEGRITY OF THE BUILDING ENVELOPE AND CONSTRUCT BARRIERS IN THE AREA OF WORK TO PREVENT DAMAGE FROM WEATHER AS WELL AS FROM CONSTRUCTION DUST AND DEBRIS.

8. INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S SPECIFICATIONS, UNO, OR WHERE LOCAL CODES OR ORDINANCES DIRECT OTHERWISE.

9. ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY OWNER'S REPRESENTATIVE.

10. DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP THE APPROVED CONSTRUCTION DRAWINGS AND SUBMITTING THE REDLINED SET TO OWNER'S REPRESENTATIVE UPON COMPLETION. DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS TO BE SUBMITTED WITH REDLINED CONSTRUCTION DRAWINGS.

11. PROVIDE SUPPORTS FOR CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS IN ACCORDANCE WITH ALL MANUFACTURER'S REQUIREMENTS.

12. A STRUCTURAL ANALYSIS AND A MOUNT ANALYSIS (IF REQUIRED) TO DETERMINE THE STRUCTURAL CAPACITY TO SUPPORT THIS PROPOSED EQUIPMENT WAS PERFORMED OUTSIDE THE SCOPE OF THIS PROJECT.

13. CONFIRM THAT THE REQUIREMENTS OF THE STRUCTURAL ANALYSIS, MOUNT ANALYSIS AND ANY ASSOCIATED MODIFICATIONS HAVE BEEN FOLLOWED AND COMPLETED AS REQUIRED TO SUPPORT THE EQUIPMENT ASSOCIATED WITH THIS PROJECT.

SPECIAL INSPECTIONS:

1. WHEN REQUIRED, PROVIDE SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY OWNER'S REPRESENTATIVE AND THE LOCAL JURISDICTION.

2. THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.

ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GROUND LEVEL, ABOVE GRADE LEVEL
AWS	ADVANCED WIRELESS SERVICE
BBU	BATTERY BACKUP UNIT
BLDG	BUILDING
BLK	BLOCKING
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
ø, DIA	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DET	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
ELEV, EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FIF	FIBER INTERFACE FRAME, FACILITY INTERFACE FRAME
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT, FEET
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GRND	GROUND
GSM	GLOBAL SYSTEM MOBILE
GYP	GYPSUM BOARD
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
L	LENGTH
LBS	POUNDS
LTE	LONG TERM EVOLUTION
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR	MANUFACTURE
MGR	MANAGER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCS	PERSONAL COMMUNICATION SERVICE
PDU	POWER DISTRIBUTION UNIT
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
REQ	REQUIRED
RF	RADIO FREQUENCY
RM	ROOM
RO	ROUGH OPENING
RRH	REMOTE RADIO HEAD
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SF	SQUARE FOOT
SS	STAINLESS STEEL
STL	STEEL
SUSP	SUSPENDED
TMA	TOWER MOUNTED AMPLIFIER
TND	TINNED
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATION SERVICE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WCS	WIRELESS COMMUNICATION SERVICE
WP	WATER PROOF

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/13/19
DENNIS D. ABEL, P.E.
STATE LICENSE NO. 62750

DRAWN BY: KWJ
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
10/11/19	ZONING DRAWING	A	JRB
10/22/19	ZONING DRAWING	B	JRB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. REPRODUCTIO OR CAUSING TO BE REPRODUCED THE WHOLE OR AN PART OF THESE DRAWINGS WITHOUT THE PERMISSION FDH INFRASTRUCTURE SERVICES IS PROHIBITED.

SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

SITE NOTES:

1. CLEAR AND GRUB SITE OF ALL VEGETATION, PAVING, GRAVEL BASE AND OTHER DEBRIS NOT TO REMAIN. SUBGRADES ARE TO BE SET PRIOR TO LANDSCAPE INSTALLATION.
2. PROVIDE ELEVATION OF SUBGRADE WITHIN 0.10 FOOT OF ELEVATIONS SHOWN ON PLAN MINUS DEPTH OF TOPSOIL, FILL, AND MULCH.
3. ROUGH GRADE ALL AREAS WITHIN 1 FOOT OF ELEVATIONS INDICATED BEFORE PLANTING. PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT SLABS, BUILDINGS AND THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER.
4. REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB GRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, UNDERCUT AND REPLACE WITH SUITABLE MATERIAL AT CONTRACTOR'S EXPENSE. ALL SUB GRADES AND AGGREAGATE BASE COURSES SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM DUMP TRUCK, AND ANY SOFT SPOTS SHALL BE REWORKED OR REPLACED UNTIL PASSING PROOF ROLL.
5. BLEND NEW GRADES NATURALLY INTO EXISTING GRADES.
6. MAINTAIN POSITIVE DRAINAGE ON THE SITE AT ALL TIMES, INCLUDING KEEPING ALL EXISTING AND NEW DITCHES, PIPES AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION. ANY DAMAGE RESULTING FROM FAILURE TO COMPLY SHALL BE REMEDIED BY CONTRACTOR
7. IF REQUIRED, MAINTAIN CONTINUOUS EROSION CONTROL ON THE DOWNSTREAM SIDE OF THE SITE.
8. IN LANDSCAPE AREAS, FINISH GRADES ARE TO FOLLOW THE GRADES AND EDGE DETAILS INDICATED AND BE MOUNDED 6 INCHES IN THE CENTER OF THE BED ABOVE THE EDGE OF THE LANDSCAPE AREA.
9. DO NOT PLACE FILL OR EMBANKMENT MATERIAL ON FROZEN GROUND. DO NOT PLACE FROZEN MATERIALS, SNOW OR ICE IN ANY FILL OR EMBANKMENT.
10. NOTIFY OWNER'S REPRESENTATIVE IF MODIFICATIONS TO THE PROPOSED GRADING SEEM NECESSARY AND OBTAIN APPROVAL PRIOR TO START OF WORK.
11. FOOTINGS SHALL BEAR ON FIRM, NATURAL, UNDISTURBED SOIL, OR ON ENGINEERED FILL (COMPACTED TO 95% ASTM D698). ENSURE THAT EXCAVATIONS ARE FREE OF ORGANIC MATERIAL, DEBRIS, OR OTHER FOREIGN MATERIAL. NOTIFY OWNER'S REPRESENTATIVE IF ANY UNUSUAL CONDITIONS ARE ENCOUNTERED.
12. FILL AND SLAB BASE MATERIAL SHALL BE 3/4" MINUS CRUSHED ROCK PLACED IN 8" (MAXIMUM) LOOSE LIFTS AND COMPACTED TO 98% ASTM D698.

CONCRETE NOTES:

1. CONCRETE AND REINFORCING SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

CONCRETE CONSTRUCTION	ACI 318
CEMENT	ASTM C150, PORTLAND CEMENT TYPE II, UNO
REINFORCING STEEL	ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60 Ksi, UNO
WELDED WIRE FABRIC	ASTM A185
SPIRAL REINFORCEMENT	ASTM A615, GRADE 60, fy=60 KSI
ANCHOR BOLTS	ASTM A307
GRADE 60 REBAR WELDING	ASTM A706

NOTES: ANY BARS SO NOTED ON THE DRAWINGS SHALL BE GRADE 60, fy=60 KSI. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.

2. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (≥ #6 BARS)	2"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (≤ #5 BARS)	1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"

3. AIR ENTRAIN ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C618, C989 AND C1017. AIR ENTRAIN CONCRETE EXPOSED TO FREEZING AND THAWING WHILE MOIST IN ACCORDANCE WITH ACI 318, SECTION 4.4.1.
4. DETAIL REINFORCING STEEL (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
5. PERFORM WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) USING LOW HYDROGEN ELECTRODES. PERFORM WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) USING E70 XX ELECTRODES. DO NOT WELD WITHIN 4" OF COLD BENDS IN REINFORCING STEEL.
6. DO NOT FIELD BEND REINFORCING PARTIALLY EMBEDDED IN CONCRETE UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE ENGINEER.
7. SUPPORT BARS ON CHAIRS OR DOBIE BRICKS.
8. FURNISH NON-SHRINK GROUT BY AN APPROVED MANUFACTURER. MIX AND PLACE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3 KSI, MINIMUM).
9. ALL EXPANSION ANCHORS TO BE HILTI BRAND, UNO. TEST ADHESIVE ANCHORS TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER AND LOCAL JURISDICTION.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

WIDE FLANGE SHAPES	ASTM A992, GRADE 50
SHAPES, PLATES, ANGLES, & RODS	ASTM A36, Fy 36 KSI
SPECIAL SHAPES AND PLATES	ASTM A572, Fy 50 KSI
PIPE COLUMNS	ASTM A53, Fy 35 KSI
STRUCTURAL TUBING	ASTM A500, Fy 46KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325 TWIST-OFF

2. BASE STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) ON THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.
3. HOT DIP GALVANIZE AFTER FABRICATION PER A123/A123M-00 ALL STEEL EXPOSED TO WEATHER AND WHERE NOTED.
4. CONFORM TO ALL AISC AND AWS STANDARDS FOR WELDING. PERFORM WELDING BY ANSI/AWS D1.1 CERTIFIED WELDERS USING E70 XX ELECTRODES. USE ONLY PRE-QUALIFIED WELDS AS DEFINED BY AWS.
5. PROVIDE COLD-FORMED STEEL FRAMING MEMBERS OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE AISI "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
6. FOR BOLTED CONNECTIONS, USE 3/4" DIA., BEARING-TYPE, A325 BOLTS WITH A MINIMUM OF TWO BOLTS, UNO.
7. FOR NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING, USE 5/8" DIA. A307 BOLTS, UNO.
8. PREPARE AND PAINT IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS, UNO.
9. TOUCH UP ALL FIELD DRILLING, WELDING AND CUT SURFACES WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
FDH INFRASTRUCTURE SERVICES
ENGINEERING INNOVATION
6521 MERIDIEN DRIVE
RALEIGH, NC 27616
PHONE: (919)-755-1012
FAX: (919)-755-1031

DENNIS DANIEL ABEL LICENSE No 62750 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/13/19
DENNIS D. ABEL, P.E.
STATE LICENSE NO. 62750

DRAWN BY: KWJ
CHECKED BY: JRB

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
10/11/19	ZONING DRAWING	A	JRB
10/22/19	ZONING DRAWING	B	JRB

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SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
GN-2

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

NOTES:

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION, THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. UTILITIES TO BE CONFIRMED DURING SITE VISIT.
6. SITE PLAN AND PROPERTY LINES DEVELOPED FROM SURVEY COMPLETED BY SMW ENGINEERING GROUP, INC. DATED 10/01/2019.
7. PROPOSED SITE IS LOCATED IN EXISTING FLOOD ZONE AH ACCORDING TO FEMA PANEL # 12021C0430H DATED MAY 16, 2012.

PARCEL INFORMATION:

OWNER: JOHANNES STEFFENS

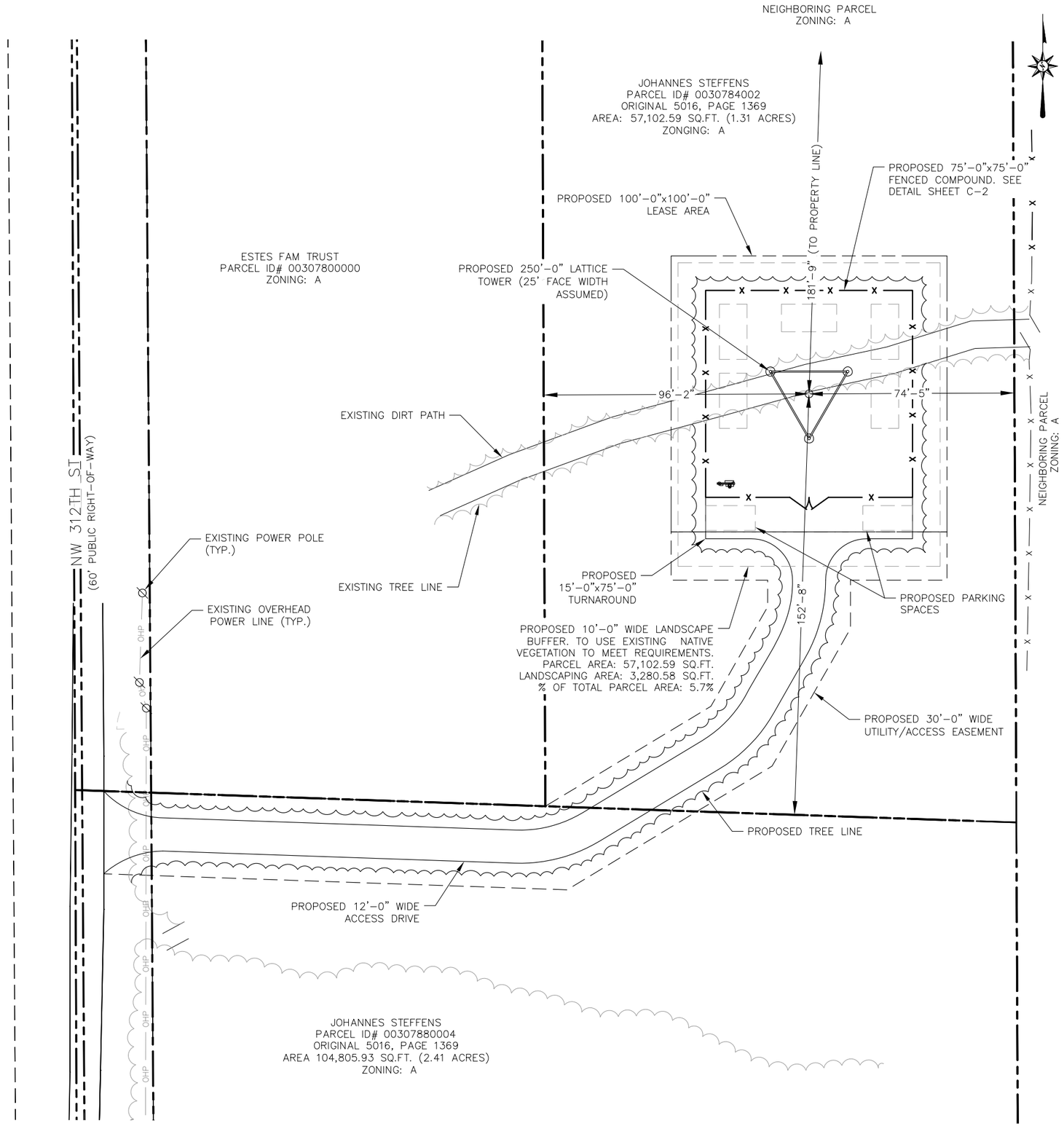
ZONING: A

LAND USE: VACANT

PARCEL NUMBER: 00307840002

TOWER SETBACK	
PROPERTY LINE	SETBACK DISTANCE
NORTH	181'–9"
SOUTH	152'–8"
EAST	74'–5"
WEST	96'–2"

IMPERVIOUS AREAS			
PARCEL ID	AREA	PROPOSED IMPERVIOUS SURFACE	% IMPERVIOUS SURFACE
00307880004	104,805.9 SQ.FT.	2,082.8 SQ.FT.	1.99%
0030784002	57,102.59 SQ.FT.	8,380.67 SQ.FT.	14.68%



OVERALL SITE PLAN

11"x17" SCALE: 1" = 40'
24"x36" SCALE: 1" = 20'

40' 20' 0 40' 80'

1"=40'

LEGEND:

- OHP — OVERHEAD POWER
- —x—x— PROPOSED CHAIN–LINK FENCE
- —x—x— EXISTING FENCE
- — — — — EXISTING EASEMENT
- — — — — PROPOSED EASEMENT
- ROW — RIGHT–OF–WAY
- — — — — PROPOSED LEASE AREA
- EXISTING ROAD / TURNAROUND
- PROPERTY LINE

PREPARED FOR:

CITYSWITCH

1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:

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DRAWN BY: KWJ
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SUBMITTALS

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SITE NAME:
KAPOK STREET

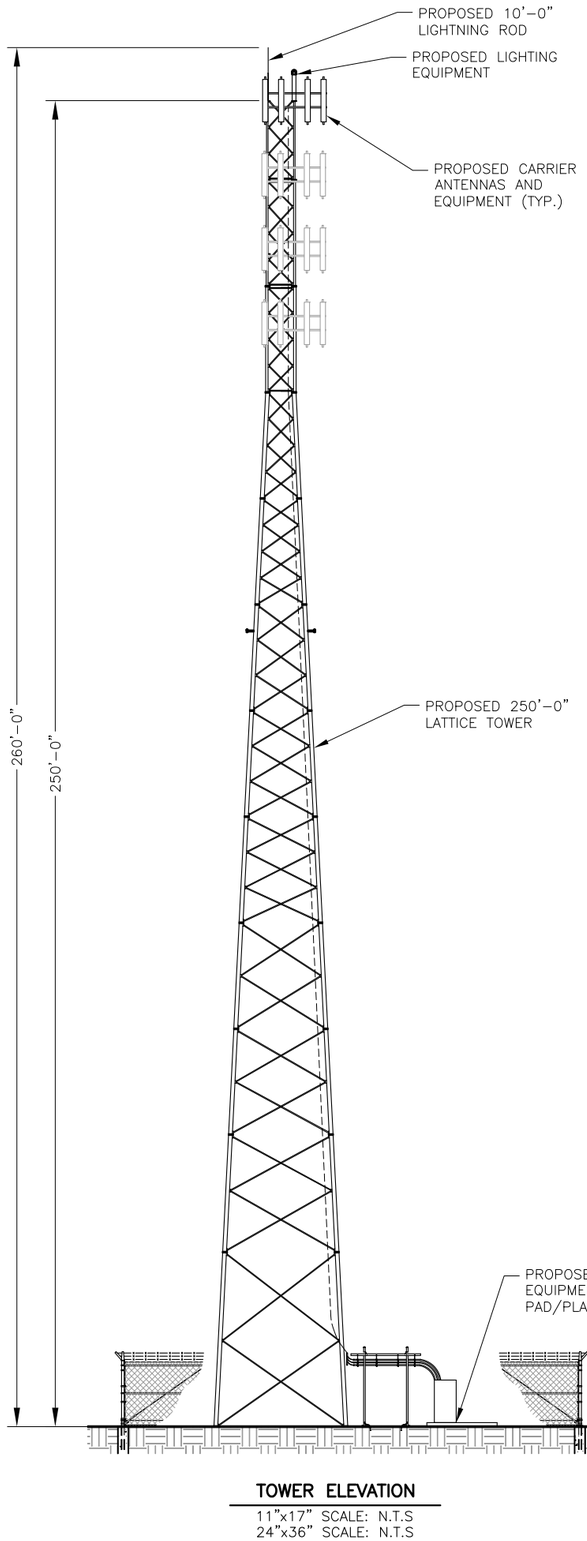
SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
OVERALL SITE PLAN

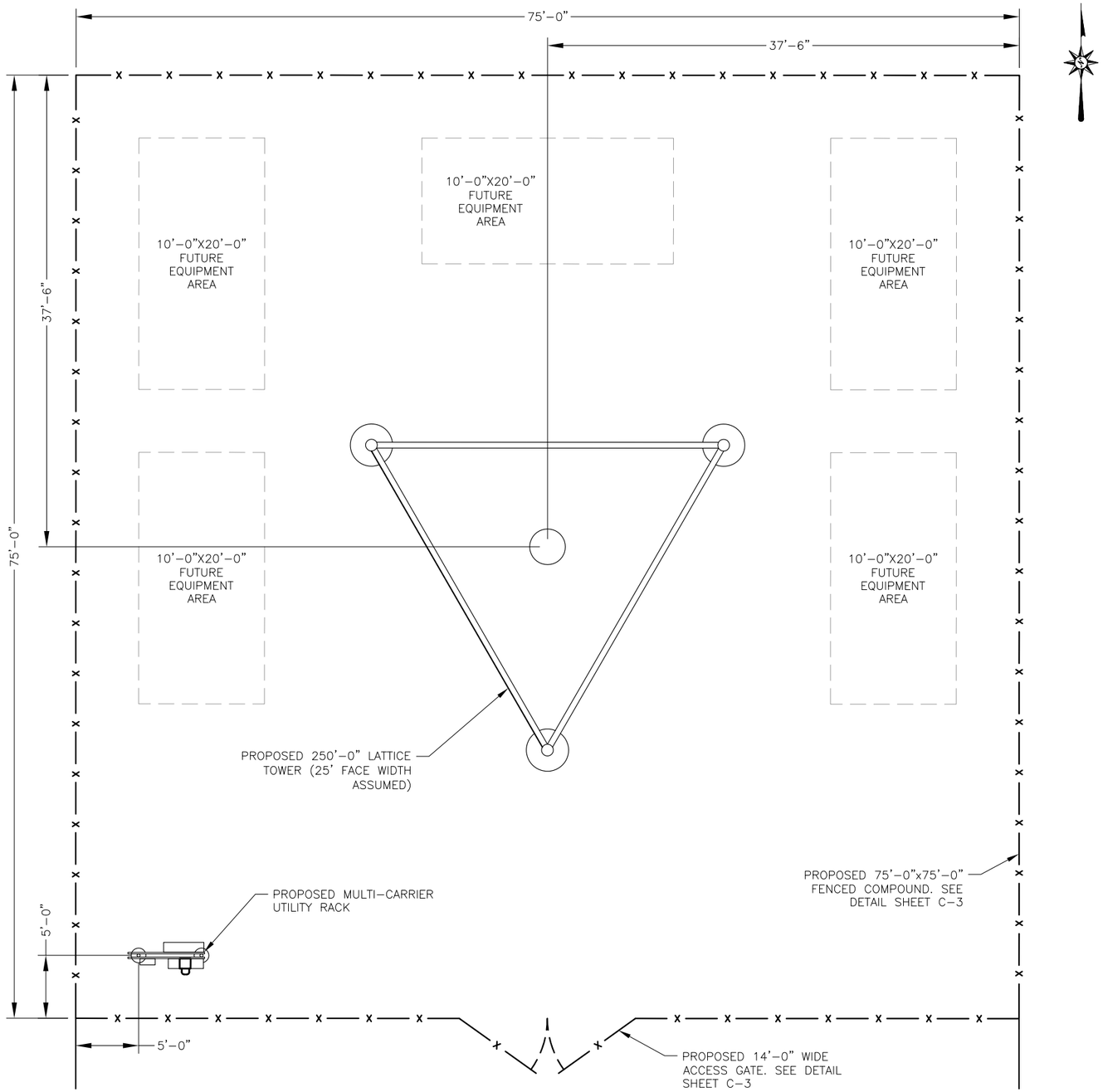
SHEET NUMBER
C-1

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



TOWER ELEVATION

11"x17" SCALE: N.T.S
24"x36" SCALE: N.T.S



OVERALL SITE PLAN

11"x17" SCALE: 1" = 10'
24"x36" SCALE: 1" = 5'

10' 0 10' 20'

1"=10'

PREPARED FOR:

CITYSWITCH

1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:

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SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

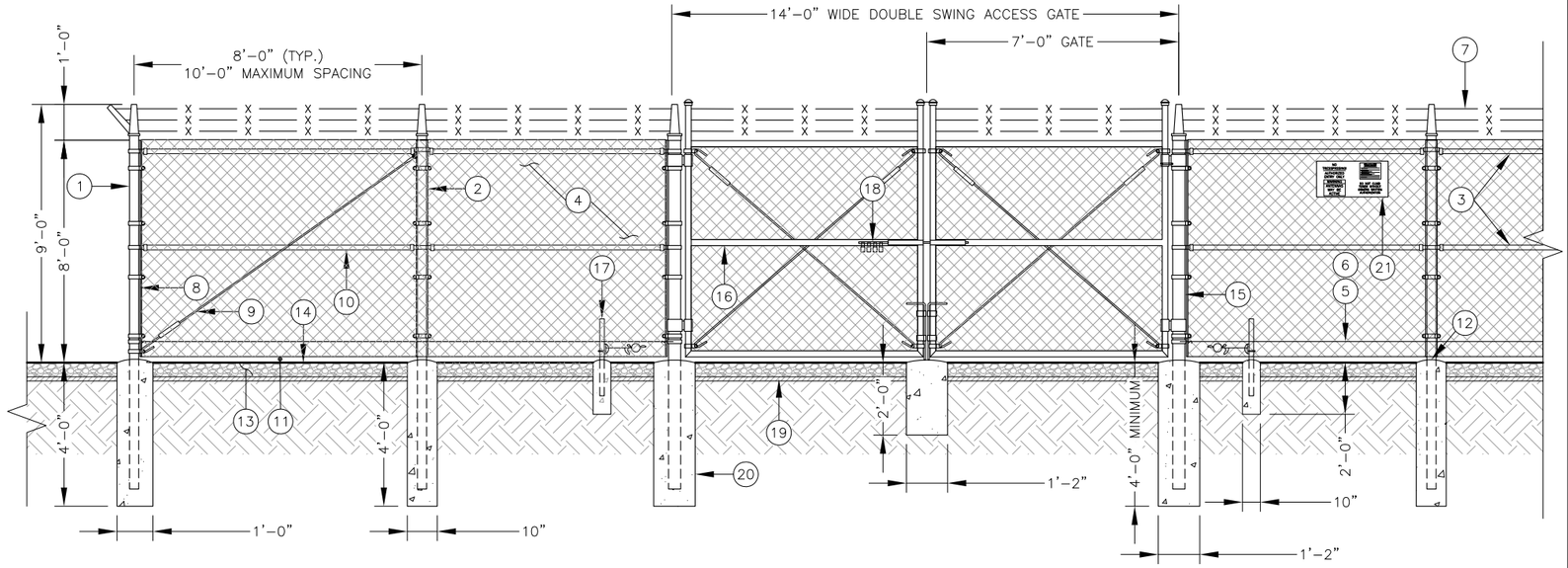
SHEET TITLE
COMPOUND DETAILS

SHEET NUMBER
C-2

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

CALLOUTS:

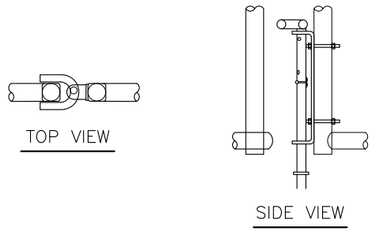
1. 3" O.D. GALVANIZED STEEL SCHEDULE 40 CORNER POSTS (PER ASTM–F1083).
2. 2–1/2" NOMINAL GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM–F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10' O.C.
3. 1–5/8" O.D. ROUND TOP RAIL & BRACE PIPE RAIL (PER ASTM–F1083).
4. 9 GAUGE FABRIC CORE WIRE WITH 2" MESH (TO CONFORM TO ASTM–A392).
5. 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
6. 9 GAUGE ALUMINUM TENSION WIRE.
7. 3 STRANDS 14 GAUGE BARBED WIRE WITH 4 POINT BARBS. SPACE BARBS APPROXIMATELY 5" O.C.
8. 3/16"x3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. 1–5/8" DIAMETER CORNER POST BRACE.
11. MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE.
12. PROVIDE CROWNED/PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS; TO EXTEND 1" ABOVE GRADE.
13. 6" CRUSHED STONE (TYP.).
14. FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
15. 4" O.D. GALVANIZED STEEL SCHEDULE 40 GATE POSTS (PER ASTM–F1083).
16. 1–1/2" NOMINAL PIPE FOR GATE FRAME BRACE RAIL (PER ASTM F–1083).
17. DUCK BILL OPEN GATE HOLDER. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
18. MULTI–TENTANT LOCKING DEVICE.
19. PROPOSED GEOTEXTILE FABRIC.
20. CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.).
21. 12"x24" NO TRESPASSING SIGN.



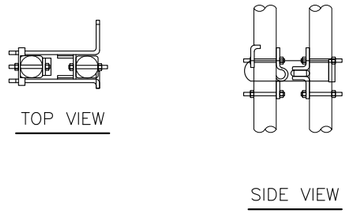
FENCING DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

NOTES:

1. ALL FENCING TO BE INSTALLED PER ASTM F–567. ALL SWING GATES TO BE INSTALLED PER ASTM F–900.
2. BARBED WIRE PERMIT REQUIRED SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.
3. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDINGS SHALL BE COATED WITH (3) COATS OF GOLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END–CAPS.
4. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG–RING WIRE.
5. MUSHROOM ANCHOR AND PLUNGER REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR GATE LOCK.



DROP ROD ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



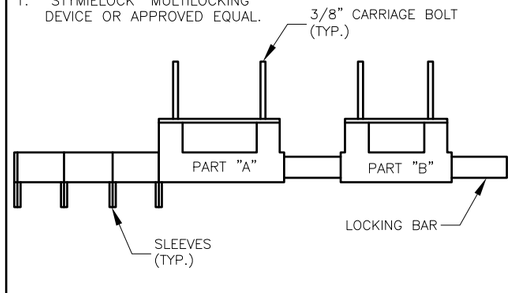
LATCH ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

MULTILOCK INSTALLATION:

1. DRILL 3/8" HOLES IN THE GATE LEAF USING THE GATE DIMENSIONS PROVIDED.
2. SLIDE THE CARRIAGE BOLTS IN THE SLOTS ON THE BACK OF PART "B" AND PUSH THE BOLTS THROUGH THE HOLES DRILLED IN THE GATE FIGURE. PUT THE NUT AND THE LOCKNUT ON AND TIGHTEN AND CUT THE EXCESS BOLT OFF. DO THE SAME WITH PART "A".
3. ADD THE NUMBER OF SLEEVES NEEDED FOR THE NUMBER OF LOCKS AND SLIDE THE LOCKING BAR INTO PLACE THROUGH BOTH PART "A" AND PART "B". NOW INSTALL THE LOCKS.
4. IF THE GATE HAS NO CENTER BAR IN THE GATE LEAF YOU MAY NEED TO MOUNT THE STYMIELOCK VERTICALLY USING THE SAME DIMENSIONS GIVEN ON THE GATE FACE.
5. VERTICAL APPLICATION MAY ALSO BE USED ON SLIDING GATES WITH MULTIPLE LOCKS.

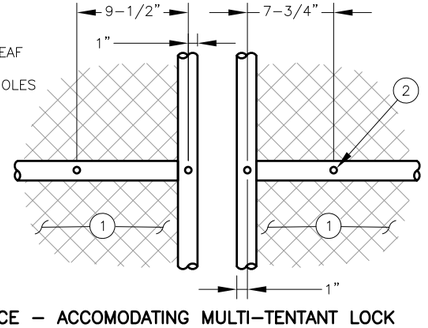
GATE LOCK ASSEMBLY:

1. "STYMIELOCK" MULTILOCKING DEVICE OR APPROVED EQUAL.

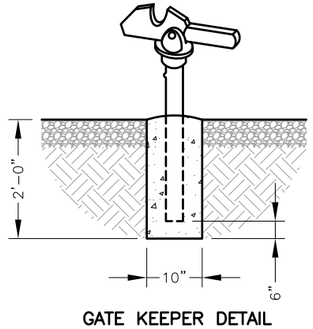


GATE LOCK ASSEMBLY DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

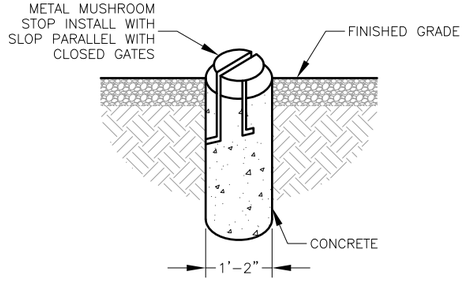
CALLOUTS:
1. GATE LEAF
2. 3/8" HOLES (TYP.)



GATE FACE – ACCOMODATING MULTI–TENTANT LOCK
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



GATE KEEPER DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.



MUSHROOM STOP DETAIL
11"x17" SCALE: N.T.S.
24"x36" SCALE: N.T.S.

PREPARED FOR:
CITYSWITCH
1900 CENTURY PLACE, SUITE 320
ATLANTA, GA 30345

PREPARED BY:
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11/13/19
DENNIS D. ABEL, P.E.
STATE LICENSE NO. 62750

DRAWN BY: KWJ
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SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
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10/22/19	ZONING DRAWING	B	JRB

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SITE NAME:
KAPOK STREET

SITE LOCATION:
KAPOK STREET
RURAL ESTATES, FL 34117

SITE NUMBER:
12906066

SHEET TITLE
FENCE DETAILS

SHEET NUMBER
C-3

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County
Growth Management Department
Zoning Services Section

September 18, 2019

Kyle Lotze
Ignite Wireless Inc.
102 Mary Alice Park Rd.
Cumming, Ga 30040

ZLTR-PL20190001999; Zoning Verification Letter for a parcel located east of Kapok St. in Section 15, Township 49, Range 27 of unincorporated Collier County, Florida. Property ID/Folio Number: 00307840002; comprising of +/- 1.25 acre.

Mr. Lotze,

This letter is in response to a Zoning Verification Letter (ZLTR) Application that you submitted on or about August 27th, 2019. The applicant has requested verification of the questions listed below in bold print, which are followed by Staff's responses.

Questions:

1. **Confirm the zoning?**
   The current Official Zoning Atlas, an element of the Collier County Land Development Code (LDC), Ordinance 04-41, as amended, reveals the subject property is located within the agricultural zoning designation with the Rural Fringe Mixed Use receiving and North Bell Meade Overlay districts.
2. **What is the review process/requirements to locate a 250' self-support tower in the proposed lease area site plan?**
   This proposed self-support tower could not be completely private provider tower and thus would need to be classified as an essential service. This requires that government entities such as police, fire, EMS, etc. have use of the tower for their designated needs, see attached. Classification this way is the only way to permit this use on this property with the applicable zoning designation (LDC 2.03.08.A.2.a.3.x.) This project will also need site plan approval, please see the attached administrative code section for list of required submittals and other related requirements and LDC 5.05.09.G for development standards. For further questions or to submit please reach out to the Client Services Office for more information at GMDClientServices@colliercountyfl.gov or 239-252-4229.

The information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

This letter represents a determination of Zoning Services Section staff. Should you disagree with this determination, you may request an Official Interpretation by the Zoning Director of the provisions of the Land Development Code pursuant to Sections 1.06.01.A and 10.02.02.F.1 of that Code. The fee for an

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Official Interpretation is identified in the most recent GMD Fee Schedule Resolution as approved by the Board of County Commissioners. To obtain copies of any document referenced herein, please contact Mr. David Merino with the GMD Records Section at (239)252-2386. The LDC may be viewed online at www.municode.com / Municode Library / Florida / Collier County. Validated Ordinances may be viewed online via the Clerk of Court's website, www.collierclerk.com / Records Search / BMR Records / Boards, Minutes, Records / BMR Validated Ordinances.

Disclaimer: Issuance of a development permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Should you require additional information, please do not hesitate to call my office at (239) 252-2471.

Researched and prepared by:

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

Raymond Bellows, Zoning Manager
Zoning Services Section

CC: GMD – Addressing
David Weeks- Comprehensive Planning

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

A. Purpose and intent. This section applies to specified communication towers that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers ; to maximize the shared use of specified tower sites to minimize the need for additional tower sites; to lessen impacts new ground mounted towers could have on migratory and other species of birds; t prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers ; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

B. Definitions unique to communications towers , section 5.05.09.

1. As used herein " *antenna* " does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches
2. *Effective radius* means a radius of 6 miles from the respective tower unless a lesser radius is approved.
3. *Lesser effective radius* means an approved radius of less than 6 miles.
4. " ***Unavailable to the applicant " means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower , antenna, and related facilities.***
5. " *Unavailable* " means that no additional tower or site capacity is available to anyone.

C. Migratory Birds and other Wildlife Considerations.

1. ***Ground Mounted towers . Except to the extent not feasible for the respective new ground mounted tower 's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade , exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower .***
2. *Bird Diverter Devices.* Each new ground mounted guyed tower installed on or after February 20, 2004, greater then 75 feet in height above natural grade , exclusive of antennas, shall have installed and maintained bird diverter devices on each guy wire (to reduce injuries to flying birds).
3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, towers and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the tower footprint. At such sites, road access and fencing, to the extent feasible, shall be utilized to minimize on-site and adjacent habitat fragmentation and/or disturbances.
4. *Security Lighting* . When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the tower's footprint.

D. Shared use of towers . A tower with a height in excess of 185 feet above natural grade shall not be approved, unless the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of towers within the effective radius, the applicant shall contact the owner of all old and approved towers , within the effective radius, that can possibly accommodate the needs of the applicant . The county manager or designee may preapprove the minimum allowable height to determine which towers may be available for use by the applicant . A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the conditional use application. As an accommodation to applicants , the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved towers . If the owner of an old tower does not respond to the applicant's inquiry within a reasonable time, generally 30 days or less, or the owner of an old tower will not rent space to the applicant at a reasonable rental for a reasonable time period, such old tower shall be deemed unavailable to that applicant . If the old tower is a nonconforming structure , additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural alterations may be made to the tower , and the height of the tower inclusive of its antennas may not be increased.
2. Lesser effective radius. If the applicant asserts that the effective radius for the intended use is less than 6 miles, the applicant shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the applicant , the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the applicant can prove they are incorrect in the specific case.
3. If an approved tower within the applicant's approved effective radius may have capacity available for the antenna proposed by the applicant , the application for a new tower shall not be complete without the following information regarding each such possibly available approved tower . Such information shall also be provided for old towers to the extent it can be obtained.

   Identification of the site of each possibly available tower by coordinates, street address or legal description, existing uses, and tower height.

   Whether shared use by the applicant of the tower is prohibited (or is not feasible) for any reason.

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If it has been determined that the **tower** owner will allow structural changes, whether the **tower** can accommodate the proposed antenna if reasonable structural changes are made. If so, the **applicant** shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such **tower** shall be deemed unavailable to the **applicant** .

4. The **applicant** shall contact the owner of each possibly available approved **tower** to request the needed information. To enable the **tower** owner to respond, the **applicant** shall provide the following information regarding the **applicant's** proposed antenna and equipment:
   a. All output frequencies of transmitter.
   b. Type of modulation, polarization of radiation, and proposed use of antenna.
   c. Manufacturer, type, manufacturer's model number, a diagram of the antenna's radiation pattern, and the manufacturer's specifications.
   d. Power input to antenna and gain of antenna in decibels with respect to an isotopic radiator.
   e. Range in feet of maximum and minimum height of antenna above base of **tower** .
   f. A list of necessary ancillary equipment and description of the type of transmission cable to be used.
   g. Any other pertinent information needed to enable the owner to respond in full to the inquiry.

E. Shared use of **tower** sites. A **tower** with a height in excess of 185 feet above natural **grade** shall not be approved on a new **tower** site unless the **applicant** demonstrates that the proposed **tower, antennas, and accessory structures or uses** cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

1. Except as to each old site or approved site determined by the County Manager or designee, or in a shared use plan to be unavailable to the **applicant** , the **applicant** shall contact the **owner** of all other conforming old sites and approved **tower** sites, within the effective radius, containing sufficient land area to possibly accommodate the needs of the **applicant** .
2. For each such possibly available **tower** site, the application for a new **tower** site shall not be complete without the following information:
   a. Identification of the proposed new **tower** site by coordinates, **street** address or legal description, area, existing uses, topography, and **significant** natural features.
   b. Evidence that no old and no approved **tower** site within the effective radius can accommodate the **applicant's** needs.
   c. If the owner of an old **tower** site does not respond to the **applicant's** simple letter of interest inquiry within thirty (30) days, or the owner of an old **tower** site will not rent land to accommodate the **applicant's** needs for a reasonable period of time at reasonable rentals, such old **tower** site shall be deemed unavailable to the **applicant** .
   d. The **applicant** is not required to supply this information to owners of conforming old sites unless the old site appears to be available to the **applicant** by a shared use plan or the site's **owner** has responded positively to the **applicant's** initial letter of inquiry. To enable the site owner to respond, the **applicant** shall provide the site owner (and the owner of any **tower** on the site) with the dimensional characteristics and other relevant data about the **tower** , and a report from a professional engineer licensed in the State of Florida, or other qualified expert, documenting the following:
   e. **tower** height and design, including technical, engineering, and other pertinent factors governing the intended uses and selection of the proposed design. An elevation and a cross section of the **tower structure** shall be included.
   f. Total anticipated capacity of the **tower** , including number and types of antennas and needed transmission lines, **accessory use** needs including specification of all required **ancillary** equipment, and required **building** and parking space to accommodate same.
   g. Evidence of structural integrity of the proposed **tower** as required by the **building** official and, for metal **towers** , a statement promising full compliance with the then latest edition of the standards published by the Electronic Industries Association (currently EIA/TIA 222-E), or its successor functional equivalent, as may be amended for local application.
3. If the site owner, or owner of a **tower** on the respective site, asserts that the site cannot accommodate the **applicant's** needs, the respective **owner** shall specify in meaningful detail reasons why the site cannot accommodate the **applicant** . To the extent information is current and correct in the respective **tower** site's approved shared use plan, the site owner or **tower** owner can refer the **applicant** to the respective shared use plan. If the shared use plan is not then up-to-date, the plan shall be brought up-to-date immediately by the owner and the written reply to the **applicant** shall specify to what extent the shared use plan is incorrect, incomplete, or otherwise not up-to-date.
4. No provision in a shared use plan, land lease, mortgage, option to purchase, lease-option, contract for deed, or other controlling document shall provide, or have the effect, that the site is exclusive to one (1) **tower** , unless there is good reason for such restriction, other than the prevention of competition or a desire or inclination not to cooperate in good faith. If the site size is physically and electrically compatible with the installation on-site of any other **tower** , no such document shall prevent other **towers** , except for reasons approved by the County Manager or designee. An unapproved document provision of **tower** exclusivity shall be grounds to disapprove an application for **tower** site approval.

F. Required sharing. Each new **tower** in excess of 185 feet in height (shared use **tower**), except **towers** that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable. Although it is not required that a new **tower** be constructed at additional expense to accommodate antennas owned by others, no new **tower** shall be

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designed to accommodate only the **tower** owner's proposed antennas when, without additional expense, antenna space for other owners can be made available on the **tower** .

1. Shared use plans. Each shared use plan shall be in a standard format that has been approved by the County Manager or designee. Each shared use plan shall specify in detail to what extent there exists **tower** and/or site capacity to accommodate additional antennas and/or additional **towers** , ancillary equipment, and **accessory uses** . Available antenna capacity on a **tower** shall be stated in detailed clearly understandable terms, and may be stated in equivalent flat plate area and total additional available transmission line capacity. The **tower** owner (as to **tower** shared use plans) and the landowner (as to site shared use plans) shall update its respective approved shared use plans by promptly filing pertinent update information with the County Manager or designee. **Owners** of old **towers** and/or old sites may file shared use plans in accord with this section.
2. Reservation of capacity. If an **applicant** for a shared use **tower** does not plan to install all of its proposed antennas during initial construction of the **tower** , the **applicant** must specify the planned schedule of installing such later added antennas as part of the shared use plan. An **applicant** cannot indefinitely prevent the use of unused available antenna space on a **tower** by reserving to itself such space. No available space can be reserved for the owner or anyone else, unless approved in the shared use plan. If an antenna is not installed by the scheduled deadline, the reserved space shall automatically be rendered available for use by others, unless the shared use plan has, by the deadline, been amended with the approval of the County Manager or designee. Deadlines may be extended even if the **tower** is a **nonconforming structure** . If space has been reserved in a shared use plan for future additional antenna use by the **tower** owner and it becomes clear that such space will not be utilized by the owner, the shared use plan shall be amended promptly to reflect the availability of such space.
3. Reservation of site capacity. The policy stated above applies also to additional **tower** space on an approved **tower** site to prevent indefinite reservation of available site space.
4. Height bonus for sharing. Notwithstanding anything to the contrary in any County ordinance, any existing conforming or **nonconforming tower** may be permitted a one-time increase in height, provided:
   a. Any such increase in height does not exceed thirty (30) feet or twenty (20) percent of the height of the existing **tower** , whichever is less;
   b. The cost of such increase in height does not exceed fifty (50) percent of the actual replacement cost of the **tower** at the time of the application;
   c. A shared use plan covering the **tower** with the increased height is first approved by the County Manager or designee;
   d. The increase in height does not cause the proposed **tower** to exceed any required maximum height requirement for **towers** or make a legally conforming **tower** become **nonconforming** ;
   e. Substantiated proof that such proposed antenna(s) may not be placed on the existing **tower** by relocating or adjusting existing antennas and equipment shall be submitted by an appropriate professional engineer certified to practice in the State of Florida; and
   f. A site **development plan** shall be submitted for review and approval if an increase in **tower** height requires placement of, or addition to, an antenna equipment **building** or support **building** .
5. Filing shared use plans. Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site **development plan** approval. A copy of the initial shared use plan shall be filed with, and approved by, the County Manager or designee prior to **conditional use** approval.
6. Shared use plans for old **towers** and old **tower** sites. Initial shared use plans and amendments for old **towers** require approval of the County Manager or designee. Initial shared use plans and amendments for old **tower** sites require approval of the BCC, except where an amendment reduces site and/or antenna capacity.
7. Transmitting and receiving equipment serving similar kinds of uses shall, to the extent reasonable and commercially practicable, be placed on a shared use **tower** in such a manner that any of the users in a group can operate approximately equal to other users in the group utilizing substantially similar equipment.
8. Once a shared use plan for a **tower** is approved, additional antennas may be added to that **tower** in accordance with the approved shared use plan without additional **conditional use** approval even if the **tower** is then a **nonconforming structure** . The shared use plan shall be immediately updated to reflect each such change. Likewise, once a new shared use plan for a **tower** site is approved, additional **towers** and **accessory buildings** and uses may be added to that site in accordance with the plan without additional **conditional use** approval, even if the site is then **nonconforming** . The shared use plan shall be immediately updated to reflect each change.
9. For each **tower** with a height in excess of 185 feet that is approved, the **tower owner** shall be required, as a condition of approval, to file an approved shared use plan, except when a government **tower** is approved to be perpetually unavailable. To the extent that there is capacity for other antennas on the **tower** , the plan shall commit the **tower owner** and all successor owners to allow shared use of the **tower** in accordance with the shared use plan for antennas of others at reasonable rates. The initial proposed rates (or a range of reasonable rates) shall be specified in the shared use plan, and shall be amended each time the rates are changed. When antenna space on a **tower** is rented to others, each rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve antenna space for future use must be approved by the County Manager or designee.
10. For each new shared use **tower** site that is approved, the **owner** shall be required, as a condition of approval, to file an approved shared use plan, except as to a government site that is approved to be perpetually unavailable. If there is land available on the site to accommodate additional **towers** and **accessory** facilities, the plan shall commit the landowner and successor owners to accommodate such additional

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facilities on the site at reasonable rents (or a range of reasonable rents) which shall be specified in the shared use plan. When land is rented for facilities on the site, the rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve land for future use of a tower and other facility space must be approved by the County Manager or designee.

11. Each new tower owner or site owner, as the case may be, shall agree, as a condition of approval, to respond, in writing, in a comprehensive manner within thirty (30 days) to each request for information from a potential shared use applicant . Government owners need to reply only to requests from another government. To the extent that correct and up-to-date information is contained in an approved shared use plan, the owner may refer the applicant to the shared use plan for the information. If the shared use plan is incorrect, incomplete, or otherwise not up-to-date, the respective owner shall, in the response, specify, in detail, such information, and shall immediately bring the shared use plan up-to-date.

12. The tower owner or site owner, as the case may be, shall, as a condition of approval, negotiate in good faith for shared use of tower space and/or site space by applicants in accordance with its shared use plan.

13. All conditions of approval regarding a tower shall run with the ownership of the tower and be binding on all subsequent owners of the tower . All conditions of approval regarding an approved tower site shall run with the land and be binding on all subsequent owners of the tower site.

G. Development standards for communication towers .

1. Except to the extent that amateur radio towers , and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new tower of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding other provisions of this section, including the separation requirements of subsection5.05.09(F)(7) below, towers may be allowed to any height as a conditional use in the E zoning district only on sites approved for a specified essential service listed in subsection 5.05.09((F)(3) below. There shall be no exception to this subsection except for conditional use applications by a government for a governmental use.

2. Permitted ground-mounted towers . Towers not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. towers that exceed those specified maximum heights require a variance in accordance with section 9.04.00.

   a. All commercial and industrial zoning districts and urban designated area agricultural zoning districts: Any tower up to seventy-five (75) feet in height is a permitted use, provided the base of such tower is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential dwelling units or less. Any tower that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such tower is separated from the nearest boundary of any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential dwelling units or less, by a minimum distance in feet determined by multiplying the height of the tower (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the tower .) towers which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.

   b. Agricultural zoning districts within the rural designated area: Towers shall not exceed 250 feet in height.

   c. All agricultural zoning districts: No tower that exceeds 250 feet in height exclusive, of any antenna affixed thereto, shall be allowed on any site comprising less than ten (10) acres under common ownership or control, except such towers can be approved as a conditional use on sites of less than ten (10) acres if the applicant cannot, with economic feasibility, acquire title to, or control of, a suitable tower site of at least ten (10) acres in the required geographic vicinity of the proposed tower site.

3. Essential services —Specified conditional uses Except in the RSF-1 through RSF-6, and RMF-6 zoning districts, towers may be allowed to any height as a conditional use on sites approved for a conditional use essential service for any of the following conditional uses : safety service facilities including, but not necessarily limited to, fire stations , sheriff's substation or facility, emergency medical services facility, and all other similar uses where a communications tower could be considered an accessory or logically associated use with the safety service conditional use on the site. In addition, communications towers can be approved as a conditional use for a stand-alone essential service facility, provided the tower is to be owned by, or to be leased to, a governmental entity, and the primary uses of the tower are for governmental purposes.

4. New towers shall be installed only on rooftops in the RMF-12, RMF-16, and RT zoning districts, except amateur radio towers with a height not to exceed seventy-five (75) feet above the natural grade , and ground-mounted antennas with a height not to exceed twenty (20) feet above the natural grade , are permitted within these zoning districts.

5. Ground-mounted monopole communication towers up to 150 feet in height above the natural grade , including antennas affixed thereto, may be allowed as a conditional use within these zoning districts. The height of each monopole communication tower shall be limited to the height necessary for its use at its location.

6. Rooftop towers , antenna structures , and antennas.

   a. Rooftop towers , antenna structures , and antennas are allowed in all zoning districts except the RSF-1 through RSF-6, RMF-6, and E zoning districts.

   b. Rooftop towers , antenna structures , and antennas are, as specified, subject to the following:

      i. Permitted uses. Rooftop antenna structures and antennas are a permitted use up to a height of twenty (20) feet above the

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maximum roofline, provided the height of the maximum roofline is twenty (20) feet or more above the average natural grade . If the maximum roofline is less than twenty (20) feet above the average natural grade , an antenna structure and/or antenna is a permitted use up to a height that equals the distance from the average natural grade to the maximum roofline. For example, if the distance from the average natural grade to the maximum point of the roofline is fifteen (15) feet, an antenna structure and/or antenna is a permitted use up to a height of fifteen (15) feet above the maximum roofline. Any antenna structure , tower , or antenna that exceeds its permitted use height, as provided herein, shall require conditional use approval, and the maximum allowable height of the structure , tower , and all antennas shall be determined in each specific case. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be a major consideration in determining the allowable height of rooftop facilities.

ii. Towers and antenna structures shall be set back from the closest outer edge of the roof a distance of not less than ten (10) percent of the rooftop length and width, but not less than five (5) feet, if the antenna can function at the resulting location.

iii. Antenna structures and dish type antennas shall be painted to make them unobtrusive.

iv. Except for antennas that cannot be seen from street level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

v. Where technically feasible, dish type antennas shall be constructed of open mesh design.

vi. Where feasible, the design elements of the building (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the communications tower , structure , and antennas.

vii. The building and roof shall be capable of supporting the roof-mounted antenna, structure , and tower .

viii. No rooftop shall be considered a tower site. This section does not require any sharing of any rooftop, rooftop tower , or antenna structure .

7. With the exception of rooftop towers and towers on essential services sites, each new communication tower shall meet the following separation requirements:

   a. Each new tower that exceeds 185 feet in height shall be located not less than two and one-half (2.5) times the height of the tower from all RSF-1 through RSF-6, and RMF-6 zoning districts, including PUDs where the adjacent use(s) is/are, or comparable to, the RSF-1 through RSF-6 and RMF-6 zoning districts. If a part of a PUD is not developed, and it is inconclusive whether the part of a PUD area within such minimum separation distance from the proposed tower site may be developed with a density of six (6) units per acre or less, it shall be presumed that the PUD area nearest to the proposed site will be developed at the lowest density possible under the respective PUD.

   b. In addition, each such new tower that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned densities greater than six (6) units per acre by not less than the total height of the tower including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater.

8. All owners of approved towers are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any tower owned by them.

9. Placement of more than one (1) tower on a land site is preferred and encouraged, and may be permitted, provided, however, that all setbacks , design, and landscape requirements are met as to each tower . structures may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not likely result in multiple tower failures in the event that one (1) tower fails, or will not otherwise present an unacceptable risk to any other tower on the site. It shall be the policy of the County to make suitable County-owned land available for towers and ancillary facilities at reasonable rents.

10. Any accessory buildings or structures shall meet the minimum yard requirements for the respective zoning district. accessory uses shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or other structures and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the floor area used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site abuts , or has access to, a collector street , access for motor vehicles shall be limited to the collector street . All equipment shall comply with the then applicable noise standards.

11. For new commercial towers exceeding 185 feet in height, a minimum of two (2) parking spaces shall be provided on each site. An additional parking space for each two (2) employees shall be provided at facilities which require on-site personnel. Facilities which do not require on-site personnel may utilize impervious parking.

12. All new tower bases, guy anchors, outdoor equipment, accessory buildings , and accessory structures shall be fenced. This provision does not apply to amateur radio towers , or to ground-mounted antennas that do not exceed twenty (20) feet above grade .

13. Tower lighting. Towers and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other towers or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the applicant shall comply with such rules.

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New towers exceeding 199 feet. Each new tower that will have a height in excess of one hundred and ninety-nine (199) feet above ground, exclusive of antennas, and such tower shall be lighted no more than is otherwise required by state and/or federal law, rule, or regulation. Unless otherwise then required by law, rule or regulation, only white strobe lights shall be used at night, unless otherwise required by the FAA, in which case red strobe-type lights shall be used. Such lights shall not exceed the minimum number, minimum intensity, and minimum light flashes per interval of time (requiring the longest allowable duration between light flashes) required by state or federal law, rule, or regulation. Solid red (or pulsating red) warning lights shall not be used at night.

14. Effective January 1, 1992, all guyed towers , including old towers , exceeding 185 feet in height shall be inspected every two (2) years. Such self-supporting towers shall be inspected every four (4) years. Each inspection shall be by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:
    a. Tower structure : Including bolts, loose or damaged members, and signs of unusual stress or vibration.
    b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other signs of possible failure.
    c. Guy anchors and foundations: Assess for cracks in concrete, signs of corrosion, erosion, movement, secure hardware, and general site condition.
    d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.
    e. For guyed towers : Tower vertical alignment and guy wire tension (both required tension and present tension).
15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.
16. Any tower that is voluntarily not used for communications for a period of one (1) year shall be removed at the tower owner's expense. If a tower is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the tower and accessory items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower and accessory items, plus court costs and attorney's fees.
17. For all ground-mounted guyed towers in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum yard requirements of that zoning district between each guy anchor and all property lines.
18. All new metal towers , including rooftop towers , except amateur radio towers , shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio tower with a height of seventy-five (75) feet or less shall require a building permit specifying the exact location and the height of the tower exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a building permit.
19. Within the proposed tower's effective radius , information that specifies the tower's physical location, in respect to public parks, designated historic buildings or districts, areas of critical concern, and conservation areas, shall be submitted as part of the conditional use application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require conditional use approval.
20. No communication tower shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.
21. Any existing native vegetation on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. native vegetation may constitute part or all of the required buffer area if its opacity exceeds eighty (80) percent.
22. As to communications towers and antennas, including rooftop towers , antenna structures , and antennas, the height provisions of this section supersede all other height limitations specified in this Code.
23. All existing and proposed ground mounted and rooftop towers and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total structure height shall include all appendages and attachments, such as antennas, lights, lightening rods, or any other accessory device that would extend the height of the tower. All existing towers shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the applicant shall comply with such rules.
24. A copy of each application for a tower in excess of 150 feet shall be supplied by the applicant to the Collier Mosquito Control District or designee.

H. Alligator Alley communication towers .

1. Notwithstanding other provisions of section 5.05.09, and irrespective of the zoning classification(s) of the underlying fee at each respective tower site, two (2) new communication towers shall be permitted at locations and heights herein specified within the I-75 right-of-way east of the toll booth (Alligator Alley). Two (2) of the four (4) towers shall be constructed to replace two (2) existing Florida Department of Transportation towers . The four (4) new telecommunication tower sites shall be located approximately at:

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a. Mile marker 52.2. The height of the **tower** shall not exceed 250 feet, including antennas;

b. Mile marker 92.6 (Everglades Blvd). The height shall not exceed 250 feet, including antennas;

c. The site of an existing FDOT **tower** located on State Road 29. The height shall not exceed 310 feet, including antennas;

d. The site of an existing FDOT **tower** located at mile marker 63.2 at the I-75 Rest Area. It will replace an existing **tower** located on the north side of I-75 at mile marker 63.3. The height shall not exceed 280 feet, including antennas.

e. Each **tower** shall be constructed with a capacity to provide for a minimum of four (4) to eight (8) co-users, including Florida Department of Transportation ("FDOT"), the U.S. Fish and Wildlife Service ("FWS"), the National Park Service ("NPS"), the Department of Forestry ("DOF"), and County agencies, where practical.

2. Each **tower** shall be constructed in accordance with the standards and requirements of section 5.05.09 and other applicable sections of this Code, except as expressly provided otherwise in this section.

3. Minimum **yard** requirements. There shall be no minimum yard requirement for these **towers** at these locations because each **tower** and all ancillary facilities must be contained within the I-75 **right-of-way** , and each proposed **tower** must maintain a separation distance from all **adjacent** residential property lines equal to one-half (½) of the **tower's** height or equal to a Florida professional engineer's certified collapse area (fall zone), whichever is greater, or a clear zone is maintained on adjoining property by a use **easement** applicable to such adjoining property **owner** . No habitable residential or non-residential **structure** , including offices, shall be allowed within any certified collapse area (fall zone) for any of these **towers** .

4. **Access** . Physical **access** to each **tower** site shall be as approved by FDOT.

5. Parking. Sufficient unpaved area shall be provided on, or **adjacent** to, each **tower** site to accommodate temporary parking for one (1) vehicle for servicing or maintaining the communication **tower** .

6. **Landscape buffer** . A **landscape buffer** no less than ten (10) feet wide with trees planted twenty-five (25) feet on center shall be developed and maintained around the perimeter of each **tower** site and other related equipment, **structures** , and **buildings** . This **buffer** shall encompass all **structures** including the **tower** base. At least one (1) row of **native vegetation** shall be planted within the **buffer** to form a continuous hedge of at least three (3) feet in height at planting. The **buffer** must be maintained in good condition. This **landscape buffer** may be waived by the County Manager or designee where the **buffer** is not practical due to public safety concerns.

7. A site **development plan** and construction plans shall be submitted to the County Manager or designee for review and approval prior to any construction of any such **tower** . No changes, additions, or **alterations** may be made to any approved site **development plan** or construction plans for any such **tower** without County approval.

8. **Tower** lighting. In addition to the requirements for **tower** lights specified in section 5.05.09 of this Code, **towers** located in the Big Cypress Preserve and the Florida Panther National Wildlife Preserve shall be lighted in accordance with the USFWS guidance system requirements for **tower** lighting.

9. Notwithstanding any other provision in this Code, and notwithstanding the underlying zoning of the respective **tower** site, subject to the following, the communication **towers** and **accessory** facilities ("facilities") listed above, and all such future facilities, are lawful uses, if located within the confines of the I-75 **right-of-way** east of the Alligator **Alley** toll booth to the eastern boundary of Collier County.

10. The **tower** and related facilities shall be subject to **conditional use** approval whenever the **tower** is to exceed a height of twenty (20) feet. **towers** that are to be twenty (20) feet or less in height require only **building** permit approval from the County.

a. As all such facilities must be located within the I-75 **right-of-way** , the facilities must be subject to approval from the owner of that **right-of-way** , including such conditions as may be required by that owner. The owner of said **right-of-way** is the State of Florida, by and through the Florida Department of Transportation.

b. The facilities must be owned by, or leased to, a governmental entity. The primary uses of the facilities shall be governmental uses. Private uses of the facilities, if any, shall always be incidental and subordinate to the governmental uses.

c. Notwithstanding any other provision in section 5.05.09, the facilities shall be subject to the **tower** sharing requirements of section 5.05.09 if the **tower** is to exceed a height of 120 feet, unless the **tower** is a **monopole** . If the **tower** is to be used only for governmental uses, the **tower** need be shared only with other governmental entities. If the **tower** is to be occupied by an antenna under control of a non-governmental occupant of the **tower** and is to be used for any non-governmental use(s), the **tower** sharing requirements that apply to non-government occupants shall be adhered to as a prerequisite to occupancy of the **tower** .

l. Wireless emergency telephone service. Notwithstanding any other provisions of this section 5.05.09, the following provisions shall apply to communications **towers** that provide wireless emergency telephone service.

1. These facilities are **essential services** .

2. Each **applicant** for these permits is required to clearly inform County staff by means of an emboldened "notice" in a cover letter or on the first page of the permit application, substantially as follows: *This Application is subject to the expedited timelines specified in Chapter 365.172, Florida Statutes.*

3. **Applicants** for these permits need not provide staff with evidence that a proposed wireless communications facility complies with federal regulations, but staff may require from such **applicant** proof of proper FCC licensure, and staff may request the FCC to provide information as to the provider's compliance with federal regulations to the extent then authorized by federal law. The County has no permitting jurisdiction

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with regard to wireless communications facilities located (or to be located) on property owned by the State of Florida, including State-owned **rights-of-way** .

4. Co-located facilities. Provided the then existing zoning applicable to the proposed site allows E911 facilities without a need to rezone, a need to obtain **conditional use** approval, or any other required process (such as, for example, having an agreement amended), the County shall grant or deny a properly completed application requesting co-location of E911 Service, or co-location for wireless telephone service, not later then forty-five (45) business days after the date that a properly completed application is initially submitted to staff in accordance with all applicable permit application requirements in this section 5.05.09. Co-location of such facilities on a then existing above-ground **tower** or other above-ground **structure** shall not be subject to the land **development** regulations pursuant to Section 163.3202, Florida Statutes, provided the height of the then existing **tower** or **structure** is not thereby increased. Co-location of such antenna, or co-location of related equipment, shall be subject to applicable **building** regulations, and with all then existing permits or agreements applicable to that **tower** or to the underlying property. Nothing herein, including the forty-five (45) business days timeline, shall relieve the permit holder for, or owner of, the then existing **tower** or **structure** from complying with applicable permit requirements, or applicable agreement(s), or with applicable land **development** regulation (including aesthetic requirement), or compliance with any other then applicable law(s).
5. New **towers** or antennas. Pursuant to Section 365.172, Florida Statutes, the County shall grant or deny an application requesting location of a new wireless telephone service **tower** , or for location of antenna(s) for wireless telephone service, not later then ninety (90) business days after the date that an application that fully complies with the requirements of this section 5.05.09 is submitted, provided the then existing zoning applicable to the proposed site allows the E911 facilities without need to rezone, the need to apply for **conditional use** approval, or other required procedures. Provided further that nothing herein shall affect permit compliance of such facilities with applicable federal regulations, applicable zoning and/or land **development** regulations (including aesthetic requirements), or with applicable **building** regulations.
6. Sufficiency notice. Within twenty (20) business days of receiving the permit application for any facility listed above in paragraphs (4) and (5) above, staff shall in writing notify the permit **applicant** whether the application is, or is not, properly completed. If such permit application is not properly completed, staff shall with specificity notify the **applicant** of any and all deficiencies, which if cured will thereby render the application being properly completed. Staff should also notify the **applicant** whether the applicable zoning classification allows the applied-for use(s) without rezoning, without **conditional use** approval, or without any other related ancillary approval process or permission.
7. Default approval.
    a. An application for E911 service, co-location of wireless telephone service, or new location for wireless telephone service or antennae shall be deemed to have been automatically granted provided that:
        i. Such service or facility is allowed in the applicable zoning district without a rezone, without the need to apply for a **conditional use** , or without the need to apply for some other permit;
        ii. The County fails to either grant or deny the applied-for permit within the time frames set forth in paragraphs (4) and (5) above, as applicable; and
        iii. The **applicant** has not agreed to an extension of time, as provided in paragraph (8) below.
    b. However, the applied-for permit shall not be deemed granted if final action requires action by the BCC, but such action is prevented due to emergency conditions beyond the County's control. In such instance, the time for final action on the application shall be extended until the next regularly scheduled meeting of the BCC. The permit shall be deemed to be granted if the BCC fails to take final action at that time.
8. Waiver. Extensions of the above-described applicable timelines (deadlines) shall not be effective except to the extent voluntarily agreed to by the permit **applicant** . Narrow exception: a one-time timeline waiver may be required if there then exists an emergency that directly affects the administration of all of the County's communications **tower** permitting activities which had been formally declared by the County, by the State of Florida, or by the federal government.

(Ord. No. 05-27, § 3.HH)

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I. Site Development Plan

I.1. Conceptual Site Plan (CSP)

Reference **LDC** subsection 10.02.03 C.

Applicability This procedure applies to any request for a Conceptual Site Plan, which is designed to be an informal review and approval process that may precede a Site Development Plan approval.

Pre-Application A pre-application meeting is not required.

Initiation The **applicant** files an *"Application for Conceptual Site Plan (CSP)"* with the Development Review Division.

Application Contents The application must include the following:

1. **Applicant contact information**.
2. Narrative description of the project.
3. Property information, including:
    - Legal description;
    - **Property identification number;**
    - Assigned project **planner**; and
    - Total acreage of subject site.
4. Two site plans, drawn to scale, showing the location of proposed infrastructure and buildings, zoning and land use of subject and surrounding properties, and required perimeter landscape buffer and building setbacks, including:
    - A table showing the required and provided setbacks and separation of structures, with a reference to the applicable ordinance from which these requirements are taken;
    - A table showing parking calculations, and number of spaces required and provided;
    - For residential projects, a table showing the permitted density and the number of units provided, including the minimum floor per dwelling unit required and provided; and
    - A note on the site plan stating that: "Site geometry, parking, setbacks, and landscape buffers shall meet the Collier County **LDC** and/or applicable PUD ordinance requirements."

Completeness and Processing of Application The Planning & Zoning Division will review the application for completeness. The completed application packet must be accompanied with the required fee. The tracking number (i.e., PL201200000) will be assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice No notice is required.

Public Hearing No public hearing is required.

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Decision maker	The County Manager or designee.
Review Process	The Planning & Zoning Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** section 10.02.03 and other provisions of the **LDC**.
Updated	

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I.2. Site Development Plans (SDP)

Reference **LDC** section 10.02.03 and other provisions of the **LDC**.

Applicability All development is subject to this subchapter, unless it is exempt pursuant to **LDC** subsection 10.02.03 A.3.

Pre-Application A pre-application meeting is required unless waived by the County Manager or designee at the request of the **applicant**, pursuant to **LDC** subsection 10.02.03 D.

Initiation The **applicant** files an *"Application for Site Development Plan"* with the Development Review Division.

Application Contents and Site Plan Requirements

Submittal Credentials: The engineering plans shall be signed and sealed by the **applicant's** professional **engineer** licensed to practice in the State of Florida. The landscape plans shall be signed and sealed by a **landscape architect** registered in the State of Florida. For projects subject to **LDC** section 5.05.08, architectural drawings, shall be signed and sealed by a licensed **architect**, registered in the State of Florida.

Sheet size: The site development plan and the coversheet shall be prepared on a maximum size sheet measuring 24 inches by 36 inches, drawn to scale.

The application shall include the following, if applicable:

1. **Applicant contact information.**
2. **Addressing checklist.**
3. Warrant deed.
4. Property information, including:
    - Project title;
    - Legal description;
    - **Property identification number;**
    - Section, township and range;
    - Subdivision name, unit, lot and block; and
    - Scale, north arrow, and date.
5. **Electronic copies of all documents.**
6. **Proof of ownership**, including a copy of the recorded deed, contract for sale or agreement for sale, or a notarized statement of ownership clearly demonstrating ownership and control of the subject lot or parcel of land.
    - The **applicant** shall also present a notarized letter of authorization from the **property owner**(s) designating the **applicant** as the agent acting on behalf of the owner(s).
7. Owner/agent affidavit as to the correctness of the application.
8. **PUD Ordinance and Development Commitment Information**.
9. PUD Monitoring Report and Schedule, if applicable.
10. A Cover Sheet with the following information:

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- The project title and the name, address and phone number of the firm or agent preparing the plans and the name, address and telephone number of the **property owner**;
- Zoning designation of the subject property. In the event that the property is zoned PUD, the name of the PUD and the number of the ordinance approving the PUD;
- Vicinity map clearly identifying the location of the development and its relationship to the surrounding community; and
- A legal description and the property appraiser's **property identification number**(s)/folio number(s) for the subject property or properties.

11. The following information shall be set forth on the site development plan and/or on a separate data sheet used exclusively for that purpose:

- A narrative statement on the plan identifying the provisions of ownership and maintenance of all common areas, open space, preservation areas, private streets, and easements;
- A site summary in chart form which shall include the following information, with development and dimensional standards based on the provisions of the **LDC** and/or applicable PUD ordinance:
    - Total site acreage;
    - Total square footage of impervious area (including all parking areas, drive-aisles, and internal streets) and its percentage of the total site area;
    - Total square footage of landscape area/open space and its percentage of the total site area;
    - For projects that include residential uses, total number of units, density, units per acre, and a unit breakdown by square footage and number of bedrooms, as well as minimum/maximum (as applicable) floor area required and floor area proposed;
    - For projects that include non-residential uses, total building footage and a square footage breakdown by use (i.e., office, retail, storage, etc.) and its percentage of the total building; for hotels and motels, the minimum/maximum (as applicable) floor area, or proposed floor area ratio, required, and floor areas;
    - All required and provided setbacks and separations between buildings and structures in matrix form;
    - Maximum zoned building height allowed and actual building height as defined in **LDC** section 1.08.00;
    - Zoning and land use of the subject property and adjacent properties, including properties abutting an adjacent right-of-way or right-of-way easement; and
    - North arrow, scale, and date.
- A parking summary in matrix form which shall include:

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- Type of use;
- Total square footage per use;
- Required parking ratio, number of standard spaces required by use, and number provided;
- Number of loading spaces required and provided (if applicable); and
- Total number of spaces provided by use.

- The following building construction information must be included in the SDP packet:
  - Information in the Standard Building Code, type of construction, number of stories, total square footage under roof, occupancy/use and fire sprinkler intentions of all proposed structures so that a needed fire flow may be determined;
  - A fire hydrant flow test report from the applicable fire district for the closest hydrant(s) to the project so that the available fire flow may be determined; and
  - Location of existing and proposed fire hydrants.
- Illustrative information accurately depicted unless waived at the pre-application meeting:
  - A boundary survey, prepared by a professional surveyor, showing the location and dimensions of all property lines, existing streets or roads, easements, rights-of-way, and areas dedicated to the public. This survey shall be accompanied either by an attorney's opinion of title, or by a sworn statement from the **property owner**(s) stating that he or she has provided sufficient information to the surveyor to allow the accurate depiction of the above information on the survey;
  - Name, alignment and existing/proposed rights-of-way of all streets which border the development (including raised islands, striping, right/left turn lanes, median cuts and nearby intersections), the location of all existing driveways or access points on the opposite sides of all streets which border the development, and the location of all traffic calming devices;
  - Location and configuration of all development ingress and egress points;
  - Location and arrangement of all proposed buildings (including existing buildings that are to remain);
  - Location and configuration of all parking and loading areas;
  - Name, alignment, and existing/proposed right-of-way of all internal streets and alleys;
  - Directional movement of internal vehicular traffic and its separation from pedestrian traffic;

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- Location and configuration of recreational facilities (including related buildings, golf course areas, tennis courts, pools, etc.);
- Location and general configuration of all water and drainage retention/detention areas as well as all existing and proposed easements, and water and sewer lines intended to serve the development;
- Location and general configuration of such natural features as preservation/conservation areas, water bodies, and wetlands;
- Location of emergency access lanes, fire hydrants and fire lanes;
- Location of all handicapped parking spaces;
- Location of trash enclosures;
- Location and heights of proposed walls or fences; and
- Accurate dimensions which include the following:
  - All building setbacks;
  - Distance between buildings and accessory structures;
  - Width of all internal streets;
  - All parking areas and drive-aisles; and
  - Landscape areas adjacent to all vehicular drives, interior property lines and all parking areas.
- Traffic circulation, signing and marking plan, to include outside and inside radii for all turn movements using a common pivot point for both radii at each location;
- Access Management Exhibit, identifying existing and proposed access points, nearest U turns and legal access to the site;
- Roadway elevations; and
- Any additional relevant information required by the Development Review.

12. Architectural Plans. ⇔ *See Chapter 4.A of the Administrative Code for Architectural Plan submittals*. The plans shall also include:

- If proposed, dumpster enclosure details depicting height and material and color of walls and gates; and
- If proposed, light pole details depicting height and colors of pole and housing.

13. Stormwater management information as follows:

- The South Florida Water Management District Environmental Resource Permit or General Permit number, if obtained;
- Stormwater management control structure(s) location (referenced to State Plane Coordinates, Florida East Zone, North American Datum 1983 (NAD '83), latest adjustment);

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- Stormwater management control elevation(s) and overflow elevation(s) (referenced to the North American Vertical Datum, 1988 (NAVD '88), latest adjustment), and NGVD;
- Twenty-five-year/3-day design discharge at control structure(s);
- Drainage calculations, including pipe sizing calculations;
- Estimated cost of construction of roadways, paving, and drainage;
- Engineer's Report with Assumptions and Explanations;
- Engineering Review Checklist, signed by a professional **engineer**;
- Hydraulic Grade Line Pipe calculations for culverts; and
- Streetlight plan, for multi-family housing.

14. For residential projects subject to the provisions of **LDC** section 10.04.09, a completed School Impact Analysis (SIA) application, location map and review fee.

15. Certificate of Adequate Public Facilities application, if applicable.

16. Landscaping Plan. A landscape plan which shall contain the following:

- Landscape summary. A landscape summary in matrix form which shall include:
  - Graphic symbol to indicate each type of plant material;
  - Botanical name;
  - Common name;
  - Total number of each type of plant material;
  - Height and spread of each type of plant material; and
  - Spacing of each type of plant material.
- Illustrative information. Illustrative information consisting of the following shall be accurately depicted on the landscape plan:
  - The location, configuration, and arrangement of all proposed buildings, internal streets and parking areas as reflected on the site plan;
  - The location and dimensions of all proposed landscaped areas with appropriate graphic symbols including existing trees that are being credited toward the development's landscaping requirements;
  - Location and configuration of all special or textured paving areas;
  - Provisions for site irrigation; and
  - Any additional relevant information as may be required by the County Manager or designee.

17. Vegetation inventory. A generalized vegetation inventory of the property shall be required to the extent necessary, as determined at the pre-application meeting, indicating the approximate location, densities and species of the following:

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- Upland, wetland and estuarine vegetation including prohibited exotic vegetation, mapped using FLUCFCS terminology;
- Any type of vegetation identified for preservation;
- Conservation easement including signed and sealed legal description and boundary survey for preserve, include protective language, and provide a sketch and description in construction plans.
- Projects containing the following shall provide a survey identifying species and locations on a current aerial photograph at a scale of 1 inch equals 200 feet or larger or superimposed on the site plan:
    - Plants specified to remain in place or to be transplanted to other locations on the property as specified in the applicable development order.
    - Specimen trees designated by the BCC, pursuant to **LDC** section 3.05.09.
    - State or federal rare, threatened or endangered plan species surveyed according to accepted Florida Fish and Wildlife Conservation Commission or U.S. Fish and Wildlife Service methods.
    - Existing trees that may be credited toward the development's landscaping requirements.
- For proposed site alteration(s) within the coastal zone as depicted on the future land use map, in addition to the foregoing requirements, the vegetation inventory shall depict the categories of impact in accordance with **LDC** sections 3.03.03-3.03.04.

18. A recent aerial photo shall be provided at the same scale as the plan delineating the development boundaries, unless waived at the pre-application meeting.

19. Density bonus. If a residential bonus is requested, as provided for in the Growth Management Plan, a certified survey that clearly illustrates the location and relationship of the development to the appropriate activity center and the related activity band shall be required.

20. Building plans. Plans showing proposed building footprints, spatial relationship to one another when there are multiple buildings and building heights.

21. Traffic Impact Study. ⇔*See Chapter 7 of the Administrative Code.*

22. Soil erosion and sediment control plan. ⇔*See Chapter 7 of the Administrative Code.*

23. Construction Plans. Detailed on-site and off-site infrastructure improvement plans and construction documents prepared in conformance with the design standards identified in **LDC** section 10.02.04 and any current county ordinances, regulations, policies and procedures, which consist of, but are not limited to, the following items:

- A cover sheet setting forth the development name, **applicant** name, name of Engineering firm, and vicinity map;
- Improvements for water and sewer service as needed or as may have been specified during a site development plan review prepared in conformance

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with the Utilities Standards and Procedures Ordinance, 2004-31, as amended;

- Improvements for roadway, motor vehicle and non-motorized circulation, ingress and egress, parking and other transportation needs, including traffic calming devices, required or as may have been specified during the site development plan review, prepared in conformance with the subdivision design requirements. Non-motorized circulation is defined as movement by persons on foot, bicycle, or other human-powered device. Non-motorized circulation depicting sidewalks and bicycle facilities shall be consistent with **LDC** subsection 5.05.08 A.5. Cross sections and details for improvements are required;
- The absence of obstructions in the public right-of-way shall be demonstrated, including provisions for safe and convenient street crossing;
- Cross sections and details for improvements required in **LDC** subsections 6.06.02 A.7 through 6.06.02 A.9;
- Improvements for water management purposes as needed or as may have been specified during the site development plan review, prepared in conformance with subdivision design requirements and pursuant to South Florida Water Management District rules, chapter 40E-4, 40E-40 and 40E-41, Florida Administrative Code;
- Citation to the applicable technical specifications for all infrastructure improvements to be constructed;
- Engineering design computations and reports for water, sewer, roads, and water management facilities, as required by federal, state, and local laws and regulations.
- Topographical map of the property including:
    - Existing features, such as, watercourses, drainage ditches, lakes, marshes.
    - Existing contours or representative ground elevations at spot locations and a minimum of 50 feet beyond the property line.
    - Benchmark locations and elevations (to both NGVD and NAVD).
- Site clearing plan and methods of vegetation protection.
- Where jurisdictional wetlands occur onsite, approved wetland jurisdictional lines shall be shown on the construction plans.

24. County-Permits: All necessary permits and applications requiring County approval and other permitting and construction related items, including but not limited to the following, shall be submitted and approved with the site development plan. These permits may include, but are not limited to the following:

- Excavation permit;
- A Collier County right-of-way permit;
- Blasting permit, prior to commencement of any blasting operation;

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- Interim wastewater and/or water treatment plant construction or interim septic system and/or private well permits prior to building permit approval;
- Any additional state and federal permits which may be required prior to commencement of construction, addressing the impacts on jurisdictional wetlands and habitat involving protected species;
- All other pertinent data, computations, plans, reports, and the like necessary for the proper design and construction of the development that may be submitted; and
- All necessary performance securities required by Collier County ordinances in effect at the time of construction.

25. Non-County Permits: All Federal, State, and other local permits shall be submitted prior to construction and before the pre-construction meeting. If approved by the County Manager or designee, an **applicant** may submit Federal, State and local agency permits at the pre-construction meeting.

- Florida Department of Environmental Protection water and sewer facilities construction permit application;
- Notice of Intent (NOI) to issue either a Florida Department of Transportation Right-of-Way permit;
- South Florida Water Management District permit, if required or, Collier County general permit for water management prior to site development plan approval; and
- Any additional state and federal permits which may be required prior to commencement of construction, addressing the impacts on jurisdictional wetlands and habitat involving protected species, such as:
  - USACOE permit and exhibits. If no USACOE permit, SFWMD permit and exhibits shall be submitted; and
  - For the RFMUD, Agency accepted UMAM/WRAP scores.

Completeness and Processing of Application The Planning & Zoning Department will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice No notice is required.

Public Hearing No public hearing is required.

Decision maker The County Manager or designee.

Review Process The Planning & Zoning Department will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable **LDC** sections.

Pre-Construction Meeting A pre-construction meeting shall be scheduled with the Engineering Services Department prior to the commencement of construction. All Federal, State, and local permits shall be submitted prior to construction and before the pre-construction meeting. If approved by

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the County Manager or designee, an **applicant** may submit Federal, State and local agency permits at the pre-construction meeting.

The following permits, if applicable, require final approval and issuance prior to the County pre-construction meeting:

1. Florida Department of Transportation **Right-Of-Way** Construction Permit.
2. Collier County **right-of-way** [ROW] permit.

Digital Submittal Requirements

After the final site development plan has been approved by the County Manager or designee for compliance with the **LDC** as provided in section 10.02.03, the **applicant's** professional **engineer** shall submit:

1. Digitally created construction/site plan documents, and
2. 1 disk (CDROM) of the master plan file, including, where applicable, easements, water/wastewater facilities, and stormwater drainage system. The digital data to be submitted shall follow these formatting guidelines: All data shall be delivered in the state plane coordinate system, with a Florida East Projection, and a North American Datum 1983/1990 (NAD83/90 datum), with United States Survey Feet (USFEET) units; as established by a Florida registered surveyor and mapper. All information shall have a maximum dimensional error of +0.5 feet. Files shall be in an AutoCad (DWG) or Digital Exchange File (DXF) format; information layers shall have common naming conventions (i.e. right-of-way—ROW, centerlines—CL, edge-of-pavement—EOP, etc.). For a plan to be deemed complete, the layering scheme must be readily understood by county staff. All property information (parcels, lots, and requisite annotation) shall be drawn on a unique information layer, with all linework pertaining to the property feature located on that layer. Example: parcels—All lines that form the parcel boundary will be located on 1 parcel layer. Annotations pertaining to property information shall be on a unique layer. Example: Lot dimensions—Lottxt layer.

Updated

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I.3. Site Improvement Plan (SIP)

Reference **LDC** subsection 10.02.03 E and other provisions of the **LDC**.

Applicability This procedure applies to a site improvement plan (SIP) request. A SIP must meet all of the criteria in **LDC** subsection 10.02.03 E.

Pre-application A pre-application meeting is required unless waived by the County Manager or designee at the request of the **applicant**, pursuant to **LDC** subsection 10.02.03 E.

Initiation The **applicant** files a "*Site Improvement Plan Application*" with the Planning & Zoning Department.

Application Contents and Site Plan Requirements

Submittal Credentials: Pursuant to **LDC** subsection 10.02.03 E, the engineering plans shall be signed and sealed by the **applicant's** professional **engineer** licensed to practice in the State of Florida. For projects subject to **LDC** section 5.05.08, architectural drawings, shall be signed and sealed by a licensed **architect**, registered in the State of Florida. Landscape plans shall be signed and sealed by licensed **landscape architect**, registered in State of Florida.

Sheet size: The site improvement plan and the coversheet shall be prepared on a maximum size sheet measuring 24 inches by 36 inches drawn to scale.

The application must include the following:

1. **Applicant contact information.**
2. **Addressing checklist.**
3. Property information, including:
    - Project title;
    - Legal description;
    - **Property identification number;**
    - Section, township and range;
    - Subdivision name, unit, lot and block; and
    - Scale, north arrow, and date.
4. Zoning designation of the subject and adjacent sites and the proposed use of the subject site.
5. Detail of requested changes.
6. Cover letter briefly explaining the project.
7. A copy of the last recorded deed, contract for sale or agreement for sale, or a notarized statement of ownership clearly.
8. Location, configuration, and dimensions of all building and lot improvements.
9. Location and configuration of parking and loading areas, and the directional movement of internal vehicle traffic.
10. Location and dimension of access point(s) to the site.

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11. Parking summary in matrix form, indicating the required and provided parking for each existing and proposed use.
12. Location and configuration of handicapped parking facilities and building accessibility features.
13. Location, dimension, and configuration of existing water management facilities.
14. Location of trash enclosures.
15. Location of existing and proposed landscaping with specifications as to size, quantity, and type of vegetation.
16. All required and provided setbacks and separations between structures in matrix form.
17. Any additional relevant information as may be required by the Planning & Zoning Department.

Completeness and Processing The Planning & Zoning Department will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice No notice is required.

Public Hearing No public hearing required.

Decision maker The County Manager or designee.

Review Process The Planning & Zoning Department will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable **LDC** sections.

Pre-Construction Meeting A pre-construction meeting is not required. However, all Federal, State, and local permits shall be submitted prior to construction. If approved by the County Manager or designee, an **applicant** may submit Federal, State and local agency permits at the pre-construction meeting.

Digital Submittal Requirements After the final site development plan has been approved by the County Manager or designee for compliance with the **LDC** as provided in section 10.02.03, the **applicant's** professional **engineer** shall submit:

1. Digitally created construction/site plan documents, and
2. 1 disk (CDROM) of the master plan file, including, where applicable, easements, water/wastewater facilities, and stormwater drainage system. The digital data to be submitted shall follow these formatting guidelines: All data shall be delivered in the state plane coordinate system, with a Florida East Projection, and a North American Datum 1983/1990 (NAD83/90 datum), with United States Survey Feet (USFEET) units; as established by a Florida registered surveyor and mapper. All information shall have a maximum dimensional error of +0.5 feet. Files shall be in an AutoCad (DWG) or Digital Exchange File (DXF) format; information layers shall have common naming conventions (i.e. right-of-way—ROW, centerlines—CL, edge-of-pavement—EOP, etc.). For a plan to be deemed complete, the layering scheme must be readily

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Summary

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES
	542 ETHEL AVE SE
City	GRAND RAPIDS
State	MI
Zip	49506-2724

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4C15	000100 019 4C15	15	49	27	1.25

Legal	15 49 27 E1/2 OF NW1/4 OF SW1/4 OF NE1/4 OF NW1/4 1 1/4 AC OR 1952 PG 1606

Millage Area	287	Millage Rates	*Calculations	
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	99 - ACREAGE NOT ZONED AGRICULTURAL	5.083	6.3071	11.3901

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/14/13	5016-1369	$ 0
03/15/13	4896-3875	$ 14,300
06/01/94	1952-1606	$ 15,000
08/01/92	1743-1191	$ 0
06/01/88	1360-263	$ 0
09/01/86	1220-211	$ 10,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 16,87
(+)	Improved Value	$
(=)	Market Value	$ 16,87
(-)	10% Cap	$ 8,63
(=)	Assessed Value	$ 8,23
(=)	School Taxable Value	$ 16,87
(=)	Taxable Value	$ 8,23

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County Property Appraiser
Property Detail

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Name / Address	STEFFENS, JOHANNES				
	542 ETHEL AVE SE				
City	GRAND RAPIDS	State	MI	Zip	49506-2724

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type

Land

#	Calc Code	Units
10	ACREAGE	1.25

Building/Extra Features

#	Year Built	Description	Area	Adj Area

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Collier County Property Appraiser
Property Aerial

Parcel No	00307840002	Site Address *Disclaimer		Site City		Site Zone *Note	

Open GIS in a New Window with More Features.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

R 27 E

R 28 E

T 49 S

482728

492526

9624

9625

963536

492930

502728

GGE05A
GGE05B
GGE05C
GGE09A
GGE09B
GGE05D
GGE05E
GGE05F
GGE09C
GGE09D
GGG05G
GGE09E
GGE09F
GGE05H
972930
973132
GGE10

GOLDEN GATE BOULEVARD
CANAL
EVERGLADES BOULEVARD
INTERSTATE – 75
(ALLIGATOR ALLEY)
S.R. 84
COLLIER ENTS. (F.M.C.)
WARREN BROS. PIT

ST/W-1 12
ST/W-2 12
ST/W-3 12
ST/W-4 12
PUD 6
CU 14
CU 15
V 7
V 8
A 6 5
A 6 6
A 6 7
A 6 8
PU"I" 4,5
A-MHO 6 8
A-MHO 3,6
A-MHO- RLSAO 3,6,13
A-MHO- RLSAO- BCI/BCP- SSA-6 3,6,11,13
A-MHO-RLSAO- ACSC/ST- BCI/BCP-SSA-6 3,6,11,13
A-MHO- RLSAO- BCI/BCP- SSA-6 3,6,11,13
PUD- RLSAO 1,13
PU b 2,9
A-MHO-ACSC/ST 3,6

---------- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX

NO.	NAME	P.B.	Pg.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NO.	NAME	P.B.	Pg.
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

ZONING NOTES
1 1-17-84 R-83-17C
2 8-1-84 R-84-17C
3 8-1-32
4 4-16-85 PU-85-4C 85-103
5 PU-85-4C ONE YEAR EXT.
6 LDC-91
7 5-22-92 V-92-9 92-290
8 5-12-92 V-92-10 92-291
9 8-14-84 PU-84-10C (EXPIRED)
10
11 6-14-05 SSA-05-AR-7382 05-229
12 9-25-12 LDC ORD. 12-38
13 6-16-03 LDC 03-27
14 2-24-09 CU-05-AR-8748 09-46
15 9-28-10 CU-PL-09-58 10-193

ZONING OVERLAY NOTES
OVERLAYS CREATED BY LDC ORD. No. 04-08 1-7-04
[5] RFMUO-SENDING LANDS-NBMO
[6] RFMUO-RECEIVING LANDS-NBMO
[7] RFMUO-NEUTRAL LANDS-NBMO
[8] RFMUO-SENDING LANDS-NRPA-NBMO

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04–41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004.

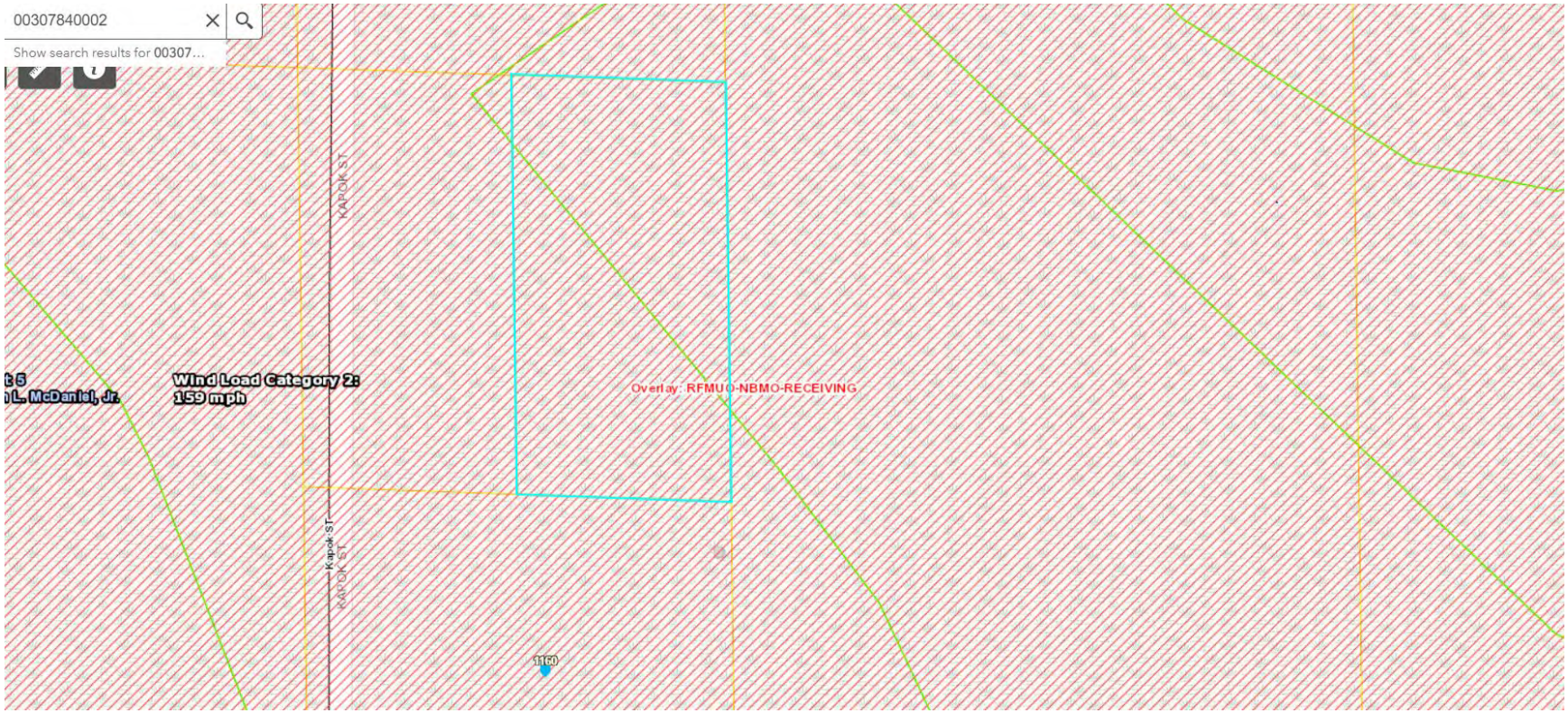
BY _____ CHAIRMAN

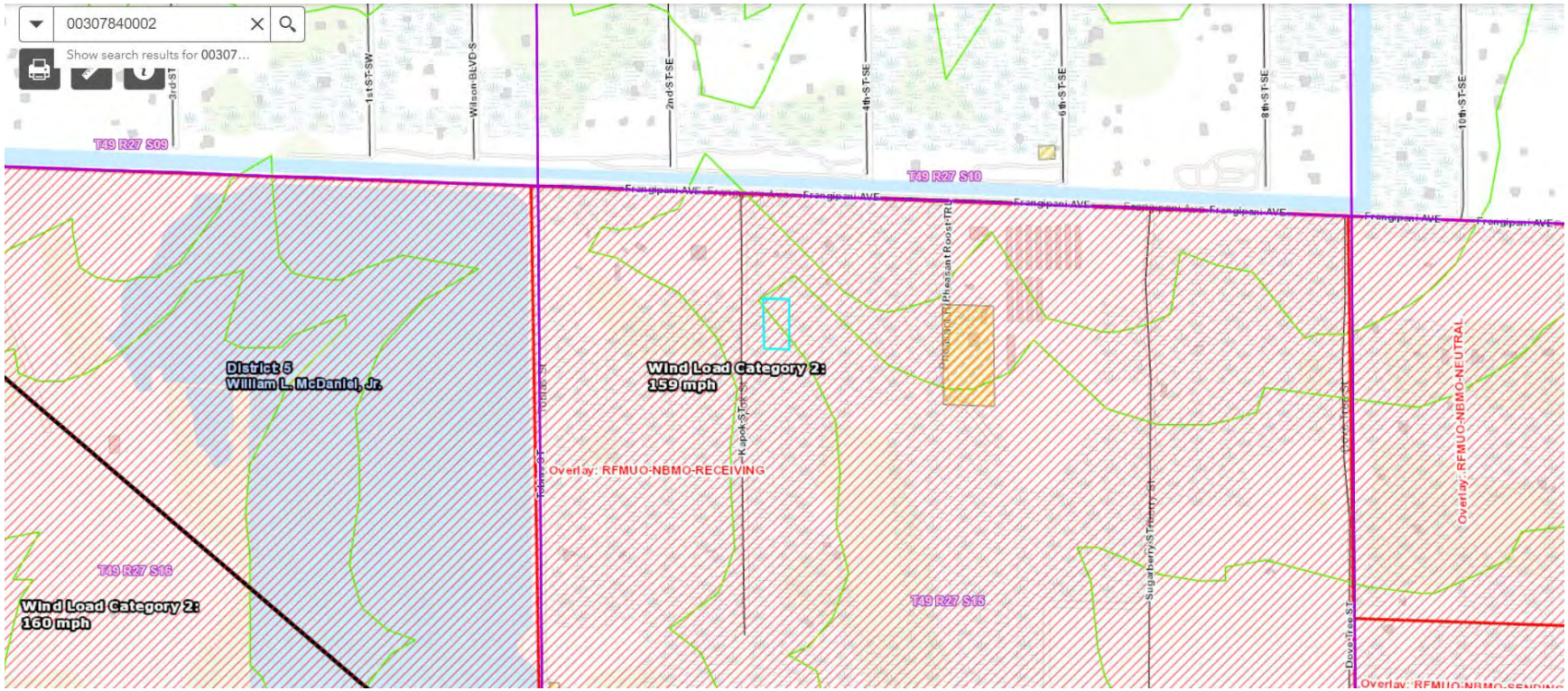
ATTEST _____ CLERK

N

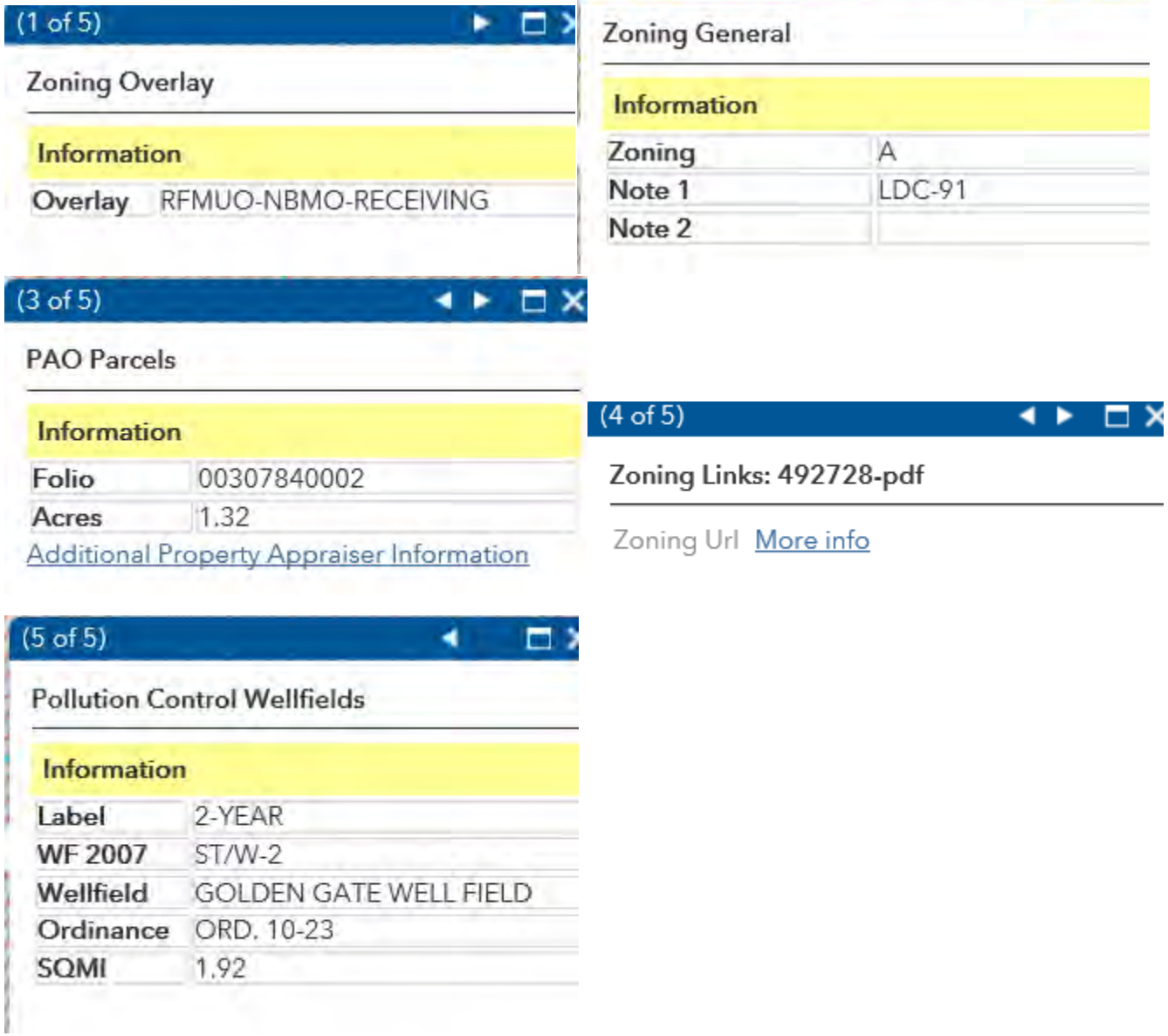
COLLIER COUNTY, FLORIDA
COMMUNITY DEVELOPMENT DIVISION
TWP 49S RNG 27E & 28E
SCALE 0 4800
MAP NUMBER:

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)


00307840002
Show search results for 00307...
KAPOK ST
Wind Load Category 2:
159 mph
Overlay: RFMUO-NBMO-RECEIVING
KAPOK ST
KAPOK ST
1160



Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)



(1 of 5)

Zoning Overlay

Information	
Overlay	RFMUO-NBMO-RECEIVING

(2 of 5)

Zoning General

Information	
Zoning	A
Note 1	LDC-91
Note 2	

(3 of 5)

PAO Parcels

Information	
Folio	00307840002
Acres	1.32

Additional Property Appraiser Information

(4 of 5)

Zoning Links: 492728-pdf

Zoning Url More info

(5 of 5)

Pollution Control Wellfields

Information	
Label	2-YEAR
WF 2007	ST/W-2
Wellfield	GOLDEN GATE WELL FIELD
Ordinance	ORD. 10-23
SQMI	1.92

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2.03.01 - Agricultural Districts.

A. Rural Agricultural District (A). The purpose and intent of the rural agricultural district (A) is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and conservation uses. Uses that are generally considered compatible to agricultural uses that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the County, are permissible as **conditional uses** in the A district. The A district corresponds to and implements the Agricultural/Rural land use designation on the future land use map of the Collier County GMP, and in some instances, may occur in the designated urban area. The maximum **density** permissible in the rural agricultural district within the urban mixed use district shall be guided, in part, by the **density** rating system contained in the future land use element of the GMP. The maximum **density** permissible or permitted in A district shall not exceed the **density** permissible under the **density** rating system. The maximum **density** permissible in the A district within the agricultural/rural district of the future land use element of the Collier County GMP shall be consistent with and not exceed the **density** permissible or permitted under the agricultural/rural district of the future land use element.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the rural agricultural district (A).

a. *Permitted uses.*

1. **Single-family dwelling** .

2. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and **aquaculture** for native species subject to Florida Fish and Wildlife Conservation Commission permits.

i. The following permitted uses shall only be allowed on **parcels** 20 acres in size or greater:

a) dairying;

b) ranching;

c) poultry and egg production;

d) milk production;

e) livestock raising; and

f) animal breeding, raising, training, stabling or **kenneling** .

ii. On parcels less than 20 acres in size, individual property owners are not precluded from the keeping of the following for personal use and not in association with a commercial agricultural activity provided there are no open feed lots:

a) Fowl or poultry, not to exceed 25 in total number; and

b) Horses and livestock (except for hogs) not to exceed two such animals for each acre.

i. Notwithstanding the above, hog(s) may be kept for a 16 week period in preparation for showing and sale at the annual Collier County Fair and/or the Immokalee Livestock show. The following standards shall apply:

a) One hog per child enrolled in a 4-H Youth Development Program, Collier County Fair Program or similar program is permitted. In no case shall there be more than 2 hogs per acre.

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b) Premises shall be fenced and maintained in a clean, healthful, and sanitary condition.

c) Premises or roofed **structure** used for the sheltering, feeding, or confinement of such animals shall be **setback** a minimum of 30 feet from **lot lines** and a minimum of 100 feet from any **dwelling unit** on an **adjacent parcel** of land.

d) Hog(s) shall not be returned to the property once removed for showing and/or sale.

3. Wholesale reptile breeding and raising (non-venomous), subject to the following standards:

i. Minimum 20 acre **parcel** size;

ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located a minimum of 100 feet from any **lot line** .

4. Wildlife management, plant and wildlife conservancies, wildlife refuges and sanctuaries.

5. Conservation uses.

6. **Oil and gas exploration** subject to state drilling permits and Collier County site **development plan** review procedures.

7. **Family care facilities** , subject to section 5.05.04.

8. Communications towers up to specified height, subject to section 5.05.09.

9. **Essential services** , as set forth in section 2.01.03.

10. Schools, public, including " **Educational plants** ."

b. ***Accessory uses.***

1. Uses and **structures** that are accessory and incidental to the uses permitted as of right in the A district.

2. Farm labor housing, subject to section 5.05.03.

3. Retail sale of fresh, unprocessed **agricultural products** , grown primarily on the property and subject to a review of traffic circulation, parking, and safety concerns pursuant to the submission of a site improvement plan as provided for in section 10.02.03.

4. Packinghouse or similar agricultural processing of farm products produced on the property subject to the following restrictions:

i. Agricultural packing, processing or similar facilities shall be located on a major or minor **arterial street** , or shall have **access** to an **arterial street** by a public **street** that does not **abut** properties zoned RSF-1 thru RSF-6, RMF-6, RMF-12, RMF-16, RT, VR, MH, TTRVC and PUD or are residentially used.

ii. A **buffer yard** of not less than 150 feet in width shall be provided along each boundary of the site which **abuts** any residentially zoned or used property, and shall contain an Alternative B type **buffer** as defined within section 4.06.00. Such **buffer** and **buffer yard** shall be in lieu of front, side, or rear **yards** on that portion of the lot which **abuts** those districts and uses identified in subsection 2.03.01 A.1.b. *4.* i. above.

iii. The facility shall emit no noxious, toxic, or corrosive dust, dirt, fumes, vapors, or gases which can cause damage to human health, to animals or vegetation, or to other forms of property beyond the **lot line** of the use creating the emission.

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iv. A site **development plan** shall be provided in accordance with section 10.02.03.

5. Excavation and related processing and production subject to the following criteria:

   i. The activity is clearly incidental to the agricultural **development** of the property.

   ii. The affected area is within a surface water management system for agricultural use as permitted by the South Florida Water Management District (SFWMD).

   iii. The amount of excavated material removed from the site cannot exceed 4,000 cubic yards. Amounts in excess of 4,000 cubic yards shall require **conditional use** approval for earthmining, pursuant to the procedures and conditions set forth in LDC section 10.08.00 and the Administrative Code.

6. Guesthouses, subject to section 5.03.03.

7. Private **boathouses** and **docks** on lake, canal or waterway lots, subject to section 5.03.06.

8. Use of a **mobile home** as a temporary residence while a permanent **single-family dwelling** is being constructed, subject to the following:

   i. Receipt of a temporary use permit from the Development Services Director, pursuant to section 5.04.04, that allows for use of a **mobile home** while a permanent **single-family dwelling** is being built;

   ii. Assurance that the temporary use permit for the **mobile home** will expire at the same time of the **building** permit for the **single-family** dwelling, or upon the completion of the **single-family** dwelling, whichever comes first;

   iii. Proof that prior to the issuance of a final certificate of occupancy for the **single-family** dwelling, the **mobile home** is removed from the premises; and

   iv. The **mobile home** must be removed at the termination of the permitted period.

9. Use of a **mobile home** as a residence in conjunction with bona fide agricultural activities subject to the following:

   i. The applicant shall submit a completed application to the site **development** review director, or his designee, for approval of a temporary use permit to utilize a **mobile home** as a residence in conjunction with a bona fide commercial agricultural activity as described in subsection 2.03.01 A.1.2. Included with this application shall be a conceptual plot plan of the subject property depicting the location of the proposed **mobile home** ; the distance of the proposed **mobile home** to all property lines and existing or proposed **structures** ; and, the location, acreage breakdown, type and any intended phasing plan for the bona fide agricultural activity.

   ii. The receipt of any and all local, state, and federal permits required for the agricultural use and/or to place the **mobile home** on the subject site including, but not limited to, an agricultural clearing permit, **building** permit(s), ST permits, and the like.

   iii. The use of the **mobile home** shall be permitted on a temporary basis only, not to exceed the duration of the bona fide commercial agricultural activity for which the **mobile home** is an **accessory use** . The initial temporary use permit may be issued for a maximum of three years, and may, upon submission of a written request accompanied by the applicable fee, be renewed annually thereafter provided that there is continuing operation of the bona fide commercial agricultural activities.

   iv. The applicant utilizing, for the bona fide commercial agricultural activity, a tract of land a minimum of five acres in size. Any property lying within public road **rights-of-way** shall not be included in the minimum acreage calculations.

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v. A **mobile home** , for which a temporary use permit in conjunction with a bona fide commercial agricultural activity is requested, shall not be located closer than 100 feet from any county highway **right-of-way** line, 200 feet from any state highway **right-of-way** , or 500 feet from any federal highway **right-of-way** line.

10. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or **subdivision** master plan for that **development** . Recreational facilities may include but are not limited to golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.

c. *Conditional uses.* The following uses are permitted as conditional uses in the rural agricultural district (A), subject to the standards and procedures established in LDC section 10.08.00 and the Administrative Code.

1. Extraction or earthmining, and related processing and production not incidental to the agricultural **development** of the property. NOTE: "Extraction related processing and production" is not related to "Oil extraction and related processing" as defined in this Code.

2. Sawmills.

3. Zoo, aquarium, aviary, botanical garden, or other similar uses.

4. Hunting cabins.

5. **Aquaculture** for nonnative or exotic species, subject to Florida Fish and Wildlife Conservation Commission permits.

6. Wholesale reptile breeding or raising (venomous) subject to the following standards;

i. Minimum 20 acre **parcel** size.

ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located at a minimum of 100 feet away from any **lot line** .

7. **Churches** .

8. Private landing strips for general aviation, subject to any relevant state and federal regulations.

9. Cemeteries.

10. Schools, private.

11. **Child care centers** and **adult day care centers** .

12. Collection and transfer sites for resource recovery.

13. Communication towers above specified height, subject to section 5.05.09.

14. Social and fraternal organizations.

15. Veterinary clinic.

16. **Group care facilities (category I and II); care units** ; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C., all subject to section 5.05.04 when located within the Urban Designated Area on the Future Land Use Map to the Collier County Growth Management Plan.

17. Golf courses and/or golf driving ranges.

18. **Oil and gas field development and production** subject to state field **development** permits.

19. Sports instructional schools and camps.

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20. Sporting and recreational camps.

21. Retail plant nurseries subject to the following conditions:

    i. Retail sales shall be limited primarily to the sale of plants, decorative products such as mulch or stone, fertilizers, pesticides, and other products and tools accessory to or required for the planting or maintenance of said plants.

    ii. Additionally, the sale of fresh produce is permissible at retail plant nurseries as an incidental use of the property as a retail plant nursery.

    iii. The sale of large power equipment such as lawn mowers, tractors, and the like shall not be permitted in association with a retail plant nursery in the rural agricultural district.

22. Asphaltic and concrete batch making plants subject to the following conditions:

    i. Asphaltic or concrete batch making plants may be permitted within the area designated agricultural on the future land use map of the future land use element of the growth management plan.

    ii. The minimum site area shall not be less than ten acres.

    iii. Principal **access** shall be from a **street** designated **collector** or higher classification.

    iv. Raw materials storage, plant location and general operations around the plant shall not be located or conducted within 100 feet of any exterior boundary.

    v. The height of raw material storage facilities shall not exceed a height of fifty (50) feet.

    vi. Hours of operation shall be limited to two (2) hours before sunrise to sunset.

    vii. The minimum **setback** from the principal road **frontage** shall be 150 feet for operational facilities and seventy-five (75) feet for supporting administrative offices and associated parking.

    viii. An earthen **berm** achieving a vertical height of eight feet or equivalent vegetative screen with eighty (80) percent opacity one (1) year after issuance of certificate of occupancy shall be constructed or created around the entire perimeter of the property.

    ix. The plant should not be located within the Greenline Area of Concern for the Florida State Park System as established by the Department of Environmental Protection (DEP): within the Area of Critical State Concern as depicted on the Future Land Use Map GMP; within 1,000 feet of a **natural reservation** ; or within any County, State or federal jurisdictional **wetland** area.

23. Cultural, ecological, or recreational facilities that provide opportunities for educational experience, eco-tourism or agri-tourism and their related modes of transporting participants, viewers or patrons where applicable, subject to all applicable federal, state and local permits. Tour operations, such as, but not limited to airboats, swamp buggies, horses and similar modes of transportation, shall be subject to the following criteria:

    i. Permits or letters of exemption from the U.S. Army Corps of Engineers, the Florida Department of Environmental Protection, and the South Florida Water Management District shall be presented to the planning services director prior to site **development plan** approval.

    ii. The petitioner shall post the property along the entire property line with no trespassing **signs** approximately every 300 yards.

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iii. The petitioner shall utilize only trails identified and approved on the site **development plan** . Any existing trails shall be utilized before the establishment of new trails.

iv. Motor vehicles shall be equipped with engines which include spark arrestors and mufflers designed to reduce noise.

v. The maximum size of any vehicle, the number of vehicles, and the passenger capacity of any vehicle shall be determined by the board of zoning appeals during the **conditional use** process.

vi. Motor vehicles shall be permitted to operate during daylight hours which means, one hour after sunrise to one hour before sunset.

vii. Molestation of wildlife, including feeding, shall be prohibited.

viii. Vehicles shall comply with state and United States Coast Guard regulations, if applicable.

ix. The board of zoning appeals shall review such a **conditional use** for tour operations, annually. If during the review, at an advertised public hearing, it is determined by the board of zoning appeals that the tour operation is detrimental to the environment, and no adequate corrective action has been taken by the petitioner, the board of zoning appeals may rescind the **conditional use** .

24. Agricultural activities on parcels less than 20 acres in size:

i. animal breeding, raising, training, stabling, or kenneling.

ii. dairying;

iii. livestock raising;

iv. milk production;

v. poultry and egg production; and

vi. ranching.

25. The commercial production, raising or breeding of exotic animals, other than animals typically used for agricultural purposes or production, subject to the following standards:

i. Minimum 20 acre **parcel** size.

ii. Any roofed **structure** used for the shelter and/or feeding of such animals shall be located a minimum of 100 feet from any **lot line** .

26. **Essential services** , as set forth in subsection 2.01.03 G.

27. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to section 5.04.04.

28. **Ancillary plants** .

d. *Prohibited uses.*

1. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

a) Fighting or baiting any animal by the owner of such facility or any other person or entity.

b) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

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c) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

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2.03.08 - Rural Fringe Zoning Districts

A. Rural Fringe Mixed-Use District (RFMU District).

1. Purpose and scope. The purpose and intent of the RFMU District is to provide a transition between the Urban and Estates Designated lands and between the Urban and Agricultural/Rural and Conservation designated lands farther to the east. The RFMU District employs a balanced approach, including both regulations and incentives, to protect natural resources and private property rights, providing for large areas of open space, and allowing, in designated areas, appropriate types, density and intensity of development. The RFMU District allows for a mixture of urban and rural levels of service, including limited extension of central water and sewer, schools, recreational facilities, commercial uses, and essential services deemed necessary to serve the residents of the RFMU District. The innovative planning and development techniques which are required and/or encouraged within the RFMU District were developed to preserve existing natural resources, including habitat for listed species, to retain a rural, pastoral, or park-like appearance from the major public rights-of-way, and to protect private property rights.

a. Establishment of RFMU Zoning Overlay District. In order to implement the Rural Fringe Mixed Use District (RFMUD) designation in the Future Land Use Element (FLUE) of the GMP, the RFMU District shall be designated as "RFMUO" on the Official Zoning Atlas and is hereby established. The RFMU District replaces the underlying zoning district where that underlying zoning district is A, Rural Agricultural, except where development standards are omitted in the RFMU District. The County-wide Future Land Use Map is located in the Future Land Use Element of the GMP or can be obtained from the Growth Management Department, located at 2800 N. Horseshoe Drive, Naples, FL 34104. The lands included in the RFMU District and to which LDC section 2.03.08 apply are depicted by the following map:

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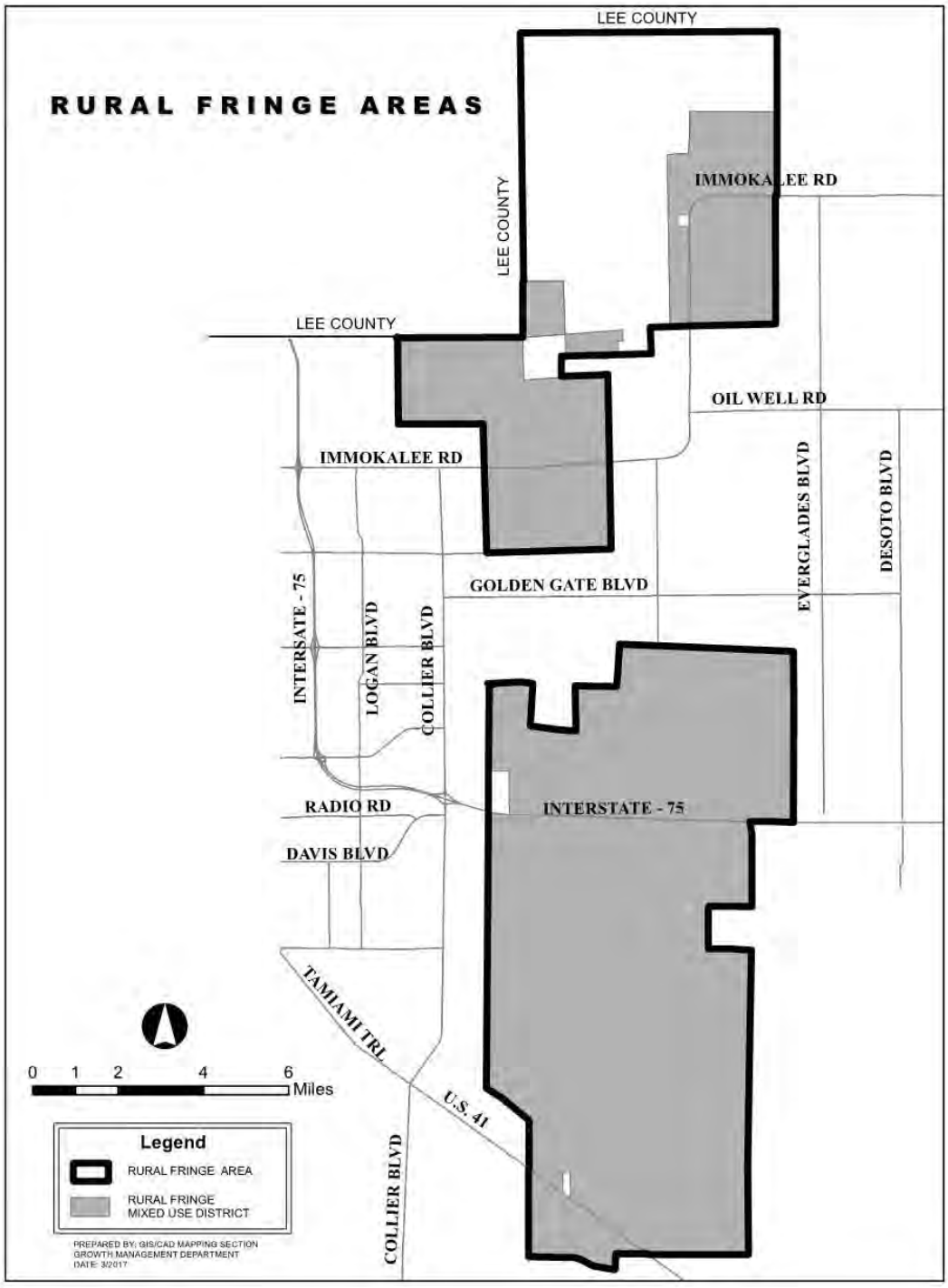

b. Exemptions. The requirements, limitations and allowances of this section shall not apply to, affect or limit the continuation of existing uses. Existing uses shall include: those uses for which all required permits were issued prior to June 19, 2002; or, projects for which a Conditional use has been approved by the County prior to June 19, 2002; or, projects for which a Rezone petition has been approved by the County prior to June 19, 2002 - inclusive of all lands not zoned A, Rural Agricultural; or, land use petitions for which a completed application has been submitted prior to June 19, 2002. The continuation of existing uses shall include on-site expansions of those uses if such expansions are

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consistent with or clearly ancillary to the existing uses. Hereafter, such previously approved **developments** shall be deemed to be consistent with the Plan's Goals, Objectives and Policies for the **RFMUD** , and they may be built out in accordance with their previously approved plans. Changes to these previous approvals shall also be deemed consistent with the Plan's Goals, Policies and Objectives for the **RFMUD** as long as they do not result in an increase in **development density** or intensity.

c. Ordinance superceded. Ordinance Number 98-17 is hereby expressly superceded. Any **development** in the area formerly subject to that ordinance shall henceforth conform to the provisions of this Section and all other provisions of this Code that are applicable to **development** within the **RFMU district** .

2. **RFMU receiving lands. RFMU receiving lands** are those lands within the **RFMU district** that have been identified as being most appropriate for **development** and to which residential **development** units may be transferred from **RFMU sending lands** . Based on the evaluation of available data, **RFMU receiving lands** have a lesser degree of environmental or listed species habitat value than **RFMU sending lands** and generally have been disturbed through **development** or previous or existing agricultural operations. Various incentives are employed to direct **development** into **RFMU receiving lands** and away from **RFMU sending lands** , thereby maximizing **native vegetation** and habitat preservation and restoration. Such incentives include, but are not limited to: the TDR process; **clustered development** ; **density** bonus incentives; and, provisions for central sewer and water. Within **RFMU receiving lands** , the following standards shall apply, except as noted in subsection 2.03.08 A.1. above, or as more specifically provided in an applicable PUD.

a. Outside **rural villages** .

(1) NBMO Exemption. Except as specifically provided herein NBMO Receiving Lands are only subject to the provisions of section 2.03.08 C.

(2) Maximum **Density** .

(a) Base **density** . The base **residential density** allowable within **RFMU receiving lands** , exclusive of the applicable **density blending** provisions set forth in section 2.05.02, is 1 unit per 5 gross acres (0.2 **dwelling units** per acre) or, for those legal **nonconforming lots** or **parcels** in existence as of June 22, 1999, 1 unit per **lot** or **parcel** .

(b) Additional **density**

i. Additional **Density** Allowed Through the TDR Process. Outside of **rural villages** , the maximum density achievable in **RFMU Receiving Lands** through **TDR credits** and **TDR Bonus Credits** is 1 dwelling unit per acre.

a) **Clustering** Required. Where the transfer of **development** rights is employed to increase **residential density** within **RFMU receiving lands** , such residential **development** shall be **clustered** in accordance with the following provisions:

i) Central water and sewer shall be extended to the project. Where County sewer or water services may not be available concurrent with **development** in **RFMU receiving lands** , interim private water and sewer facilities may be approved.

ii) The maximum **lot** size allowable for a single-family detached dwelling unit is 1 acre.

iii) The **clustered development** shall be located on the site so as to provide to the greatest degree practicable: protection for listed species habitat; preservation of the highest quality **native vegetation** ; connectivity to **adjacent natural reservations** or

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preservation areas on **adjacent developments;** and, creation, maintenance or enhancement of wildlife corridors.

b) Minimum Project Size. The minimum project size required in order to receive transferred **dwelling units** is 40 contiguous acres.

c) Emergency Preparedness. In order to reduce the likelihood of threat to life and property from a tropical storm or hurricane event any **development** approved under the provisions of this section shall demonstrate that adequate emergency preparedness and disaster prevention measures have been taken by, at a minimum:

i) Designing community facilities, schools, or other public **buildings** to serve as storm shelters if located outside of areas that may experience inundation during a Category 1 or worse storm event. While the need to utilize such shelters will be determined on a case-by-case basis, areas which are susceptible to inundation during such storm events are identified on the Sea, Lake, and Overland Surge from Hurricane (SLOSH) Map for Collier County.

ii) Evaluating impacts on evacuation routes, if any, and working with the Collier County Emergency Management staff to develop an Emergency Preparedness Plan to include provisions for storm shelter space, a plan for emergency evacuation, and other provisions that may be deemed appropriate and necessary to mitigate against a potential disaster.

iii) Working with the Florida Division of Forestry, Collier County Emergency Management staff, and the managers of any **adjacent** or nearby public lands, to develop a Wildfire Prevention and Mitigation Plan that will reduce the likelihood of threat to life and property from wildfires. This plan shall address, at a minimum: project structural design; the use of materials and location of **structures** so as to reduce wildfire threat; firebreaks and **buffers** ; water features; and, the rationale for prescribed burning on **adjacent** or nearby lands.

ii. Additional **density** Allowed Through Other **Density** Bonuses. Once a **density** of one (1) unit per acre is achieved through the use of **TDR credits** and **TDR Bonus credits** , additional **density** may be achieved as follows:

a) A **density** bonus of 0.1 unit per acre shall be allowed for the preservation of additional **native vegetation** as set forth in Section 3.05.07 E. 1. of the Code.

b) A **density** bonus of 0.1 units per acre shall be allowed for projects that incorporate those additional **wetlands** mitigation measures set forth in Section 3.05.07 F. 4. b. of the Code.

(3) Allowable Uses.

(a) Uses Permitted as of Right. The following uses are permitted as of right, or as **uses accessory to permitted uses:**

i. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and aquaculture for native species subject to the State of Florida Fish and Wildlife Conservation Commission permits. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

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a) Fighting or baiting any animal by the owner of such facility or any other person or entity.

b) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

c) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

ii. Single-family residential **dwelling units** , including **mobile homes** where a **mobile home** Zoning Overlay exists.

iii. Multi-family residential **structures** , if **clustering** is employed.

iv. **Rural villages** , subject to the provisions set forth under section 2.03.08 A.2.b. below.

v. Dormitories, **duplexes** and other types of staff housing, as may be incidental to, and in support of, **conservation uses** .

vi. Family Care Facilities: 1 unit per 5 acres and subject to section 5.05.04 of this Code.

vii. Staff housing as may be incidental to, and in support of, safety service facilities and **essential services** .

viii. Farm labor housing limited to 10 acres in any single location:

a) Single family/ **duplex** / **mobile home** : 11 **dwelling units** per acre; and

b) Multifamily/dormitory: 22 **dwelling units** /beds per acre.

ix. Sporting and Recreational camps not to exceed 1 cabin/lodging unit per 5 gross acres.

x. Those **essential services** identified as permitted uses in section 2.01.03 (A) and in accordance with the provisions, conditions and limitations set forth therein.

xi. Golf courses or driving ranges, subject to the following standards:

a) The minimum **density** shall be as follows:

i) For golf course projects: one (1) dwelling unit per five (5) gross acres.

ii) For golf course projects not utilizing density blending Provisions set forth in the **Density** Rating System of the FLUE, including free standing golf courses: one **TDR credit** or **TDR Bonus credit** shall be required per five (5) gross acres for the land area utilized as part of the golf course, including the clubhouse area, rough, fairways, greens, and lakes, but excluding any area dedicated as conservation, which is non-irrigated and retained in a natural state. A **TDR credit** or **TDR Bonus credit** used to entitle golf course acreage may not also be used to entitle a **residential dwelling unit** .

b) Golf courses shall be designed, constructed, and managed in accordance with the Best Management Practices of Audubon International's Gold Signature Program. The project shall demonstrate that the Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and Natural Landscaping, Water Conservation, Waste Management. Energy Conservation & Renewable

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Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and BUILDING Design) have been incorporated into the golf course's design and operational procedures.

c) In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Golf Course Maintenance Departments, prepared by the Florida Department of Environmental Protection, May 1995.

d) To protect ground and surface water quality from fertilizer and pesticide usage, golf courses shall demonstrate the following management practices:

i) The use of slow release nitrogen sources;

ii) The use of soil and plant tissue analysis to adjust timing and amount of fertilization applications;

iii) The use of an integrated pest management program using both biological and chemical agents to control various pests;

iv) The coordination of pesticide applications with the timing and application of irrigation water; and

v) The use of the procedure contained in IFAS Circular 1011, *Managing Pesticides for Golf Course Maintenance and Water Quality Protection,* May 1991 (revised 1995) to select pesticides that will have a minimum adverse impact on water quality.

e) To ensure water conservation, golf courses shall incorporate the following in their design and operation:

i) Irrigation systems shall be designed to use weather station information and moisture-sensing systems to determine the optimum amount of irrigation water needed considering soil moisture and evapotranspiration rates.

ii) Golf courses shall utilize treated effluent reuse water consistent with Sanitary Sewer Sub-Element Objective 1.4 and its policies to the extent that a sufficient amount of such water is available and the piping or other conveyance necessary for delivery of such water exists at a location **abutting** the golf course property boundary or within 50 feet of such boundary and accessible via existing rights of way or **easements** ;

iii) Native plants shall be used exclusively except for special purpose areas such as golf greens, fairways, and **building** sites. Within these excepted areas, landscaping plans shall require that at least 75% of the trees and 50% of the shrubs be freeze-tolerant native Floridian species. At least 75% of the required native trees and shrubs shall also be drought tolerant species.

f) Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing **shorelines** that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the **shoreline** . Credits to the site preservation area requirements, on an acre- to- acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.

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g) Site preservation and **native vegetation** retention requirements shall be those set forth in section 4.06.00 of this Code.

xii. Public educational plants and ancillary plants.

xiii. Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [*the effective date of this provision*], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

xiv. Park, open space, and recreational uses.

xv. Private schools.

(b) **Accessory uses** .

i. **Accessory uses** as set forth in section 2.03.01 of this Code.

ii. **Accessory uses** and **structures** that are accessory and incidental to uses permitted as of right in the **RFMU district** .

iii. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed, and approved on a site **development** plan or preliminary **subdivision** plat for that **development.** Recreational facilities may include, but are not limited to clubhouse, community center **building** , tennis facilities, playgrounds and playfields.

(c) **Conditional uses** . The following uses are permissible as **conditional uses** subject to the standards and procedures established in section 10.08.00.

i. Oil and gas field **development** and production, subject to state field **development** permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress

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Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62-30.005(2)(a)(1) through (12), F.A.C.

ii. Group care facilities and other care housing facilities, other than family care facilities, subject to a maximum **floor area** ratio of 0.45.

iii. Zoos, aquariums, and botanical gardens, and similar uses.

iv. Facilities for the collection, transfer, processing, and reduction of **solid waste** .

v. Community facilities, such as, places of worship, childcare facilities, cemeteries, and social and fraternal organizations.

vi. Travel trailer recreation vehicle parks, subject to the following criteria:

a) the site is **adjacent** to an existing travel trailer **recreational vehicle** site; and

b) the site is no greater than 100% of the size of the existing **adjacent** park site.

vii. Those **essential services** identified in sections 2.01.03 (G)(1) and (G)(3).

viii. In **RFMU receiving lands** other than those within the NBMO, asphalt and concrete batch-making plants.

ix. In **RFMU receiving lands** other than those within the NBMO, earth mining and extraction.

(4) Design Standards.

(a) **Development** Not Utilizing **clustering** :

i. Minimum **lot** area: 5 Acres.

ii. Minimum **lot** width: 165 Feet.

iii. Minimum **yard** requirements:

a) **Front yard** : 50 feet

b) Side **yard** : 30 feet

c) Rear **yard** : 50 feet

d) **Nonconforming lots** in existence as of June 22, 1999:

i) **Front yard** : 40 feet.

ii) Side **yard** : 10 percent of **lot** width, not to exceed 20 feet on each side.

iii) Rear **yard** : 50 feet.

(b) **Clustered development** :

i. **Lot** areas and widths:

a) single-family

i) Minimum **lot** area: 4,500 square feet.

ii) Maximum **lot** area: One Acre.

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iii) Minimum **lot** width: Interior **lots** 40 feet.

iv. Maximum **lot** width: 150 feet.

b) multi-family

i) Minimum **lot** area: One Acre.

ii) Maximum **lot** area: None.

iii) Minimum **lot** width: 150 feet.

iv) Maximum **lot** width: None.

ii. Minimum **yard** requirements

a) single-family. Each single-family **lot** or **parcel** minimum **yard** requirement shall be established within an approved PUD, or shall comply with the following standards:

i) Front: 20 feet (Note **front yard** Set back may be reduced to 10 feet where parking for the unit is accessed via a rear ally.

ii) Side: 6 feet

iii) Rear: 15 feet

iv) Accessory: Per section 4.02.01.

b) multi-family. For each multi-family **lot** or **parcel** minimum **yard** shall be established within an approved PUD, or shall comply with the following standards:

i) **Setback** from Arterial or Collector roadway(s): no multi-family dwelling may be located closer than 200 feet to a roadway classified or defined as an arterial roadway or 100 feet from any roadway classified or defined as a collector roadway.

ii) Front: 30 feet.

iii) Rear: 30 feet.

iv) Side **yard** /separation between any multi-family **building** s: One-half of the **building** height or 15 feet, whichever is greater.

v) Accessory: Per section 4.02.01.

iii. Height limitations

a) **Principal structures**

i) Single Family: 35 feet.

ii) Multi-family: Five Stories not to exceed 60 feet.

iii) Other **structures** : 35 feet except for golf course/community clubhouses, which may be 50 feet in height.

b) **Accessory structures** . 20 feet, except for screen enclosures, which may be the same height as the **principal structure** .

iv. Minimum floor space

a) Single Family: 800 square feet

b) Multi-family:

i) Efficiency: 450 Square feet

ii) One Bedroom: 600 square feet

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iii) Two or More Bedrooms: 800 square feet

(c) Parking. As required in Chapter 4 of this Code.

(d) Landscaping. As required in Chapter 4 of this Code.

(e) **Signs** . As required in section 5.06.00 of this Code.

(5) **Native vegetation** Retention. As required in section 4.06.00 of this Code.

(6) **Usable open space** .

(a) Projects of 40 or more acres in size shall provide a minimum of 70% **usable open space** .

(b) **Usable open space** includes active or passive recreation areas such as parks, playgrounds, golf courses, waterways, lakes, nature trails, and other similar **open spaces** . **Usable open space** shall also include areas set aside for conservation or preservation of **native vegetation** and landscape areas.

(c) Open water beyond the perimeter of the site, **street right-of-way** , except where dedicated or donated for public uses, **driveways** , off- **street** parking and loading areas, shall not be counted towards required **usable open space** .

b. **Rural villages** . **Rural villages** , including **rural villages** within the NBMO, may be approved within the boundaries of **RFMU receiving lands** , subject to the following:

(1) Allowable Uses:

(a) All permitted uses identified in section 2.03.08A.2.a.(3)(a), when specifically identified in, and approved as part of, a RURAL VILLAGE PUD.

(b) CONDITIONAL USES 1 through 5, and 7 identified in section 2.03.08A.2.a.(3)(c), when specifically identified in, and approved as part of a RURAL VILLAGE PUD.

(c) All permitted and **accessory uses** listed in the C-4 General Commercial District, section 2.03.02 (E), subject to the design guidelines and **development** standards set forth in this Section.

(d) Research and Technology Parks, with a minimum size of 19 acres and a maximum size of 4% of the total **rural village** acreage, subject to the design guidelines and **development** standards set forth herein, the applicable standards contained in section 2.03.06 C.7. Research and technology park planned unit **development** district guidelines and **development** standards, and further subject to the following:

i. Research and Technology Parks shall be permitted to include up to 20% of the total acreage for non-target industry uses of the type identified in paragraph (3) below; and, up to 20% of the total acreage for **workforce housing** , except as provided in paragraph (7) below. At a minimum, 60% of the total park acreage must be devoted to target industry uses identified in paragraph (2) below. The specific percentage and mix of each category of use shall be determined at the time of **rural village** PUD rezoning.

ii. The target industries identified by the Economic **development** Council of Collier County are aviation/aerospace industry, health technology industry and information technology industry, and include the following uses: software **development** and programming; internet technologies and electronic commerce; multimedia activities and CD-ROM **development** ; data and information processing; call center and customer support activities; professional services that are export based such as laboratory research or testing activities; light manufacturing in the high tech target sectors of aviation/aerospace and health and information technologies; office uses in

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connection with on-site research; **development** testing and related manufacturing; general administrative offices of a research and **development** firm; educational, scientific and research organizations; production facilities and operations.

iii. Non-target industry uses may include **hotels** at a **density** consistent with the provisions in section 2.03.02 and those uses in the C-1 through C-3 Zoning Districts that provide support services to the target industries such as general office, banks, fitness centers, personal and professional services, medical, financial and convenience sales and services, computer related businesses and services, employee training, technical conferencing, day care centers, **restaurants** and corporate and government offices.

iv. The **rural village** PUD shall include standards for the **development** of individual **building parcels** within the park and general standards shall be adopted for pedestrian and vehicular interconnections, **buffering** , landscaping, **open spaces** , signage, lighting, screening of outdoor storage, parking and access management, all to be consistent with and compatible to the other uses within the village.

v. The Research and Technology Park must be **adjacent** to, and have direct access via an existing or developer constructed local road to an arterial or collector roadway. The portion of the local roadway intended to provide access to the Research and Technology Park shall not be within a residential neighborhood and does not service a predominately residential area.

vi. The Research and Technology Park shall be compatible with surrounding land uses. Accordingly, it shall be separated from any residentially zoned or designated land within the **rural village** by a minimum Type "C" landscape **buffer** , as set forth in section 4.06.00 of this Code.

vii. Whenever **workforce housing** is provided, it shall be fully integrated with other compatible uses in the park through mixed-use **buildings** and/or through pedestrian and vehicular interconnections.

viii. **Building** permits for non-target industry uses identified in paragraph (3) above shall not be issued prior to issuance of the first **building** permit for a target industry use.

(e) Any other use deemed by the Board of County Commissioner to be appropriate and compatible within a **rural village** .

(2) Mix of Neighborhood Types. **Rural villages** shall be comprised of several neighborhoods designed in a compact nature such that a majority of residential **development** is within one-quarter mile of a **neighborhood center** . **neighborhood centers** may include small-scale service retail and office uses, and shall include a public park, square, or green. **Village centers** shall be designed to serve the retail, office, civic, government uses and service needs of the residents of the **rural village** . The **village center** shall be the primary location for commercial uses. **rural villages** shall be surrounded by a green belt in order to protect the character of the rural landscape and to provide separation between **rural villages** and the low **density** rural **development** , **agricultural uses** , and conservation lands that may surround the **rural village** . **Rural villages** shall be designed to include the following: a mixture of residential housing types; institutional and/or commercial uses; and recreational uses, all of which shall be sufficient to serve the residents of the **rural village** and the surrounding lands. In addition, except as specifically provided otherwise for **rural villages** within the NBMO, the following criteria and conditions shall apply to all **rural villages** .

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(a) Allocation of Land Uses. Specific allocations for land uses including residential, commercial and other non-residential uses within **rural villages** , shall include, but are not limited to:

i. A mixture of housing types, including attached and/or detached single family, as well as multi-family shall be provided within a **rural village** . A minimum of 0.2 units per acre in a **rural village** shall be **affordable housing** , of which at least 0.1 units per acre shall be **workforce housing** . The **rural village** shall be designed so as to disperse the Affordable and **workforce housing** units throughout the Village rather than concentrate them in a single location.

ii. A mixture of recreational uses, including parks and village greens.

iii. Civic, community, and other institutional uses.

iv. A mixture of **lot** sizes, with a design that includes more compact **development** and attached **dwelling units** within **neighborhood centers** and the **village center** , and reduced net densities and increasingly larger **lot** sizes for detached residential dwellings generally occurring as **development** extends outward from the **village center** .

v. A mixture of retail, office, and services uses.

vi. If requested by the Collier County School Board during the PUD and/or DRI review process, school sites shall be provided and shall be located to serve a maximum number of residential **dwelling units** within walking distance to the schools, subject to the following criteria:

a) Schools shall be located within or **adjacent** to the **village center** ;

b) A credit toward any applicable school impacts fees shall be provided based upon an independent evaluation/appraisal of the value of the land and/or improvements provided by the developer; and

c) Schools shall be located in order to minimize busing of students and to co-locate schools with public facilities and civic **structures** such as parks, libraries, community centers, public squares, greens and civic areas.

vii. Within the NBM Overlay, elementary schools shall be accessed by local **streets** , pedestrian and bicycle facilities, and shall be allowed in and **adjacent** to the **rural village center** , provided such local **streets** provide adequate access as needed by the School Board.

(b) Acreage Limitations.

i. **Rural villages** shall be a minimum of 300 acres and a maximum of 1,500 acres, exclusive of the required green belt, with exception that the maximum size of a **rural village** within those **RFMU receiving lands** south of the Belle Meade NRPA shall not exceed 2,500 acres.

ii. **Neighborhood center** - 0.5% of the total **rural village** acreage, not to exceed 10 acres, within each **neighborhood center** .

iii. **Neighborhood center** Commercial - Not to exceed 40% of the **neighborhood center** acreage and 8,500 square feet of gross leasable **floor area** per acre.

iv. **Village center** - Not to exceed 10% of the total **rural village** acreage.

v. **Village center** commercial - Not to exceed 30% of the **village center** acreage and 10,000 square feet of gross leasable **floor area** per acre.

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vi. Research and Technology Parks limited to a minimum size of 19 acres and a maximum size of 4% of the total **rural village** acreage.

vii. Civic Uses and Public Parks - Minimum of 10% of the total **rural village** acreage.

(3) **Density** . A **rural village** shall have a minimum **density** of 2.0 units per gross acre and a maximum **density** of 3.0 units per gross acre, except that the minimum **density** within a **NBMO rural village** shall be 1.5 units per gross acre. Those densities shall be achieved as follows:

(a) Base **density** . A base **density** of 0.2 **dwelling units** per acre (1.0 **dwelling units** per five acres) for lands within the **rural village** , and the land area designated as a **greenbelt** surrounding the **rural village** , is granted by right for allocation within the designated **rural village** .

(b) Minimum **density** . The minimum gross **density** in a **rural village** is 2.0 units per acre outside of the NBMO and 1.5 units per acre within the NBMO.

i. For each **TDR credit** used to achieve the minimum required density in a **rural village** , one **Rural Village Bonus Credit** shall be granted. **Rural Village Bonus Credits** may only be utilized in **rural villages** and shall not be available for use once the minimum required **density** is achieved.

ii. The minimum **density** shall be achieved through any combination **of TDR Credits** , **Rural Village Bonus Credits** , and **TDR Bonus Credits** .

(c) Maximum **density** . The maximum gross **density** allowed in a rural village is 3.0 units per acre. The maximum density shall be achieved through any of the following, either in combination or individually:

i. **TDR credits** ;

ii. **TDR Bonus Credits** ;

iii. An additional **density** bonus 0.3 units per acre for the additional preservation of **native vegetation** as set forth in Chapter 4;

iv. An additional **density** bonus of 0.3 units per acre for additional **wetlands** mitigation as set forth in Chapter 4; and/or

v. An additional **density** bonus of 0.5 units per acre for each Affordable or **workforce housing** unit.

(4) Other Design Standards

(a) Transportation System Design.

i. The **rural village** shall be designed with a formal **street** layout, using primarily a grid design and incorporating village greens, squares and civic uses as focal points.

ii. Each **rural village** shall be served by a primary road system that is accessible by the public. Neighborhood Circulator, Local Residential Access and Residential Loop roads may be gated. The primary roads within the **rural village** shall consist of Rural Major Collectors at a minimum and be designed to meet County standards and shall be dedicated to the public.

iii. A **rural village** shall not be split by an arterial roadway.

iv. Interconnection between the **rural village** and **adjacent development** s shall be required.

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v. Neighborhoods, **neighborhood centers** , and the **village center** shall be connected through local and collector **streets** and shall incorporate traffic calming techniques as may be appropriate to discourage high-speed traffic.

vi. Public transit and school bus stops shall be co-located, where practicable.

vii. Pedestrian paths and bikeways shall be designed so as to provide access and interconnectivity.

(b) Location Restrictions and Standards.

i. In locating both schools and housing units within the **rural village** , consideration shall be given to minimizing busing needs within the community.

ii. A **rural village** shall not be located any closer than 3.0 miles from another **rural village** .

iii. No more than one **rural village** may be located in each of the distinct **RFMU district** Receiving Areas depicted on the FLUM and on the Official Collier County Zoning Atlas maps.

iv. A **rural village** shall have direct access to a roadway classified by Collier County as an arterial or collector roadway. Alternatively, access to the **rural village** may be via a new collector roadway directly accessing an existing arterial, the cost of which shall be borne entirely by the developer.

v. A **rural village** shall be located where other public infrastructure, such as potable water and sewer facilities, already exist or are planned.

(c) Size Limitations. **rural villages** shall be a minimum of 300 acres and a maximum of 1,500 acres, except within **RFMU receiving lands** south of the Belle Meade NRPA where the maximum size may not exceed 2,500 acres. This required **rural village** size is exclusive of the required **greenbelt** area set forth in section 2.03.08 (A)(2)(b)(6).

(d) Additional Village Design Criteria: **Rural villages** shall be designed in accordance with the following provisions:

i. **Rural villages** shall be developed in a progressive urban to rural continuum with the greatest **density** , intensity and diversity occurring within the **village center** , to the least **density** , intensity and diversity occurring within the edge of the neighborhoods approaching the **greenbelt** .

ii. **Rural villages** may include "special districts" in addition to the **village center** , **neighborhood center** and Neighborhoods, to accommodate uses that may require use specific design standards not otherwise provided for herein. Such Special Districts, their proposed uses, and applicable design standards shall be identified as part of the **rural village** PUD rezone process.

iii. The **rural village** PUD Master Plan shall designate the location of the **village center** and each neighborhood, **neighborhood center** and as may be applicable, Special Districts. **Rural villages** shall include a **village center** and a minimum of two distinct neighborhoods, with defined **neighborhood centers** .

iv. A mixture of allowable uses is encouraged to occur within **buildings** in the **village center** and **neighborhood centers** .

v. Transient lodging is permitted at up to 26 guest units per acre calculated on the acreage of the **parcel** occupied by the transient lodging and its ancillary facilities, if such **parcel** includes multiple uses.

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vi. **Building** heights may vary within the **village center** and **neighborhood centers** , but shall not exceed 5 stories not exceeding 65 feet with the **village center** , or 4 stories no exceeding 55 feet within the **neighborhood center** , and 3 stories not to exceed 40 feet within 200 feet of the **greenbelt** . The height exclusions set forth in section 4.02.01 of this Code apply within a **rural village** . The height exclusion set forth in section 4.02.01 applies in the **village center** only, except that:

a) section 4.02.01 requiring 300 square feet of green spaces for each parking space for which the height waiver is granted shall not apply; however,

b) For each parking space for which the height waiver is granted, an equal amount of square footage of **open space** shall be provided in excess of the minimum set forth in section 2.03.08(A)(2)(b)(7).

vii. The minimum **lot** area shall be 1,000 SF; however, within neighborhoods, especially approaching the edge of the Village and the surrounding green belt, less compact larger **lot** residential **development** may occur.

viii. Within the **village center** and **neighborhood centers** , individual **block** perimeters shall not exceed 2,500 linear feet.

ix. Within the **village center** and **neighborhood centers** required **yards** shall be as follows:

a) Front **setbacks** - 0 to 10 feet from the **right-of-way** line

b) Side **setbacks** - 0 feet

c) Rear **setbacks** - 0 feet

x. Within neighborhoods outside of a Neighborhood or **village center** required **yards** may vary but shall be designed so as to provide for adequate light, opens space ad movement of air, and shall consider the design objective of the urban to rural continuum with the greatest **density** , intensity and diversity occurring within the **village center** , to the least **density** , intensity and diversity occurring within the edge of the neighborhoods approaching the **greenbelt** .

xi. Within the **village center** and **neighborhood centers** overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of 9 feet above the **sidewalk** and 15 feet above the **street** .

xii. Seating for outdoor dining shall be permitted to encroach the public **sidewalks** and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.

xiii. Civic or Institutional Buildings shall be subject to the specific standards of this subsection that regulate building height, building placement, building use, parking, and signage except as deviations are deemed appropriate by the Collier County planning staff with respect to the creation of focal points, vistas, and significant community landmarks. Specific design standards shall be provided in the **rural village** PUD document.

xiv. Architectural Standards: Buildings within the **village center** shall be made compatible through similar massing, volume, **frontage** , scale and architectural features. The PUD document shall adhere to the provisions of section 5.05.08 of this Code; however, deviations may be requested where such deviations are shown to further these **rural village** design standards.

xv. Required vehicular parking and loading amounts and design criteria:

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a) The amount of required parking shall be demonstrated through a shared parking analysis submitted application as part of the **rural village** PUD. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by the ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

b) On-site parking areas shall be organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands and tree diamonds shall have a minimum of one canopy tree.

c) Parking **lots** shall be accessed from **alleys** , service lanes or secondary **streets** .

d) Any or all of the above parking requirements may be further reduced if a shared parking plan is submitted as part of a **rural village** PUD or subsequent site **development** plan application. The shared parking plan shall demonstrate that the reduced parking is warranted as a result of the following: shared building and/or **block** use(s) where parking demands for certain uses are low when other demands are higher; a concentration of residential **dwelling units** located within 600 feet of non-residential uses; the existence of transit for use by residents and visitors.

xvi. Landscaping minimums within the **village center** or within **neighborhood centers** shall be met by:

a) Providing landscaping within parking **lots** as described, and by providing a streetscape area between the **sidewalk** and curb at a minimum of 5 Ft. in width;

b) Planting **street** trees every 40 Ft. O.C. The **street** tree pattern may be interrupted by architectural elements such as arcades and columns.

c) Plantings areas, raised planters, or planter boxes in the front of and **adjacent** to the buildings, where such planting areas do not interfere with pedestrian access and mobility.

d) Providing for additional pubic use landscape areas at intervals within the streetscape, on identified **parcels** with **block** s, or as part of public greens, squares, parks or civic uses.

xvii. **Signs** : The PUD document shall adhere to the provisions of section 5.06.00 of this Code; however, deviations may be requested where such deviations are shown to further these **rural village** design standards by providing for pedestrian scale signage standards with **neighborhood centers** or the **village center** .

(5) **Native vegetation** . **Native vegetation** shall be preserved as set forth in section 4.06.04.

(6) **Greenbelt** . Except within the NBMO **rural village** , a **greenbelt** averaging a minimum of 300 feet in width, but not less than 200 feet in width at any location, shall be required at the perimeter of the **rural village** . The **greenbelt** is required to ensure a permanently undeveloped edge surrounding the **rural village** , thereby discouraging sprawl. **Greenbelts** shall conform to the following:

(a) **Greenbelts** may only be designated on **RFMU receiving lands** .

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(b) The allowable **residential density** shall be shifted from the designated **greenbelt** to the **rural village** .

(c) The **greenbelt** may be concentrated to a greater degree in areas where it is necessary to protect listed species habitat, including **wetlands** and uplands, provide for a **buffer** from **adjacent natural reservations** , or provide for wellfield or **aquifer** protection. However, at no location shall the **greenbelt** be less than 300 feet in width.

(d) Golf courses and existing agriculture operations are permitted within the **greenbelt** , subject to the vegetation retention standards set forth in section 4.06.04. However, golf course turf areas shall only be located within 100 feet of the **greenbelt** boundaries (interior and exterior boundary); further, these turf areas shall only be located in previously cleared or disturbed areas.

(7) **Open space** : Within the **rural village** , a minimum of 40% of open space shall be provided, inclusive of the **greenbelt** .

(8) Process for Approval of a **rural village** . Applications for approval shall be submitted in the form of a Planned Unit **Development** (PUD) rezone utilizing the standard form(s) developed by Collier County, and subject to the Fees established for a PUD rezone application. Where applicable, the **rural village** PUD application will be submitted in conjunction with a **development** of Regional Impact (DRI) application as provided for in Chapter 380 of Florida Statutes, or in conjunction with any other Florida provisions of law that may supercede the DRI process. The **applicant** shall notify the owner(s) of subsurface mineral rights to the property within the boundaries of the proposed **rural village** prior to approval of the PUD. The Application for **rural village** PUD approval shall demonstrate general compliance with the provisions of section 2.03.06 and shall include the following additional submittal requirements:

(a) EIS. An **environmental impact statement** for the **rural village** and surrounding **greenbelt** area shall be submitted an accordance with the requirements of Chapter 10 of this Code.

(b) Demonstration of Fiscal Neutrality. An analysis that demonstrates that the **rural village** will be fiscally neutral to county taxpayers outside of the **rural village** . This analysis shall evaluate the demand and impacts on levels of service for public facilities and the cost of such facilities and services necessary to serve the **rural village** . In addition, this evaluation shall identify projected revenue sources for services and any capital improvements that may be necessary to support the **rural village** . In conclusion, this analysis shall indicate what provisions and/or commitments will be to ensure that the provision of necessary facilities and services will be fiscally neutral to County taxpayers outside of the **rural village** . At a minimum, the analysis shall consider the following:

i. Stormwater/ **drainage facilities** ;

ii. Potable water provisions and facilities;

iii. Reuse or "Grey" water provisions for irrigation;

iv. Central sewer provisions and facilities;

v. Law enforcement facilities;

vi. School facilities;

vii. Roads, transit, bicycle and pedestrian facilities and **pathways** ;

a) **Solid waste** facilities.

b) **Development** phasing and funding mechanisms to address any impacts to **level of service** in accordance with the county's adopted

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concurrency management program to ensure that there will be no degradation to the adopted **level of service** for public facilities and infrastructure identified in (1) through (7) above.

3. **Neutral lands. Neutral lands** have been identified for limited semi-rural residential **development** . Available data indicates that **neutral lands** have a higher ratio of **native vegetation** , and thus higher habitat values, than lands designated as **RFMU receiving lands** , but these values do not approach those of **RFMU sending lands** . Therefore, these lands are appropriate for limited **development** , if such **development** is directed away from existing **native vegetation** and habitat. Within **neutral lands** , the following standards shall apply:

a. Allowable uses. The following uses are permitted as of right:

(1) Uses Permitted as of Right.

(a) Agricultural activities, including, but not limited to: Crop raising, horticulture, fruit and nut production, forestry, groves, nurseries, ranching, beekeeping, poultry and egg production, milk production, livestock raising, and **aquaculture** for native species subject to the State of Florida Fish and Wildlife Conservation Commission. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

i. Fighting or baiting any animal by the owner of such facility or any other person or entity.

ii. Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

iii. For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

(b) Single-family residential **dwelling units** , including **mobile homes** where a **mobile home** Zoning Overlay exists.

(c) Dormitories, **duplexes** and other types of staff housing, as may be incidental to, and in support of, **conservation uses** .

(d) **Group housing** uses subject to the following **density** /intensity limitations:

(e) Family Care Facilities: 1 unit per 5 acres;

(f) Group Care Facilities and other Care Housing Facilities:

Maximum **floor area ratio (FAR)** not to exceed 0.45.

(g) Staff housing as may be incidental to, and in support of, safety service facilities and **essential services** .

(h) Farm labor housing limited to 10 acres in any single location:

i. Single family/ **duplex** / **mobile home** : 11 **dwelling units** per acre;

ii. Multifamily/dormitory: 22 **dwelling units** /beds per acre.

(i) Sporting and Recreational camps, not to exceed 1 cabin/lodging unit per 5 gross acres.

(j) Those **essential services** identified in section 2.01.03 (A).

(k) Golf courses or driving ranges, subject to the following standards:

i. Golf courses shall be designed, constructed, and managed in accordance with the best management practices of Audubon International's Gold Signature Program. The project shall demonstrate that the Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and

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Natural Landscaping, Water Conservation, Waste Management, Energy Conservation & Renewable Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and Building Design) have been incorporated into the golf course's design and operational procedures.

ii. In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Golf Course Maintenance Departments, prepared by the Florida Department of Environmental Protection, May 1995.

iii. To protect ground and surface water quality from fertilizer and pesticide usage, golf courses shall demonstrate the following management practices:

a) The use of slow release nitrogen sources;

b) The use of soil and plant tissue analysis to adjust timing and amount of fertilization applications;

c) The use of an integrated pest management program using both biological and chemical agents to control various pests;

d) The coordination of pesticide applications with the timing and application of irrigation water;

e) The use of the procedure contained in IFAS Circular 1011, *Managing Pesticides for Golf Course Maintenance and Water Quality Protection,* May 1991 (revised 1995) to select pesticides that will have a minimum adverse impact on water quality.

iv. To ensure water conservation, golf courses shall incorporate the following in their design and operation:

a) Irrigation systems shall be designed to use weather station information and moisture-sensing systems to determine the optimum amount of irrigation water needed considering soil moisture and evapotranspiration rates.

b) As available, golf courses shall utilize treated effluent reuse water consistent with Sanitary Sewer Sub-Element Objective 1.4 and its policies.

c) Native plants shall be used exclusively except for special purpose areas such as golf greens, fairways, and **building** sites. Within these excepted areas, landscaping plans shall require that at least 75% of the trees and 50% of the shrubs be freeze-tolerant native Floridian species. At least 75% of the required native trees and shrubs shall also be drought tolerant species.

v. Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing **shorelines** that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the **shoreline** . Credits to the site preservation area requirements, on an acre- to- acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.

vi. Site preservation and **native vegetation** retention requirements shall be the same as those set forth in the **RFMU district** criteria. Site preservation areas are intended to provide habitat functions and shall meet minimum

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dimensions as set forth in the LDC. These standards shall be established within one year.

(l) Public educational plants and ancillary plants.

(m) **Oil and gas exploration** , subject to applicable state and federal drilling permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [*effective date of this provision*] regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

n. Park, open space, and recreational uses.

o. Private schools.

(2) **Accessory uses** . The following uses are permitted as accessory to uses permitted as of right or to approved **conditional uses** :

(a) **Accessory uses** and **structures** that are accessory and incidental to uses permitted as of right in section 2.03.08(A)(3)(a)(1) above.

(b) Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed, and approved on a site **development** plan or preliminary **subdivision** plat for that **development.** Recreational facilities may include, but are not limited to clubhouse, community center **building** , tennis facilities, playgrounds and playfields.

(3) **Conditional uses** . The following uses are permissible as **conditional uses** subject to the standards and procedures established in section 10.08.00.

(a) Zoo, aquarium, botanical garden, or other similar uses.

(b) Community facilities, such as, places of worship, childcare facilities, cemeteries, social and fraternal organizations.

(c) Sports instructional schools and camps.

(d) Multi-family residential structures, subject to the following development standards:

(i) Building height limitation: 2 stories

(ii) Buffer: 10 foot wide landscape buffer with trees spaced no more than 30 feet on center;

(iii) Setbacks: 50% of the height of the building, but not less than 15 feet.

(e) Those essential services identified in sections 2.01.03 (G)(1) and (G)(3).

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(f) Oil and gas field **development** and production, subject to applicable state and federal field **development** permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 14, 2005, regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(g) Earth mining and extraction and related processing.

(h) Facilities for the collection, transfer, processing, and reduction of solid waste.

(i) Those **essential services** identified in sections 2.01.03 (G)(1) and (G)(3).

(j) Oil and gas field **development** and production, subject to state field **development** permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62-30.005(2)(a)(1) through (12), F.A.C.

(k) Earth mining and extraction and related processing.

b. **Density.**

(1) Maximum gross **density** . The maximum gross **density** in **neutral lands** shall not exceed one **dwelling unit** per five gross acres (0.2 **dwelling units** per acre), except that the maximum gross **density** for those legal **nonconforming lots** or **parcels** in existence as of June 22, 1999, shall be one dwelling unit per **lot** or **parcel** .

(2) Residential **clustering** . **Clustering** of residential **development** is allowed and encouraged. Where **clustered development** is employed, it shall be in accordance with the following provisions:

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(a) If within the boundaries of the Rural Transition Water and Sewer District, as delineated on the Urban-Rural Fringe Transition Zone Overlay Map in the Future Land Use Element of the GMP, and consistent with the provisions of the Potable Water and Sanitary Sewer Sub-elements of this Plan, central water and sewer shall be extended to the project. Where County sewer or water services may not be available concurrent with **development** in **neutral lands,** interim private water and sewer facilities may be approved.

(b) The **clustered development** shall be located on the site so as to provide to the greatest degree practicable:

i. protection for listed species habitat;

ii. preservation of the highest quality **native vegetation**

iii. connectivity to **adjacent natural reservations** or preservation areas on **adjacent development;** ..... b§ and

iv. creation, maintenance or enhancement of wildlife corridors.

(c) The minimum project size shall be at least 40 acres.

c. Dimensional and design standards. Dimensional and Design Standards set forth in section 4.02.01 of this Code shall apply to all **development** in **neutral lands** , except for **development** utilizing the residential **clustering** provisions in section 2.03.08 (A)(3)(b)(2) above. In the case of such **clustered development** , the following dimensional standards shall apply to all permitted housing **structure** types, accessory, and **conditional uses** :

(1) **Development** that is Not Clustered:

(a) Minimum **lot** area: 5 Acres.

(b) Minimum **lot** width: 165 Feet.

(c) Minimum **yard** Requirements:

i. **Front yard** : 50 feet.

ii. Side **yard** : 30 feet.

iii. Rear **yard** : 50 feet.

iv. **Nonconforming lots** in existence as of June 22, 1999:

a) **Front yard** : 40 feet.

b) Side **yard** : 10 percent of **lot** width, not to exceed 20 feet on each side.

c) Rear **yard** : 50 feet.

(2) **Development** that is Clustered.

(a) Minimum **lot** area: 4,500 square feet.

(b) Maximum **lot** area: One Acre.

(c) Minimum **lot** width: Interior **lots** 40 feet.

(d) Maximum **lot** width: 150 feet.

(3) Height Limitations.

(a) Principal: 35 feet.

(b) Accessory: 20 feet, except for screen enclosures, which may be the same height as the **principal structure** .

(c) Golf course/community clubhouses: 50 feet.

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(4) **Floor area** . The minimum **floor area** for each dwelling unit shall be 800 square feet.

(5) Parking. As required in Chapter 4.

(6) Landscaping. As required in Chapter 4.

(7) **Signs** : As required in section 5.06.00.

d. **Native vegetation** retention. **Native vegetation** shall be preserved as set forth in Chapter 4.

e. **Usable open space** .

(1) Projects of 40 acres or more in size shall provide a minimum of 70% **usable open space** .

(2) **Usable open space** includes active or passive recreation areas such as parks, playgrounds, golf courses, waterways, lakes, nature trails, and other similar **open spaces** . **Usable open space** shall also include areas set aside for conservation or preservation of **native vegetation** and landscape areas.

(3) Open water beyond the perimeter of the site, **street right-of-way** , except where dedicated or donated for public uses, **driveways** , off- **street** parking and loading areas, shall not be counted towards required **usable open space** .

4. **RFMU sending lands. RFMU sending lands** are those lands that have the highest degree of environmental value and sensitivity and generally include significant **wetlands** , uplands, and habitat for listed species. **RFMU sending lands** are the principal target for preservation and conservation. **Density** may be transferred from **RFMU sending lands** as provided in LDC section 2.03.07 D.4.c. All NRPAs within the **RFMU district** are also **RFMU sending lands** . With the exception of specific provisions applicable only to NBMO **neutral lands** , the following standards shall apply within all **RFMU sending lands** :

a. Allowable uses where **TDR credits** have not been severed.

(1) Uses Permitted as of Right:

(a) **Agricultural uses** consistent with Sections 163.3162 and 823.14(6) Florida Statutes (Florida Right to Farm Act).

(b) Detached single-family **dwelling units** , including **mobile homes** where the **mobile home** Zoning Overlay exists,

(c) Habitat preservation and **conservation uses** .

(d) Passive parks and other passive recreational uses.

(e) Sporting and Recreational camps, within which the lodging component shall not exceed 1 unit per 5 gross acres.

(f) Those **essential services** identified in section 2.01.03(B).

(g) **Oil and gas exploration** , subject to applicable state and federal drilling permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as such rules existed on Oct. 3, 2005 [*the effective date of this provision*], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits

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comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(2) **Accessory uses** . **Accessory uses** and **structures** that are accessory and incidental to uses permitted as of right in LDC section 2.03.08 A.4.a.1 above.

(3) **Conditional uses** .

(a) Those essential services identified in LDC section 2.01.03 G.2 and 4.

(b) Public facilities, including **solid waste** and resource recovery facilities, and public vehicle and equipment storage and repair facilities, shall be permitted within Section 25, Township 49S, Range 26E, on lands **adjacent** to the existing County landfill. This shall not be interpreted to allow for the expansion of the landfill into Section 25 for the purpose of **solid waste** disposal.

(c) Oil and gas field **development** and production, subject to applicable state and federal field **development** permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [*the effective date of this provision*], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(d) Commercial uses accessory to permitted uses 1.a, 1.c. and 1.d above, such as retail sales of produce accessory to farming, or a **restaurant** accessory to a park or preserve, so long as restrictions or limitations are imposed to insure the commercial use functions as an accessory, subordinate use.

b. Uses allowed where **TDR credits** have been severed.

(1) Uses Permitted as of Right:

(a) **Agricultural uses** consistent with Sections 163.3162 and 823.14(6) Florida Statutes (Florida Right to Farm Act), including water management facilities, to the extent and intensity that such operations exist at the date of any transfer of **development** rights.

(b) Cattle grazing on unimproved pasture where no clearing is required;

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(c) Detached single-family **dwelling units** , including **mobile homes** where the **mobile home** Zoning Overlay exists, at a maximum **density** of one dwelling unit per 40 acres. In order to retain these **development** rights after any transfer, up to one dwelling must be retained (not transferred) per 40 acres.

(d) One detached dwelling unit, including **mobile homes** where the **mobile home** zoning overlay exists, per **lot** or **parcel** in existence as of June 22, 1999, that is less than 40 acres. In order to retain these **development** rights after any transfer, up to one dwelling must be retained (not transferred) per each **lot** or **parcel** . For the purposes of this provision, a **lot** or **parcel** shall be deemed to have been in existence as of June 22, 1999, upon a showing of any of the following:

i. the **lot** or **parcel** is part of a **subdivision** that was recorded in the public records of the County on or before June 22, 1999;

ii. a description of the **lot** or **parcel** , by metes and bounds or other specific legal description, was recorded in the public records of the County on or before June 22, 1999; or

iii. an agreement for deed for the **lot** or **parcel** , which includes description of the **lot** or **parcel** by limited fixed boundary, was executed on or before June 22, 1999.

(e) Habitat preservation and **conservation uses** .

(f) Passive parks and passive recreational uses.

(g) Those **essential services** identified in section 2.01.03 B.

(h) **Oil and gas exploration** , subject to applicable state and federal drilling permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [*the effective date of this provision*], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(i) Mitigation in conjunction with any County, state, or federal permitting.

(2) **Conditional uses:**

(a) Those essential uses identified in LDC section 2.01.03 G.2 and 4.

(b) Oil and gas field **development** and production, subject to applicable state and federal field **development** permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed

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satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [*the effective date of this provision*], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(c) Conditional use approval criteria: In addition to the criteria set forth in section 10.08.00 of this Code, the following additional criteria shall apply to the approval of **conditional uses** within **RFMU sending lands** :

i. The **applicant** shall submit a plan for **development** that demonstrates that **wetlands** , listed species and their habitat are adequately protected as specified in Chapters 3, 4 and 10.

ii. Conditions may be imposed, as deemed appropriate, to limit the size, location, and access to the conditional use.

c. **Density** .

(1) 1.0 **dwelling units** per 40 gross acres; or

(2) 1.0 dwelling unit per **nonconforming lot** or **parcel** in existence as of June 22, 1999. For the purpose of this provision, a **lot** or **parcel** which is deemed to have been in existence on or before June 22, 1999 is:

(a) A **lot** or **parcel** which is part of a **subdivision** recorded in the public records of Collier County, Florida;

(b) A **lot** or **parcel** which has limited fixed boundaries, described by metes and bounds or other specific legal description, the description of which has been recorded in the public records of Collier County Florida on or before June 22, 1999; or

(c) A **lot** or **parcel** which has limited fixed boundaries and for which an agreement for deed was executed prior to June 22, 1999.

d. **Native vegetation** retention. As required in Chapter 4.

e. Other dimensional design standards. Dimensional standards set forth in section 4.02.01 of this Code shall apply to all **development** in Sending designated lands of the **RFMU district** , except as follows:

(1) **Lot** Area and Width.

(a) Minimum **lot** Area: 40 acres.

(b) Minimum **lot** Width: 300 Feet.

(2) Parking. As required in Chapter 4.

(3) Landscaping. As required in Chapter 4.

(4) **Signs** . As required in section 5.06.00.

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5. Specific vegetation standards for the **RFMU district** . For these specific standards, please refer to section 3.05.07 C. through 3.05.07 E. of this Code.

B. **Natural resource protection area overlay district (NRPA).**

1. Purpose and intent. The purpose and intent of the Natural Resource Protection Area Overlay District (NRPA) is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats. NRPAs may include major wetland systems and regional flow-ways. These lands generally should be the focus of any federal, state, County, or private acquisition efforts. Accordingly, allowable land uses, vegetation preservation standards, **development** standards, and listed species protection criteria within NRPAs set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply tin the underlying zoning district.

a. NRPA overlay areas. NRPAs are located in the following areas:

(1) Clam Bay Conservation Area (within Pelican Bay Planned Unit **development**);

(2) CREW (Corkscrew Regional Ecosystem Watershed);

(3) North Belle Meade;

(4) South Belle Meade;

(5) South Golden Gate Estates.

The NRPA lands within the Rural Fringe Mixed Use District to which the Section 2.03.08 C. regulations apply (i.e. - numbers 3 and 4 above) are depicted by the

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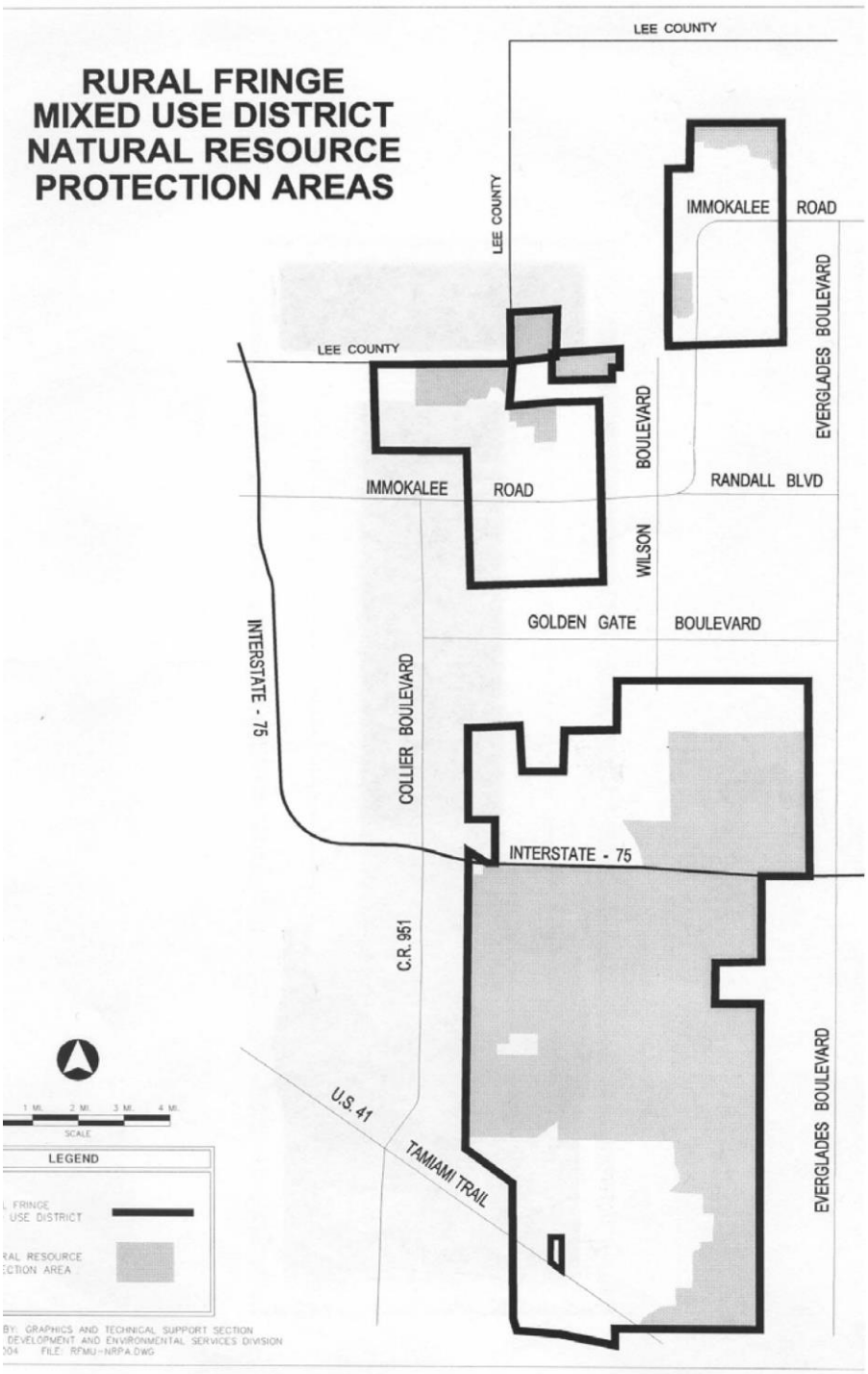

b. NRPAS designated as **RFMU sending lands** within the **RFMU district** . NRPAs located in the **RFMU district** are identified as **RFMU sending lands** and are further subject to the provisions, conditions and standards set forth in section 2.03.08 (A)(4). Private property owners within these NRPAs may transfer residential **development** rights from these important environmentally sensitive lands to other identified "receiving" lands pursuant to eth specific provisions set forth in section 2.01.03 of this Code.

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c. **Development** standards. **Development** within a NRPA shall adhere to the following standards:

(1) Vegetation Retention and Site Preservation - **Native vegetation** retention shall be as required in Chapter 4.

(2) Permitted and **conditional uses** for all lands within a NRPA that are zoned CON and for those lands within any NRPA that are publicly owned shall be as set forth in sections 2.03.05 (B)(1)(a), (b) and (c), respectively.

(3) For privately owned lands within a NRPA within the **RFMU district** , permitted and **conditional uses** shall be those as set forth in the **RFMU district** Sending Lands (section 2.03.08 A.4.).

(4) For privately owned lands within a NRPA and designated Estates, permitted and **conditional uses** shall be those as set forth in the Estates Designation within the Golden Gate Area Master Plan. As these privately owned Estates Designated lands are acquired for conservation purposes, the Comprehensive Plan and will be amended to change the Designation to Conservation and the property will be rezoned to the **CON district** .

(5) There are approximately 15 sections of privately owned land within a NRPA that are not designated Sending and are not located within the **RFMU district** . Eight (8) of these sections, known as the "hole-in-the-doughnut," are located within the South Golden Gate Estates NRPA and surrounded by platted Estates **lots** , almost all of which have been acquired by the State under the Florida Forever program as part of the Picayune Strand State Forest. The remaining seven (7) sections are within an approved mitigation bank located north and west of Corkscrew Swamp Sanctuary. As these privately owned Agricultural/Rural Designated lands are acquired for conservation purposes, the Plan will be amended to change the Designation to **CON district** . Until such time as the designation on these lands is change to **CON district** , permitted and **conditional uses** for these privately owned lands shall be those set forth in underlying zoning district.

C. **North Belle Meade Overlay District (NBMO).**

1. Purpose and intent. The **North Belle Meade Overlay** (NBMO) is unique to the **RFMU district** because it is surrounded by areas that are vested for **development** on three sides. Because this area is largely undeveloped and includes substantial vegetated areas, the NBMO can and does provide valuable habitat for wildlife, including endangered species. The NBMO is intended to achieve a balance of both preservation and opportunities for future **development** that takes into account resource protection and the relationship between this area and the Estates developing around the NBMO.

2. General location. The NBMO District is surrounded by Golden Gate Estates to the north, east, and west and I-75 to the south. This NBMO comprises some 24 sections of land (approximately 15,550 acres) located entirely within the **RFMU District** (LDC section 2.03.08 A.). The boundaries of the NBMO District are outlined in Illustration 2.03.08 C.2.a below and on the North Belle Meade Overlay Map in the Future Land Use Element of the GMP.

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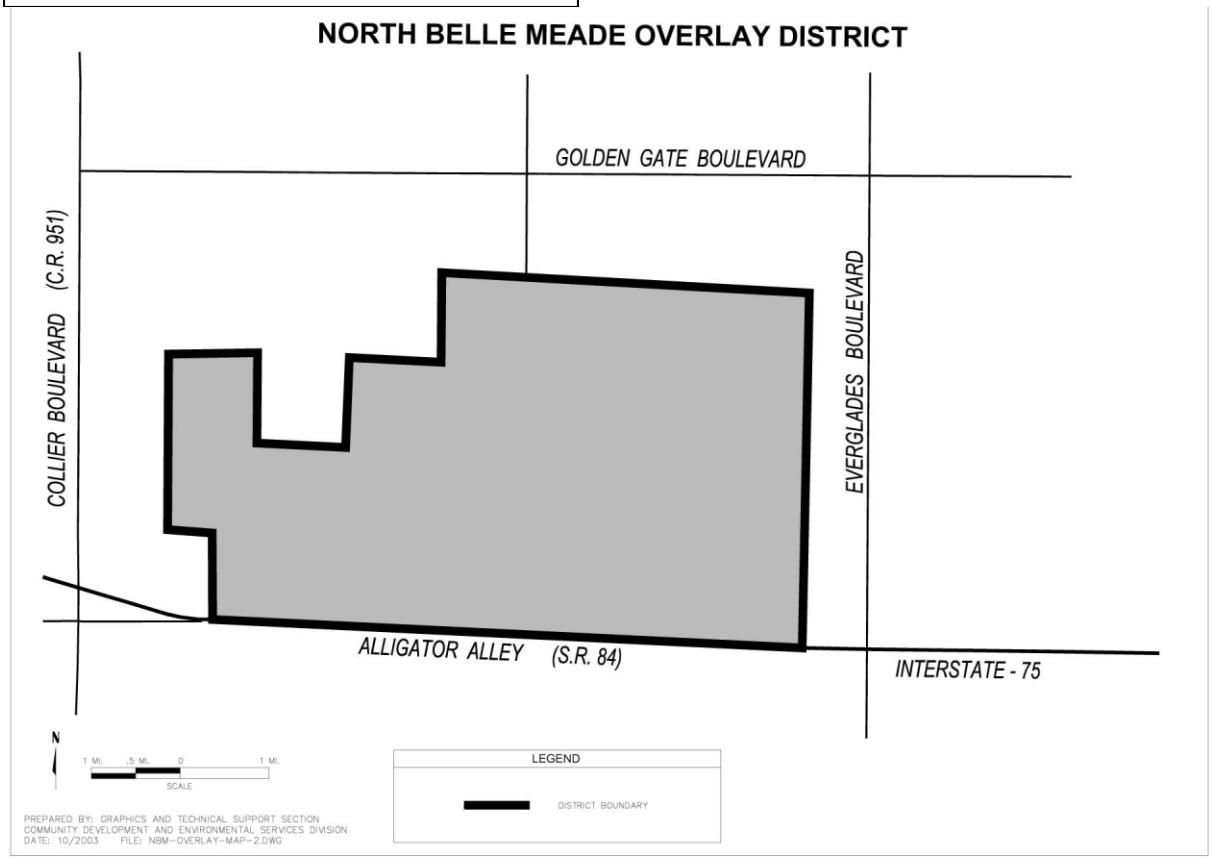

Illustration 2.03.08 C.2.a

3. Applicability:

   a. NBMO receiving lands. Permitted, conditional, and **accessory uses** within NBMO Receiving Lands shall be as set forth in LDC section 2.03.08 A.2, except as provided in LDC section 2.03.08 C.5.a. All other provisions of this Code that implement the Future

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Land Use Element, Conservation and Coastal Management Element, or Public Facilities Element, including but not limited to Chapters 3, 4 and 10, shall only be applicable to **development** in NBMO Receiving Lands to the extent specifically stated in this section. However, all **development** within NBMO Receiving Lands shall comply with all non-environmental review procedures for site **development** plans and platting as set forth in this Code.

b. NBMO **neutral lands** . Except as otherwise specifically provided in LDC section 2.03.08 C.4. and LDC section 2.03.08 C.5.b., all **development** within NBMO **neutral lands** shall be consistent with LDC section 2.03.08 A.3.

c. NBMO sending lands. Except as otherwise specifically provided in LDC section 2.03.08 C.4., all **development** with NBMO Sending Lands shall be consistent with LDC section 2.03.08 A.4.

4. General planning and design considerations:

a. **Transportation.** As a condition for the approval of the residential component of any **subdivision** plat, site **development** plan, PUD, or DRI within Sections 21, 28, or 27 of the NBMO, the following transportation related improvements and planning and design elements shall be addressed and provision made for their completion.

(1) An extension of Wilson Boulevard shall be provided, including ROW dedication and construction to County collector road standards, through Section 33, Range 27 East, extending to the south to Interstate 75 via an interchange or service road for residential **development** should it commence in Sections 21, 28 and 27. The portion of Wilson Boulevard that traverses through NBMO Sending Lands shall be designed with aquatic species crossings and small terrestrial animal crossings.

(2) As an alternative to (1) above, a haul road along an extension of Wilson Boulevard shall be improved to standards sufficient, in the opinion of County transportation staff, to safely serve earth-mining activities with a connection through Sections 32 and 31 to Landfill Road.

(3) Lands required for the extension of Wilson Boulevard will be dedicated to Collier County at the time of rezoning. The **right-of-way** shall be of a sufficient size to accommodate collector road requirements.

(4) All new roads and road improvements, other than the Wilson Boulevard extension and the haul road referenced in 2 above, shall:

(a) be routed so as to avoid traversing publicly owned natural preserves, publicly owned parks, publicly owned recreation areas, areas identified as environmentally sensitive wildlife habitat, wildlife corridors, and greenways unless there is no feasible and prudent alternative; and

(b) be designed with aquatic species crossings, small terrestrial animal crossings, and large terrestrial animal crossings pursuant to Florida Fish and Wildlife Conservation Commission criteria.

b. **Buffering** . The western ¼ of Sections 22 and 27 shall be **buffered** from the NBMO NRPA to the east by a **buffer** preservation that includes all of the eastern ½ of the western ¼ of Sections 22 and 27. This **buffer** shall consist of lake excavation areas between the Wilson Boulevard extension road **right-of-way** and the NRPA.

c. Greenway. A Greenway that follows natural **flowways** , as contemplated in the Community Character Plan prepared by Dover Kohl, shall be created within NBMO Sending Lands. As a condition to the creation of **TDR credits** from NBMO Sending Lands that constitute natural **flowways** , such lands shall be dedicated to a public or private entity for use as part of the Greenway.

5. Additional specific area provisions.

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a. Receiving lands.

(1) **Density** .

(a) The base **density** in **RFMU receiving lands** , outside of a **rural village** is one dwelling unit per five (5) gross acres.

(b) This density may be increased, through **TDR credits** and **TDR Bonus Credits** , up to a maximum of 1 dwelling unit per gross acre.

(c) Once a **density** of 1 dwelling unit per gross acre is achieved through **TDR credits** and **TDR Bonus Credits** , additional density may be achieved as follows:

i. 0.1 dwelling unit per acre for each acre of **native vegetation** preserved on-site;

ii. 0.1 dwelling unit per acre for each acre of **wetlands** having a functionality value, as assessed using the South Florida Water Management District's Unified **Wetlands** Mitigation Assessment Method, of 0.65 or greater that are preserved on-site; and/or

iii. 0.1 dwelling unit per acre for each acre of NBMO Sending Land that is within either a NRPA or a **buffer** area adjoining a NRPA that is dedicated to a public or private entity for conservation use.

(2) The earth mining operation and asphalt plant uses that currently exist within NBMO Receiving Lands may continue and may expand as follows:

(a) Until June 19, 2005, or such other date as the GMP is amended to provide, such uses may expand only into the western half of Section 21 and shall not generate truck traffic beyond average historic levels.

(b) Such mining operations and an asphalt plant may expand on Sections 21 and 28 and the western quarters of 22 and 27 as a permitted use if either of the following occurs by June 19, 2005, or such other date as the GMP is amended to provide:

i. an alignment has been selected, funding has been determined, and an accelerated construction schedule established by the BCC and the mine operator, for an east-west connector roadway between County Road 951 and the Wilson Boulevard extension; or

ii. the mine operator commits to construct a private haul road by June 19, 2007, or such other date as the GMP is amended to provide, without the use of any public funds.

(c) If the conditions for expansion set forth in b above are not satisfied, any mining operations or asphalt plant in these areas, other than continued operations on the western half of Section 21 at historic levels, shall be permitted only as a conditional use.

(3) A **greenbelt** is not required for any **development** in NBMO Receiving Lands, whether inside or outside of a **rural village** . However, any greenbelt that is provided in a NBMO **rural village** shall be included in the calculation of open space.

(4) NBMO rural village. A NBMO rural village shall adhere to the provisions for rural village set forth in LDC section 2.03.08 A.2.b., except as follows:

(a) Density. An NBMO rural village shall have a minimum gross density of 1.5 dwelling units per acre and a maximum gross density of three (3) dwelling units per acre.

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i. The minimum required density shall be achieved through TDR credits, TDR Bonus Credits, and Rural Village Bonus credits, as provided in LDC section 2.03.08 A.2.b.(3)(c).

ii. Once the minimum required **density** is achieved, additional **density** may be achieved, up to the maximum of three (3) **dwelling units** per gross acre through any one or combination of the following:

a) **TDR credits** ;

b) TDR Bonus Credits;

c) 0.3 dwelling unit per acre for each acre of **native vegetation** preserved on-site;

d) 0.3 dwelling unit per acre for each acre of **wetlands** having a functionality value, as assessed using the South Florida Water Management District's Unified **wetlands** Mitigation Assessment Method, of 0.65 or greater that are preserved on-site; and/or

e) 0.3 dwelling unit per acre for each acre of NBMO Sending Land that is within either a NRPA or a **buffer** area adjoining a NRPA that is dedicated to a public or private entity for conservation use.

(b) **Sidewalks** shall be required on both sides of the **streets** .

(c) Interconnected **bike lanes** shall be provided on all collector and arterial roadways.

(d) Schools shall be located within a NBMO **rural village** whenever possible, in order to minimize bussing of students. Furthermore, whenever possible, schools shall be co-located with other public facilities and civic **structures** , such as parks, libraries, community centers, public squares, greens, and civic areas.

(e) Elementary schools shall be accessible by local **streets** and pedestrian and bicycle facilities and shall be located in or **adjacent** to the **rural village center** , provided that local **streets** provide access adequate to meets the needs of the School Board.

b. Neutral lands. Neutral lands shall be governed by the standards set forth in LDC section 2.03.08 A.3. In addition to standards in LDC section 2.03.08 A.3., neutral lands located in Section 24, Township 49 South, Range 26 East, shall be governed by the North Belle Meade Overlay in the Future Land Use Element of the GMP. Where there is a conflict between provisions, the GMP overlay provisions shall apply.

(Ord. No. 04-72, § 3.F; Ord. No. 05-27, § 3.E; Ord. No. 05-49, § 3.B; Ord. No. 07-67, § 3.E; Ord. No. 08-08, § 3.C; Ord. No. 12-38, § 3.C; Ord. No. 16-27, § 3.G; Ord. No. 18-18, § 3.E; Ord. No. 19-08, § 3.B)

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D. Special Treatment Overlay (ST).

1. Within the County there are certain areas, which because of their unique assemblages of flora and/or fauna, their aesthetic appeal, historical or archaeological significance, rarity in the County, or their contribution to their own and **adjacent** ecosystems, make them worthy of special regulations. Such regulations are directed toward the conservation, protection, and preservation of ecological and recreational values for the greatest benefit to the people of the County. Such areas include, but are not necessarily limited to, mangrove and freshwater swamps, barrier islands, hardwood hammocks, xeric scrubs, coastal **beaches** , estuaries, cypress domes, natural drainage ways, **aquifer** recharge areas, and lands and **structures** of historical and archaeological significance. The purpose of the "ST" district is to assure the preservation and maintenance of these environmental and cultural resources and to encourage the preservation of the intricate ecological relationships within the systems, and at the same time, permit those types of **development** which will hold changes to levels determined acceptable by the BCC after public hearing.

2. An overlay zoning district classification to be known as the ST special treatment overlay district, and to be designated on the Official Zoning Atlas by the symbol "ST" together with the symbol of the basic zoning district which it overlays, is hereby established. This overlay district classification will be used for those lands of environmental sensitivity and historical and archaeological significance where the essential ecological or cultural value of the land is not adequately protected under the basic zoning district regulations established by this LDC. The placement or removal of this the ST district shall be governed by the procedure for amending the LDC and this Official Zoning Atlas as prescribed in Chapter 10. All land within the ST overlay district shall be designated as environmentally sensitive.

3. For purposes of identifying land from which the residential **development** rights have been transferred, such lands shall be designated on the Official Zoning Atlas by affixing the letter "P" for preservation to the symbol "ST," thusly "P-ST." Such designation shall be placed on the land after the BCC has accepted the deed and/or guarantee to said property.

4. Transfer of **Development** Rights (TDR).

a. Purpose, Intent and Applicability.

i. *Purpose.* The primary purpose of the TDR process is to establish an equitable method of protecting and conserving lands determined to have significant environmental value, including large connected wetland systems and significant areas of habitat for listed species; and

To provide a viable mechanism for property owners of such environmentally valuable lands to recoup lost value and **development** potential which may be associated with the application of environmental preservations standards to such lands.

ii. *Intent* . These TDR provisions are intended to accomplish the above stated purpose through an economically viable process of transferring **development** rights from less suitable non-RFMU sending areas and **RFMU sending lands** to more suitable non-RFMU receiving areas and **RFMU receiving lands** .

iii. *Applicability* . These TDR provisions shall be applicable to those areas specifically identified in (b), (c) and (d) below. These TDR provisions shall not be applicable to the any transfer of **development** rights within the RLSA District.

b. Transfer of **development** rights from urban areas to urban areas. An owner of land located within areas designated as urban on the Future Land Use Map, including agriculturally zoned properties, which may or may not be identified with the ST overlay, may elect to transfer some or all of the residential **development** rights from one **parcel** of land to another **parcel** , as an alternative to the **development** of the sending lands. The lands to

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which the **development** rights are to be transferred shall be referred to as receiving lands and those lands from which **development** rights are transferred shall be referred to as sending lands, as provided herein and shall be located within the urban designated areas of the county.

i. The **development** rights shall be considered as interests in real property and be transferred in portions or as a total as provided in this section. Once used, the residential **development** rights shall not be used again and the residential **development** rights of the subject lands providing them shall be considered severed forever.

ii. The transfer of **development** rights to be used shall be subject to all of the requirements of the basic zoning district to which they are transferred unless specifically approved otherwise as provided by law.

iii. The minimum area of land eligible for the transfer of **development** rights shall be equal to the minimum **lot** size for the sending zone. For the purposes of this section, legal non-conforming **lots** of record may be eligible to transfer **density** , with the minimum area of the receiving land equal to the area of the legal non-conforming **lot of record** , excluding submerged land.

iv. Upon the approval of the transfer of residential **development** rights by a super majority vote of the Board of County Commissioners, the property owner of the sending land shall dedicate in fee simple the land to the county or a state or federal agency; however, the lands may be dedicated in fee simple to a private, not-for-profit conservation or environmental organization in accordance with F.S. § 704.06, as amended, with the approval of the Board of County Commissioners.

v. The maximum number of residential units which may be requested for transfer shall be compiled on the basis of the permitted **density** pursuant to the underlying zoning category of the sending land.

vi. Maximum number of residential units which eligible lands may receive.

a) Lands in all residential zoning districts and residential components of planned unit **development** zoning districts are eligible to receive residential **development** units provided that the maximum number of residential units which may be transferred to the receiving land does not exceed ten percent of the maximum number of residential units permitted under the receiving property's basic zoning district. For the purpose of determining the number of residential units which a **parcel** of land is capable of receiving, the following formulas shall apply:

i) RSF-1 through RSF-5 districts, up to and including five units per acre:

Units per base **density** × 10% = .1 to .5 units per acre

ii) RMF-6 district, up to and including six units per acre:

6 units × 10% = 0.6 units per acre

iii) RMF-12 district, seven to and including 12 units per acre:

12 units × 10% = 1.20 units per acre

iv) RMF-16 district:

16 units × 5% = 0.80 units per acre

v) RT district:

16 units × 5% = 0.80 units per acre

vi) PUD district:

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Residential tract units × 5% = permitted units per acre

b) For the purpose of calculating the final fractional residential unit of the total number of residential units eligible for transfer to an eligible **parcel** of land, the following shall apply: Any fractional residential unit shall be converted upward if one-half or more of a whole unit, or downward if less than one-half of a whole unit, to the nearest whole unit value.

vii. Procedure for obtaining transfer of residential **development** rights. Any owner of eligible land may apply for a transfer of **development** rights either separately or concurrently with rezoning, zoning ordinance amendments, preliminary **subdivision** plat or **development** plan. Prior to the approval of any transfer of **development** rights or the issuance of any **building** permits in connection with the use of any transfer of **development** rights, the petitioner shall submit the following information and data, as applicable to the petition, to the **development** services director for his review and subsequent action by the Board of County Commissioners

a) Name and address of property owner of sending land.

b) Name and address of property owner of receiving land.

c) Legal description of sending land from which transfer of residential **development** rights is petitioned.

d) Survey of sending land from which transfer of residential **development** rights is requested.

e) Legal description of receiving land which receives the transfer of residential **development** rights.

f) Survey of the land which receives the transfer of residential **development** rights.

g) Three copies of an executed deed of transfer of ownership of the sending property to the county or a state or federal agency; however, the lands may be dedicated in fee simple to a private, not-for-profit conservation or environmental organization in accordance with F.S. § 704.06, as amended, with the approval of the Board of County Commissioners in a form approved by the county attorney.

h) The owner of the sending land shall provide a guarantee, agreeable to and approved by ordinance of the Board of County Commissioners, that the sending land will be utilized only for the purposes of increasing public recreational and/or educational opportunities, creation of linkages between public or private **open space** , protection of critical habitat/ecosystems, or other public purpose as specified in the ordinance of adoption. Such a guarantee shall be recorded with the clerk of the circuit court of Collier County, Florida as a recorded restriction of the use of such land and shall be binding upon all present and subsequent owners, heirs, or assigns of such property. Such restrictions may not be amended, deleted, or otherwise altered, except by a majority vote of the BCC.

viii. Time limitations on Board of County Commissioners' approval of transfer of residential **development** rights or authorization to proceed with the processing of a **building** construction permit. The Board of County Commissioners' approval of a transfer of residential **development** rights or the County Manager or his designee authorization to proceed with the processing of a **building** or construction permit shall be valid so long as such approval is permitted by law. The failure to act on the part of the petitioner to exercise the transfer of residential **development** rights or obtain and exercise an authorized **building** or construction permit within the time period provided by law shall automatically terminate such approval and the county shall be held harmless for any damages arising out of the petitioner's failure to act.

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ix. Sequential use of residential units approved for transfer by the Board of County Commissioners. Upon the issuance of any permit for the construction of residential unit(s) upon the receiving land, the first residential units built thereon shall be considered to be the residential units approved for transfer by the Board of County Commissioners, and the succeeding residential units constructed shall be considered the residential units permitted under the basic zoning district regulations.

c. **TDR credits** from **RFMU sending lands** : General Provisions

i. Creation of **TDR credits** .

a) **TDR credits** are generated from **RFMU sending lands** at a rate of 1 **TDR credit** per 5 acres of RFMU Sending Land or, for those legal non-conforming **lots or parcels** of less than 5 acres that were in existence as of June 22, 1999, at a rate of 1 **TDR credit** per legal non-conforming **lot** or **parcel** .

b) For lots and **parcels** 5 acres or larger, the number of **TDR credits** generated shall be calculated using the following formula:

# of acres x 0.2 = # of TDR **credits** generated.

Where the number of **TDR credits** thus calculated is a fractional number, the number of **TDR credits** created shall be rounded to the nearest 1/100th.

ii. Creation of **TDR Bonus credits** . **TDR Bonus credits** shall only be generated from **RFMU sending land** property from which **TDR credits** have been severed. The three types **TDR Bonus credits** are as follows:

a) Environmental Restoration and Maintenance **Bonus credits** . Environmental Restoration and Maintenance **Bonus credits** are generated at a rate of 1 credit for each **TDR credit** severed from that **RFMU sending land** for which a Restoration and Management Plan (RMP) has been accepted by the County. In order to be accepted, a RMP shall satisfy the following:

1) The RMP shall include a listed species management plan.

2) The RMP shall comply with the criteria set forth in 3.05.08.A, and B.

3) The RMP shall provide financial assurance, in the form of a letter of credit or similar financial security, establishing that the RMP shall remain in place and be performed, until the earlier of the following occurs:

a. Viable and sustainable ecological and hydrological functionality has been achieved on the property as measured by the success criteria set forth in the RMP.

b. The property is conveyed to a County, state, or federal agency as provided in b) below.

4) The RMP shall provide for the **exotic vegetation removal** and maintenance to be performed by an environmental contractor acceptable to the County.

b) Conveyance **Bonus credits** . Conveyance **Bonus credits** are generated at a rate of 1 credit for each **TDR credit** severed from that **RFMU sending land** that is conveyed in fee simple to a federal, state, or local government agency as a gift. Conveyance **Bonus credits** shall only be generated from those **RFMU sending land** properties on which an RMP has been accepted as provided in a) above.

c) Early Entry **Bonus credits** . Early Entry **Bonus credits** shall be generated at a rate of 1 additional credit for each **TDR credit** that is severed from **RFMU sending land** for the period from March 5, 2004, until March 27, 2012. Early Entry **Bonus credits** shall cease to be generated after the termination of this

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early entry bonus period. However, Early Entry **Bonus credits** may continue to be used to increase **density** in **RFMU** and non- **RFMU Receiving Lands** after the termination of the Early Entry Bonus period.

iii. Calculation of **TDR Bonus credits** .

a) Environmental Restoration and Maintenance **Bonus credits** are calculated as follows:

TDR credits generated from property × % property subject to an approved RMP

b) Conveyance **Bonus credits** are calculated as follows:

TDR credits generated from property × % property subject to an approved RMP and conveyed as provided in ii.b) above.

c) Early Entry **Bonus credits** are calculated as follows:

TDR credits generated within Early Entry period × 1.

iv. Receipt of **TDR credits** or **TDR Bonus credits** from **RFMU sending lands** . **TDR credits** or **TDR Bonus credits** from **RFMU sending lands** may be redeemed into Urban Areas, the Urban Residential Fringe, and **RFMU receiving lands** , as provided in subsections 2.03.07 4.d. and e. below.

v. Prohibition on redemption of fractional **TDR credits** and **TDR Bonus credits** . While fractional **TDR credits** and **TDR Bonus credits** may be created, as provided in (ii) above, **TDR credits** and **TDR Bonus credits** may only be redeemed in increments of whole, not fractional, dwelling units. Consequently, fractional **TDR credits** and fractional **TDR Bonus credits** must be aggregated to form whole units, before they can be utilized to increase **density** in either non-RFMU Receiving Areas or **RFMU Receiving lands** .

vi. Prohibition on severance of **development** rights.

a) Neither **TDR credits** nor **TDR** Early Entry **Bonus credits** shall be generated from **RFMU sending lands** where a conservation easement or other similar **development** restriction prohibits the residential **development** of such property, with the exception of those **TDR** Early Entry **Bonus credits** associated with **TDR credits** severed from March 5, 2004, until [the effective date of this provision]. Environmental Restoration and Maintenance **Bonus credits** and Conveyance **Bonus credits** may only be generated from those **RFMU sending lands** where a conservation **easement** or other similar **development** restriction on **development** was imposed in conjunction with the severance of **TDR credits** .

b) Neither **TDR credits** nor any **TDR Bonus credits** shall be generated from **RFMU sending lands** that were cleared for agricultural operations after June 19, 2002, for a period of twenty-five (25) years after such clearing occurs.

d. **Redemption** of TDRs into non- **RFMU receiving areas** .

i. Redemption into urban areas.

a) Maximum **density** increase. In order to encourage residential in-fill in urban areas of existing **development** outside of the Coastal High Hazard Area, a maximum of 3 residential **dwelling units** per gross acre may be requested through a rezone petition for projects qualifying under this residential infill provisions of the Future Land Use Element **density** Rating System, subject to the applicable provisions of Chapters 2 and 9 of this Code, and the following conditions:

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i) The project is 20 acres or less in size;

ii) At time of **development** , the project will be served by central public water and sewer;

iii) The property in question has no common site **development** plan in common with **adjacent** property;

iv) There is no common ownership with any **adjacent parcels** ; and

v) The **parcel** in question was not created to take advantage of the in-fill **residential density** bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989.

vi) Of the maximum 3 additional units, one (1) dwelling unit per acre shall be derived from **RFMU sending lands** and redeemed at Site Plan or prior to Plat recordation.

b) **Developments** which meet the residential infill conditions i) through v) above may increase the base **density** administratively through a Site **Development** Plan or Plat approval by a maximum of one dwelling unit per acre by redeeming additional **density** derived from **RFMU district** Sending Lands.

ii. **Redemptions** into the Urban Residential Fringe shall be permitted exclusively through the use of TDR credits and **TDR Bonus credits** derived from RFMU sending lands located within one mile of the Urban Boundary to increase **density** by a maximum of 1.0 **dwelling units** per acre, allowing for a **density** increase from the existing allowable base **density** of 1.5 dwelling units per acre to a maximum of 2.5 **dwelling units** per gross acre.

e. **Redemption** into **RFMU receiving lands** .

i. Maximum **density** on **RFMU receiving lands** when **TDR credits** are redeemed.

a) The base **residential density** allowable shall be as provided in sections 2.03.08 A.2.a.(2)(a) and 2.03.08 A.2.b.(3)(a).

b) The density achievable through the **redemption** of TDR credits and **TDR Bonus credits** into RFMU receiving lands shall be as provided for in section 2.03.08 A.2.a.(2)(b)(i) outside of rural villages and sections 2.03.08 A.2.b.(3)(b) and 2.03.08 A.2.b.(3)(c)(i) inside of rural villages.

ii. Remainder uses after TDR credits are severed from RFMU sending lands. Where development rights have been severed from RFMU district Sending Lands, such lands may be retained in private ownership and may be used as set forth in section 2.03.08 A.4.b.

f. Procedures applicable to the severance and **redemption** of **TDR credits** and the generation of **TDR Bonus credits** from **RFMU sending lands** .

i. General. Those developments that utilize such **TDR credits** or **TDR Bonus credits** are subject to all applicable permitting and approval requirements of this Code, including but not limited to those applicable to site **development** plans, plat approvals, PUDs, and DRIs.

a) The severance of TDR credits and the generation of Early Entry **Bonus credits** from RFMU sending lands does not require further approval of the County if the County determines that information demonstrating compliance with all of the criteria set forth in ii.a) below has been submitted. However, those developments that utilize such **TDR credits** and Early Entry **Bonus credits** are subject to all applicable permitting and approval requirements of this Code, including but not limited to those applicable to site **development plans** , plat approvals, PUDs, and DRIs.

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b) The generation of Environmental Restoration and Maintenance **Bonus credits** and Conveyance **Bonus credits** requires acceptance by the County of a RMP.

ii. In order to facilitate the County's monitoring and regulation of the **TDR** Program, the County shall serve as the central registry for all **TDR** severances, transfers (sales) and **redemptions** , as well as maintain a public listing of **TDR credits** available for sale along with a listing of purchasers seeking **TDR credits** . No **TDR credit** generated from **RFMU sending lands** may be utilized to increase **density** in any area unless the following procedures are complied with in full.

a) **TDR credits** shall not be used to increase **density** in either non-RFMU Receiving Areas or **RFMU receiving lands** until severed from **RFMU sending lands** . **TDR credits** shall be deemed to be severed from **RFMU sending lands** at such time as a **TDR credit** Certificate is obtained from the County. **TDR credit** Certificates shall be issued only by the County and upon submission of the following:

i) a legal description of the property from which the RFMU **TDR credits** originated, including the total acreage;

ii) a title opinion establishing that, prior to the severance of the **TDR credits** from **RFMU sending lands** , such sending lands were not subject to a conservation restriction or any other **development** restriction that prohibited residential **development** ;

iii) an affidavit, signed by the owner, stating that the property was not subject to a conservation restriction or any other **development** restriction that prohibited residential **development** during the period between the effective date of the title opinion and conservation easement recordation;

iv) an executed Limitation of Development Rights Agreement, prepared in accord with the form provided by the County, that limits the allowable uses on the property after the severance of **TDR credits** as set forth in section 2.03.08 A.4.b.; and

v) a statement identifying the price, or value of other remuneration, paid to the owner of the **RFMU sending lands** from which the **TDR credits** were generated and that the value of any such remuneration is at least $25,000 per **TDR credit** , unless such owner retains ownership of the **TDR credits** after they are severed, unless the RFMU or non- **RFMU receiving lands** on which the **TDR credits** will be redeemed and the **RFMU sending lands** from which the **TDR credits** were generated are owned by the same persons or entities or affiliated persons or entities; and

vi) a statement attesting that the **TDR credits** are not being severed from **RFMU sending lands** in violation of subsection 2.03.07 D.4.c.vi.b) of the Code.

vii) documented evidence that, if the property from which TDRs are being severed is subject to a mortgage, lien, or any other security interest; the mortgagee, lien holder, or holder of the security interest has consented to the recordation of the Limitation of Development Rights Agreement required for TDR severance; transfer (sale) of **TDR credit** ; and **redemption** of **TDR credit** .

b) **TDR Bonus credits** shall not be used to increase **density** in either non-RFMU receiving areas or **RFMU receiving lands** until a **TDR credit** certificate reflecting the **TDR Bonus credits** is obtained from the County and recorded.

1) Early Entry **Bonus credits** . All **TDR credit** certificates issued by the County for the period from the effective date of this provision until March 27, 2015,

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unless further extended by resolution by the Board of County Commissioners, shall include one Early Entry **Bonus credit** or fractional Early Entry **Bonus credit** for each **TDR credit** or fractional **TDR credit** reflected on the **TDR credit** certificate. Where **TDR credits** were severed from March 5, 2004, until the effective date of this provision, the County shall, upon receipt of a copy of the **TDR credit** certificate reflecting those previously severed **TDR credits** , issue a **TDR credit** certificate entitling Early Entry **Bonus credits** equal in number to the previously severed **TDR credits** .

2) Environmental Restoration and Maintenance **Bonus credit** . A **TDR** certificate reflecting Environmental Restoration and Maintenance **Bonus credits** shall not be issued until the County has accepted a RMP for the sending lands from which the Environmental Restoration and Maintenance **Bonus credit** is being generated. Any **sending lands** from which **TDR credits** have been severed may also be used for mitigation programs and associated mitigation activities and uses in conjunction with any county, state or federal permitting. Where the Environmental Restoration and Maintenance Credit is applied for **sending lands** that are also being used (title or easement) for mitigation for permits or approvals from the U.S. Army Corps of Engineers, U. S. Fish and Wildlife Service, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, or the South Florida Water Management District, the County shall accept as the RMP for the sending mitigation lands, the restoration and/or maintenance requirements of permits issued by any of the foregoing governmental agencies for said lands.

3) Conveyance Bonus credit. A **TDR** certificate reflecting Conveyance **Bonus credits** shall not be issued until the County has accepted a RMP for the **Sending Lands** from which the Conveyance **Bonus credit** is being generated and such sending lands have been conveyed, in fee simple, to a County, state, or federal government agency.

c) A PUD or DRI utilizing **TDR credits** or **TDR Bonus credits** may be conditionally approved, but no subsequent application for site **development** plan or **subdivision** plat within the PUD or DRI shall be approved, until the developer submits the following:

i) documentation that the developer has acquired all **TDR credits** and **TDR Bonus credits** needed for that phase of the **development** that is the subject of the site **development** plan or **subdivision** plat.

d) The developer shall provide documentation of the acquisition of full ownership and control of all **TDR credits** and **TDR Bonus credits** needed for the **development** prior to the approval of any site **development** plan, **subdivision** plat, or other final local **development** order, other than a PUD or DRI.

e) Each **TDR credit** shall have an individual and distinct tracking number, which shall be identified on the TDR certificate that reflects the **TDR credit** . The County TDR Activity Log shall maintain an ongoing database that categorizes all **TDR credits** relative to severance, transfer (sale) and redemption activity.

f) Each **TDR Bonus credit** shall have an individual and distinct tracking number, which shall be identified on the **TDR** certificate and which shall identify the specific **TDR credit** associated with the **TDR Bonus credit** . The County **TDR** Registry shall maintain a record of all **TDR Bonus credits** , to include a designation of those that have been expended.

g) The County bears no responsibility to provide notice to any person or entity holding a lien or other security interest in **Sending Lands** that **TDR credits** have

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been severed from the property or that an application for such severance has been filed.

g. Proportional utilization of **TDR credits** and **TDR Bonus credits** . Upon the issuance of approval of a site **development** plan or **subdivision** plat that is part of a PUD or DRI, **TDR credits** and **TDR Bonus credits** shall be redeemed at a rate proportional to percentage of the PUD or DRI's approved gross **density** that is derived through **TDR credits** and **TDR Bonus credits** . All PUDs and DRIs utilizing **TDR credits** and **TDR Bonus credits** shall require that the rate of **TDR credit** and **TDR Bonus credits** consumption be reported through the monitoring provisions of section 10.02.12 and subsection 10.02.07.C.1.b of this Code.

5. In accordance with § 380.05, F.S. and chapter 73-131 Laws of Florida, the administrative commission instituted regulations for the Big Cypress Area of Critical State Concern "ACSC". The purpose of these regulations is to conserve and protect the natural, environmental, and economic resources of the Big Cypress area. Furthermore, these regulations are to provide a land and water management system that will preserve water quality, provide for the optimum utilization of the limited water resources of the area, facilitate orderly and well-planned **development** , and protect the health, safety and welfare of residents of the state. The Florida Administrative Code establishes criteria for site alteration, drainage, transportation facilities and **structure** installation. These regulations are implemented through the land **development** regulations as set forth in section 4.02.14. An overlay zoning classification to be known as Area of Critical State Concern/Special Treatment Overlay shall be designated on the Official Zoning Atlas with symbol ACSC-ST.

§ 3.D; Ord. No. 19-09, § 3)

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3.06.00 - GROUNDWATER PROTECTION

3.06.01 - Purpose and Intent

A. The purpose of this section is to establish standards, regulations, and procedures for the review and approval of existing and proposed **development** within mapped wellfield protection zones in the unincorporated area and the incorporated areas of the County. The standards and regulations of this section shall be implemented to protect existing and future wellfields, protect natural **aquifer** system recharge areas, protect Countywide groundwater resources, and to protect the public health and resources through regulation and establishment of standards for **development** involving the use, storage, generation, handling, and disposal of quantities of **hazardous products** and **hazardous waste** in excess of identified quantities, disposal of sewage and effluent, stormwater management, earthmining, petroleum exploration, **solid waste** , and other related aspects of land use and **development** .

B. It is the intent of the BCC that this section implement and be consistent with the Collier County GMP. Implementation will provide for the long-term protection of the County's groundwater resource, and through the management of those land uses and **developments** within wellfield management special treatment overlay zones and Countywide groundwater protection zones, ensure short-term protection. This section is intended to be consistent with principles of property rights, as balanced with the health, safety, and welfare of the general public.

C. In order to protect the County's potable groundwater resources, this section establishes Countywide groundwater protection standards, implemented through a Countywide groundwater protection zone, and a series of wellfield risk management special treatment overlay zones around identified public water supply wellfields. These special treatment overlay zones and groundwater protection zone form the basis of land use management prohibitions and regulations to reduce or eliminate the potential for groundwater contamination from specified land uses and activities.

3.06.02 - Protected Public Water Supply Wellfields

A. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated **development**) shall be regulated under this section.

B. There are hereby created wellfield risk management special treatment overlay zones around each existing public water supply wellfield permitted by the SFWMD, to withdraw a minimum of 100,000 average gallons per day or more. These wellfield risk management special treatment overlay zones are generally depicted on wellfield protection zone maps and are made a part hereof as Illustration 3.06.02 A. Wellfield risk management special treatment overlay zones shall be supplemental to existing and future zoning and land use regulations, and shall not be deemed to permit or authorize any use or activity not otherwise permitted in the underlying zoning district or allowable in the underlying future land use designation.

3.06.03 - Description and Basis of Wellfield Risk Management Special Treatment Overlay Zones

Wellfield risk management special treatment overlay zones are derived from the three-dimensional computer-modeled analysis of groundwater flow and solute transport in the County's freshwater **aquifer** system, as prepared and presented in a study commissioned by the County and known as the "Three-Dimensional Simulation of Wellfield Protection Areas in Collier County, Florida" (Voorhees and Mades, 1989) (the three-dimensional wellfield study).

A. *Wellfield risk management special treatment overlay zone W-1 (zone W-1).* The land area between an identified wellfield and the five (5) percent groundwater capture zone, approximating the one (1) year wellfield risk management special treatment overlay zone boundary, as shown on the wellfield risk management special treatment overlay zone map, Illustration 3.06.02 A, which area shall be protected from the **discharge** or accidental release of

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contaminants from a sanitary hazard or other contaminant source, including the **discharge** or accidental release of **hazardous products** and **hazardous wastes** .

B. *Wellfield risk management special treatment overlay zone W-2 (zone W-2).* The land area between zone W-1 and the ten (10) percent groundwater capture zone, approximating the two (2) year wellfield risk management special treatment overlay zone boundary, as shown on the wellfield risk management special treatment overlay zone map, Illustration 3.06.02 A, which area shall be protected from the discharge or accidental release of contaminants, including from a sanitary hazard or other contaminant source and the discharge or accidental release of **hazardous products** and **hazardous wastes** .

C. *Wellfield risk management special treatment overlay zone W-3 (zone W-3).* The land area between zone W-2 and the twenty-five (25) percent groundwater capture zone, approximating the five (5) year wellfield risk management special treatment overlay zone boundary, as shown on the wellfield risk management special treatment overlay zone map, Illustration 3.06.02 A, which area may be protected from the discharge or accidental release of specific contaminants, including the discharge or accidental release of **hazardous products** and **hazardous wastes** .

D. *Wellfield risk management special treatment overlay zone W-4 (zone W-4).* The land area between zone W-3 and the 100 percent groundwater capture zone for the twenty (20) year planning limit, which is the twenty (20) year wellfield risk management special treatment overlay zone boundary, as shown on the wellfield risk management special treatment overlay zone map, Illustration 3.06.02 A, which area may be protected from the discharge or accidental release of specific contaminants, including the discharge or accidental release of **hazardous products** and **hazardous wastes** .

3.06.04 - Groundwater Protection

A. There are hereby created groundwater protection special treatment overlay zones, as generally depicted on the wellfield risk management special treatment overlay zone maps, Illustration 3.06.02 A. These groundwater protection special treatment overlay zones reflect wellfield risk management zones W-1, W-2, W-3, and W-4; areas of high natural **aquifer** recharge in the County (ST-NAR), and the natural recharge areas of the County that require minimum groundwater protection and within which future public water supply wells may be located (GWP).

B. Wellfield risk management special treatment overlay zones, high natural **aquifer** recharge special treatment zones (ST-NAR), and groundwater protection special treatment overlay zones shall be supplemental to existing and future zoning and land use regulations, and shall not be deemed to permit or authorize any use or activity not otherwise permitted in the underlying zoning district or allowable in the underlying future land use designation.

C. The high natural **aquifer** recharge special overlay zones (ST-NAR) and the groundwater protection zones (GWP) are based upon:

1. Those portions of the County identified as areas of high natural **aquifer** recharge to the surficial and intermediate **aquifer** systems (ST-NAR).

2. The susceptibility of the surficial and intermediate **aquifer** systems in the County to contamination resulting from surficial activities and the need for protection of the groundwater resource as a future public water supply (GWP).

D. High natural aquifer recharge areas (ST-NAR). These areas have not yet been defined. The prohibitions and regulations for this special treatment overlay zone shall be based upon the determination and designation of those portions of the County that naturally function as high natural recharge areas to the surficial and intermediate **aquifer** systems. Upon identification of ST-NAR areas, pursuant to these regulations, shall be amended to include the ST-NAR special treatment overlay zone where appropriate.

E. Groundwater protection area (GWP). All of the County provides natural **aquifer** recharge to the water table **aquifer** , and the potential for natural **aquifer** recharge to the unconfined or semi-

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confined portions of the Lower Tamiami and Sandstone **aquifers** . Natural **aquifer** recharge from the water table **aquifer** constitutes approximately eighty (80) percent of the recharge to the Lower Tamiami **aquifer** on a regional basis. That area of the County, excluding W-1, W-2, W-3, W-4, and ST-NAR, shall be provided with a minimum level of groundwater protection and shall be designated as GWP.

3.06.05 - Annual Review of Zones

The wellfield risk management special treatment overlay zone maps, Illustration 3.06.02 A, shall be reviewed by the BCC on an annual basis, or more often as may be determined by the County Manager or designee in his discretion upon the occurrence of:

A. Changes in technical knowledge concerning the understanding of groundwater hydraulics, as applied to the hydrogeology of applicable **aquifer** systems in the County.

B. Changes in the permitted withdrawals from the identified wellfield(s).

C. Reconfiguration of identified wellfields.

D. The designation of new wellfield(s) as protected under this section.

E. Availability of any other technical or scientific information relative to the **aquifer** systems in the County.

3.06.06 - Regulated Wellfields

The following wellfield risk management special treatment overlay zones, as defined in section 3.06.03, and criteria specified herein shall be applied to the following wellfields:

A. City of Naples East Golden Gate Well Field.

B. City of Naples Coastal Ridge Well Field.

C. Collier County Utilities Golden Gate Well Field.

D. Everglades City Well Field.

E. Florida Governmental Utility Authority Golden Gate City Well Field.

F. Orange Tree Well Field.

G. Immokalee Well Field.

H. Ave Maria Utility Company Well Field.

I. Port of the Islands Well Field.

COLLIER COUNTY UTILITIES
GOLDEN GATE WELL FIELD

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

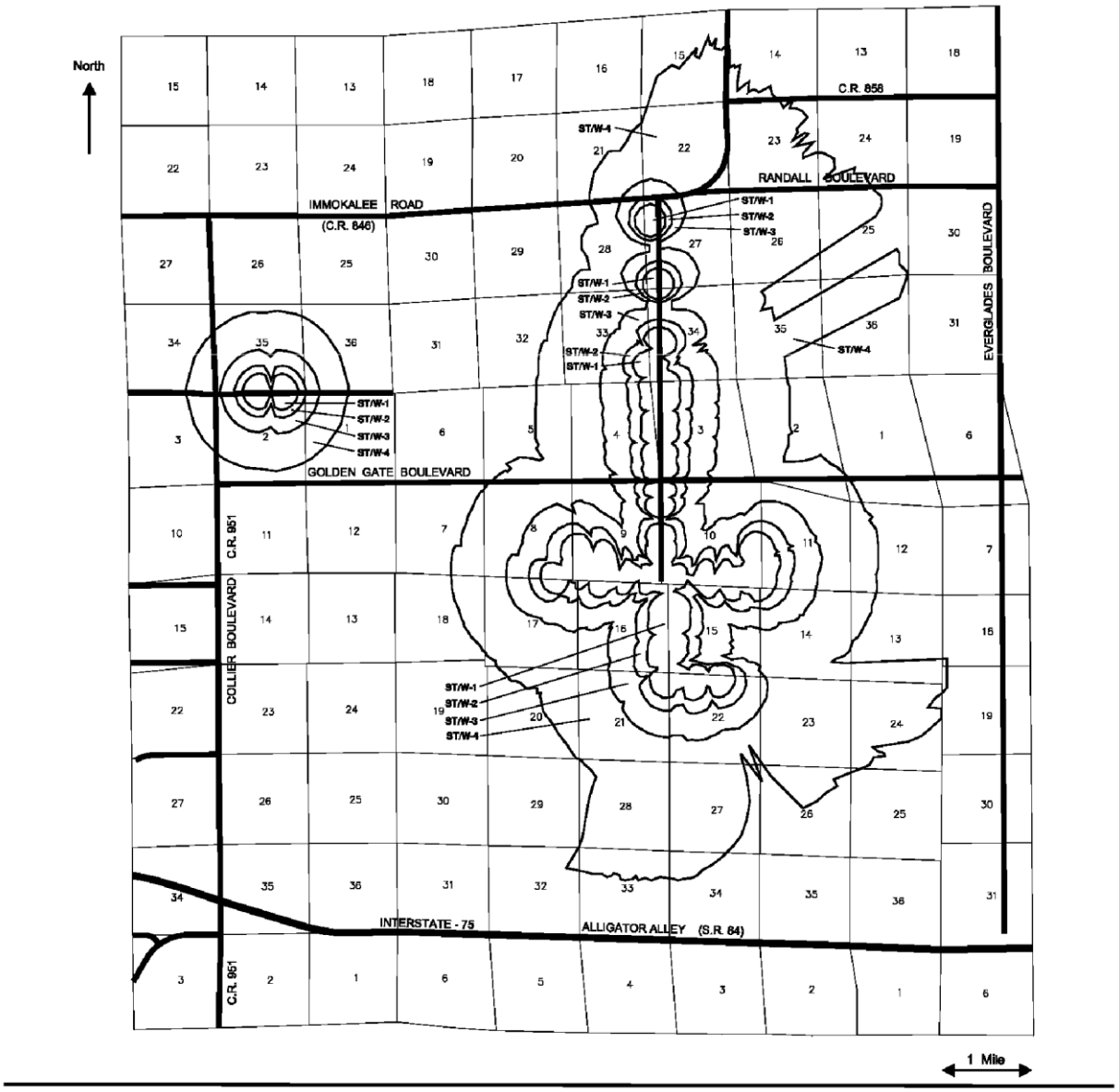

Illustration 3.06.06 C.

For more detailed information, refer to the Collier County Zoning Map at http://www.colliergov.net/Index.aspx?page=992

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

J. Variance

Reference **LDC** sections 9.04.00, 8.10.00, and **LDC** Public Notice subsection 10.03.06 F.

Applicability An **applicant** may seek a variance from dimension standards if the **LDC** creates an unreasonable hardship, as defined in **LDC** section 9.04.00.

⇔*See Chapter 3 I. of the Administrative Code for a Sign Variance.*

Initiation The **applicant** files a "*Variance Petition Application*" with the Planning & Zoning Division.

Pre-Application A pre-application meeting is required.

Application Contents The application must include the following:

1. **Applicant contact information.**
2. **Addressing checklist.**
3. **Electronic copy of all documents.**
4. Property information, including:
    - Legal description;
    - **Property identification number;**
    - Section, township and range;
    - Subdivision, unit, lot and block, or metes and bounds description;
    - Acreage; and
    - Address of subject site and general location.
5. Zoning Information, including:
    - Zoning and land use of adjacent properties; and
    - Minimum yard requirements for subject property.
6. The name and mailing address of all registered Home Owners Associations and civic associations whose members are impacted by the application.
7. A detailed explanation of the request including:
    - Existing and proposed structures;
    - The amount of encroachment proposed;
    - Survey of property showing the encroachment (measured in feet);
    - Date of purchase by property owner;
    - The date the existing principal structure was built (include building permit numbers if possible);
    - Explanation of why encroachment is necessary;
    - How existing encroachment came to be, if applicable;
8. Project narrative providing a detailed description/explanation of the variance, why it is requested, and the relevant criteria in LDC section 9.04.03.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

9. An Official Interpretation or Zoning Verification Letter, if applicable.
10. A copy of the Pre-application meeting notes.
11. A Conceptual Site Plan (24 in. x 36 in.) and one 8 ½ in. x 11 in. copy.
12. A copy of the last recorded deed, contract for sale or agreement for sale, or a notarized statement of ownership.
13. An 8 ½ in. x 11 in. graphic location map of the site.
14. Aerial photographs (taken within the previous 12 months at a minimum scale of 1 in. = 200 ft.), showing FLUCCS Codes, legend, and project boundary.
15. Historical Survey or waiver, if applicable.
16. Environmental Data Requirements. ⇔See LDC subsection 3.08.00 A.
17. Owner/agent affidavit as to the correctness of the application.
18. Once the first set of review comments are posted, the following mailed notice documents shall be submitted to the assigned Planner:
    - A list of the names and addresses of property owners to receive the mailed notice; and
    - Draft of the mailed notice letter.

Completeness and Processing of Application

The Planning & Zoning Division will review the application for completeness. After submission of the completed application packet accompanied with the required fee, the **applicant** will receive a mailed or electronic response notifying the **applicant** that the petition is being processed. Accompanying that response will be a receipt for the payment and the tracking number (i.e., XX201200000) assigned to the petition. This petition tracking number should be noted on all future correspondence regarding the petition.

Notice

Notification requirements are as follows. ⇔ *See Chapter 8 of the Administrative Code for additional notice information*.

1. **Mailed Notice**: Written notice shall be sent to **property owners** within 150 feet of the subject area at least 15 days before the advertised Hearing Examiner hearing. The **mailed notice** shall be sent by the **applicant** following approval by the Planning and Zoning Division.
2. **Newspaper Advertisements**: The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:
    - Date, time, and location of the hearing;
    - Description of the requested variance; and
    - 2 in. x 3 in. map of the project location.
3. **Sign:** (see format below) Posted at least 15 days before the advertised Hearing Examiner hearing date.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

PUBLIC HEARING REQUESTING _____

PETITION NUMBER: _____
TO PERMIT: _____
(Request-Sufficiently clear to describe the project)
LOCATION: _____
DATE: _____ TIME: _____
CONTACT: _____

THE ABOVE TO BE HELD AT THE GROWTH MANAGEMENT DIVISION BUILDING, 2800 N. HORSESHOE DR., NAPLES, FL 34104 OR AS OTHERWISE DESIGNATED.

Public Hearing

1. The Hearing Examiner shall hold at least 1 advertised public hearing. ⇔*See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.*

Decision maker

The Hearing Examiner.

Review Process

The Planning & Zoning Division will review the application and identify whether additional materials are needed. Staff will prepare a Staff Report, utilizing criteria established in **LDC** section 9.04.03, to present to the Office of the Hearing Examiner for a decision.

Updated

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: Variance
Date and Time: Wednesday, 12/4/19, 1:30 PM

Assigned Planner: Gil Martinez

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

Project Information

Project Name: Kapok St SLC009 AT&T Firstnet Cell Tower

PL #: PL20190002701

Property ID #: 00307840002 **Current Zoning:** A

Project Address: Kapok Street **City:** Naples **State:** FL **Zip:** 34117

Applicant: James A Alderman II

Agent Name: City Switch/James Alderman **Phone:** (954) 303-3170

Agent/Firm Address: 6122 7th Ave W **City:** Bradenton **State:** FL **Zip:** 34209

Property Owner: Johannes Steffens

Please provide the following, if applicable:

i. **Total Acreage:** _____

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

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

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

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

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

_____

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally, a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

PROPERTY IS LOCATED IN RFMU - NBMO OVERLY.
PLEASE PROVIDE ENVIRONMENTAL DATA: FLUCFCS MAP, LISTED SPECIES SURVEY (INCLUDE BONNETED BAT; BLACK BEAR)
THE CELL TOWER IS CONSIDERED ESSENTIAL PUBLIC SERVICES AND NO PRESERVED VEGETATION IS REQUIRED PER 3.05.07 C 4.c
PLEASE EXPLAIN HOW THE PROJECT MEETS CCME OBJECTIVES 6.1.1 + 7.1.1 (CONSERVATION + COASTAL MANAGEMENT ELEMENT).

* PLEASE SEE ATTACHED ENVIRONMENTAL CHECKLIST

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

ZONING - See ATTACHED NOTE FROM PLANNER GIL MARTINEZ

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

* See ATTACHED ENVIRONMENTAL CHECKLIST

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

ZONING PRE-APP NOTES

Mr. Alderman, please note that staff has determined that your petition will require a Conditional Use pursuant to section 5.09.G.3. It will also require the variance you applied for. Please apply for a pre-application meeting to address the conditional use requirements.

Thank You.

Gil Martinez
Principal Planner

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Sign-In Sheet

PL# PL20190002701

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☒ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☐ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☒ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County

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GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400

☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☒	Ellen Murray	Operations Coordinator	252-5752	Ellen.Murray@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Jim Alderman	City Switch	954-303-3170	
			JJWIRELESSCONSULTING@yahoo.com

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Environmental Checklist
Conditional Use
Project Name CitySwitch Cell Tower (PL20190002701)

1. Is the project is in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library

2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627

3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2). Preserve Label- P546

4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547

5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603

6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550

7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New

8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522

9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522

10. Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626

Additional Comments:

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

RFMU Environmental PUDZ-PUDA Checklist
Project Name –

1. Is the project is in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library

2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627

3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.H.1). Preserve Label- P546

4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547

5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603

6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550

7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New

8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522

9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522

10. PUD Document and Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2)

11. If the PUD includes a **Preserve Tract** section

    A. Principal Use: Preserve
    B. Accessory Uses: Uses subject to LDC section *Allowable uses within County required preserves*

    Alternate format. If the agent insists on listing specific uses under Accessory Uses, the following language shall be used for B:

    B. Passive uses are allowed within preserves to provide for access to the preserve, as long as any clearing required to facilitate these uses does not impact the minimum required native vegetation or cause loss of function to the preserve. Passive uses are subject to LDC section *Allowable uses within County required preserves*:
        1. Pathways
        2. Stormwater only when in accordance with the LDC.

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

12. Site Plan note when Preserve acts as Landscape Buffer – COORDINATE WITH LANDSCAPE REVIEW. Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document or master plan:

    Type B or C Landscape Buffer (provide as Buffer commitment):
    Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07. In order to provide the required (insert Type B or C) buffer, a minimum 6-foot-wide landscape buffer easement located outside of the preserve will be conveyed by owner to a homeowner's association or condominium association at time of SDP or plat approval. Owner will plant additional landscape material in the buffer easement to achieve the opacity requirement no later than one year from the issuance of the first residential certificate of occupancy.

    Do not include this as an Environmental Commitment. If Landscape Review wants to include as a commitment, it shall go into a Buffer section.

13. PUD Document shall identify any listed species found on site and/or describe any unique vegetative features that will be preserved on the site. (LDC 10.02.13.A.2.) Unique Features- P628
    Example: A management plan for the entire project shall be submitted in accordance with the requirements and procedures of the LDC for listed species including but not limited to Black Bear, Gopher Tortoise and listed birds. The management plan shall be submitted prior to development of the first phase of the project. IF NEEDED.

14. Review cross-sections if provided; they are not required with the PUD. However, sometimes they are provided. Is there any fill proposed in the preserve?

15. Wetlands within the RFMU District and the Urban Designated Area Lake Trafford/Camp Keais wetland system shall provide an assessment of the value and function of the onsite wetlands (WRAP score). Direct impacts of development shall be directed away from high quality wetlands. (LDC 3.05.07.F.3.a)

16. Wetlands within the RFMU District and the Urban Designated Area Lake Trafford/Camp Keais wetland system being utilized by listed species, serving as wildlife corridors and existing wetland flow ways shall be preserved onsite, even if by doing so exceeds the required preservation acreage. (LDC 3.05.07.F.3.b-c)

17. Wetland preserves within the RFMU District and the Urban Designated Area Lake Trafford/Camp Keais wetland system shall have a vegetated (existing or planted) upland buffer located landward from the approved jurisdictional line. Provide planting plan and plant list if supplemental planting is required. (LDC 3.05.07.F.3.f)

18. All direct impacts to wetlands within the RFMU District and the Urban Designated Area Lake Trafford/Camp Keais wetland system shall be mitigated. Provide a mitigation assessment. (LDC 3.05.07.F.3-4)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Collier County
Growth Management Department
Zoning Division

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

PL20190002701 – Kapok St SLC009 AT&T Firstnet Cell Tower (VA) - PRE-APP INFORMATION

Assigned Ops Staff: Ellen Murray
Camden Smith, (Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Jim Alderman / 954-303-3170 / jjwirelessconsult@yahoo.com

- Agent to list for PL#

  City Switch / Jim Alderman

- Owner of property (all owners for all parcels)
  - JOHANNES STEFFENS (Parcel: 00307840002)

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

  Pre-Application for Variance

- Please list the **details of the project** including density, proposed or considered uses for the project, size of commercial vs. residential, number of homes/units/offices/docks (any that apply):

  The project is for a 250' self-support tower within a parcel (00307840002) located east of Kapok St. This parcel has the agricultural zoning designation with the Rural Fringe Mixed Use and North Bell Meade Overlay districts. The proposed tower will be located within a 75'x75' compound centered within a 100'x100' lease area. The parcel is approximately 170' wide and the center of the tower is being proposed 74' from the eastern property line.

- **Details about Project (choose type that applies):**

  Variance – We are seeking a variance from the ½ tower height setback requirement. The code states that a tower should be setback the greater of ½ the tower height or the collapse radius. Please note, we have a certified letter stating that, in the unlikely event of total separation, the proposed tower would result in collapse within a the 100'x100' lease area.

REQUIRED Supplemental Information provided by:
Name Kyle Lotze
Title Project manager
Email klotze@ignitewireless.com
Phone 470-239-0846

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

CITYSWITCH

Collier County, FL
Zoning Division
2800 North Horseshoe Dr
Naples, FL 34104

Re: Variance Application for Wireless Telecommunications Tower
CitySwitch II, LLC
Kapok St./FLC009

To Whom It May Concern,

We are hereby applying for a Setback Variance of the required half of the tower height setback (125ft) as required by LDC 2.03.08.A.2.a.3.x. of the Collier County Zoning Regulations in order to construct and maintain a Wireless Telecommunications Tower on the property located at Kapok Street, Naples, FL 34117. We are proud to say that the proposed structure will be utilized by AT&T to support the deployment of FirstNet. If unfamiliar, in 2017 the Department of Commerce and First Responder Network Authority (FirstNet) signed a 25-year contract with AT&T to build the first nationwide wireless network for America's First Responders. The FirstNet network is planned to cover all 50 states, five U.S. territories and the District of Columbia, including rural communities and tribal lands. In 2018, CitySwitch was honored to execute an agreement with AT&T to assist in building the infrastructure needed for the deployment of FirstNet as well as their existing wireless network needs. Additional information on FirstNet can be found online at https://firstnet.gov/ .

Should you have any questions regarding the application and/or supporting documents provided, please feel free to contact Jim Alderman at 954-303-3170 or email at jjwirelessconsult@yahoo.com .

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Sabre Industries
Towers and Poles

November 18, 2019

Tim Cook
CitySwitch
1900 Century Place NE, Suite 320
Atlanta, GA 30345

RE: Proposed 250' Sabre Self-Supporting Tower for Kapok Street, FL

Dear Mr. Cook,

Upon receipt of order, we propose to design a tower for the above referenced project for an ASCE 7-16 Ultimate Wind Speed of 160 mph, Structure Class II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. ***Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles***. In the unlikely event of total separation, this would result in collapse within a 100' x 100' compound.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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)	☐	☑	☐
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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

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

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	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 E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

State of Florida
Department of State

I certify from the records of this office that IGNITE WIRELESS, INC. is a Georgia corporation authorized to transact business in the State of Florida, qualified on June 30, 2020.

The document number of this corporation is F20000003016.

I further certify that said corporation has paid all fees due this office through December 31, 2020 and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fourteenth day of July, 2020

Secretary of State

Tracking Number: 2808137266CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

FLORIDA DEPARTMENT OF STATE
Division of Corporations

May 15, 2020

Qualification documents for CITYSWITCH II-A, LLC were filed on May 14, 2020, and assigned document number M20000004488. Please refer to this number whenever corresponding with this office.

Your limited liability company is authorized to transact business in Florida as of the file date.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a $400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Please notify this office if the limited liability company address changes.

Should you have any questions regarding this matter, please contact this office at the address given below.

Mel Solomon
Senior Section Administrator
Registration Section
Division of Corporations

Letter Number: 020A00009889

Account number: FCA000000015

Amount charged: 125.00

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. CitySwitch II-A, LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C," or "LLC.")

2. Georgia
(Jurisdiction under the law of which foreign limited liability company is organized)

3. 82-2696973
(FEI number, if applicable)

4. _____
(Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 1900 Century Place
Suite 320
Atlanta, GA 30345
(Street Address of Principal Office)

6. 1900 Century Place
Suite 320
Atlanta, GA 30345
(Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Paracorp Incorporated

Office Address: 155 Office Plaza Drive, 1st Floor

Tallahassee (City), Florida 32301 (Zip code)

2019 MAY 14 AM 9:08

Registered agent's acceptance:
Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

J. Hemen
(Registered agent's signature)

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

Title or Capacity:	Name and Address:	Title or Capacity:	Name and Address:
■Manager	Name: Robert G. Raville	☐Manager	Name:
☐Member	Address: 1900 Century Pl NE	☐Member	Address:
☐Authorized	Suite 320	☐Authorized	
Person	Atlanta, GA 30345	Person	
☐Other	☐Other	☐Other	☐Other
■Manager	Name: David Mueller	☐Manager	Name:
☐Member	Address: 1900 Century Pl NE	☐Member	Address:
☐Authorized	Suite 320	☐Authorized	
Person	Atlanta, GA 30345	Person	
☐Other	☐Other	☐Other	☐Other
☐Manager	Name: George E. Orr, Jr	☐Manager	Name:
☐Member	Address: 1900 Century Pl NE	☐Member	Address:
■Authorized	Suite 320	☐Authorized	
Person	Atlanta, GA 30345	Person	
☐Other	☐Other	☐Other	☐Other

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

George E. Orr, Jr
Signature of an authorized person

George E. Orr, Jr
Typed or printed name of signee

2020 MAY 14 AM 9:08

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Control Number : 17094992

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

CitySwitch II-A, LLC
a **Domestic Limited Liability Company**

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number	: 19138034
Date Inc/Auth/Filed	: 08/31/2017
Jurisdiction	: Georgia
Print Date	: 05/14/2020
Form Number	: 211

Brad Raffensperger

Brad Raffensperger
Secretary of State

Attachment: Attachment E- Application-Backup Materials (14445 : PL20190002701 Kapok St. Cell Tower)

Timothy.finn@colliercountyfl.gov
Subject: Oppositional Letter to variance application PL20190002701

Dear Mr. Finn and others to whom it may concern:
My family and I submit this letter in opposition to the above numbered application for permitting, including the seeking of a variance.

The above application would seek to allow construction of a very tall Communication Tower on a very small parcel of land by substituting for certain setback requirememts. The parcel is located immediately next to and is contiguous to land on which my family and I reside in a "Dome" we call "Dome of the Glades" and which I would describe, perhaps too poetically, as follows:

> The Dome of the Glades is a gorgeous geodesic dome residence designed by architect Buckminster Fuller. It is located less than fourteen miles, as the crow flies, from the beautiful white sand beaches of the Gulf of Mexico.The land was purchased 50 years ago by the current owners and is in a protected area which has remained pristine. Until the 21st century, the Dome was so remotely located, few people even knew of its existence.
> About two decades ago, Collier County adopted and still retains what has been touted as an "innovative" program meant to protect wetlands,wildlife and habitat from unrestrained growth. The Rural Fringe Mixed Use District limited the real estate ownership rights for persons holding land in either the designated "sending" or "receiving" areas, which include the small parcel now seeking a variance. The program is/was designed to "direct growth potential to appropriate locations." The county, assured land holders that this plan was not inverse condemnation since the "taking" of these real property rights would be paid for, as to the "sending" areas, by allowing development credits to be sold to those in the "receiving" area. As to the "receiving" area, limitations on density and other restrictions would remain in place but could be removed by purchasing development "credits" from sending areas. Allowing the construction of a huge Communication Tower in the very center of areas which have reliantly remained pristine, is totally contrary to the plan Collier County assured citizens they could depend on. To illustrate, when Ave Maria was initiated, also several decades ago, a plan which is, in part, almost word for word the same plan as the Rural Fringe plan here, also had receiving areas which invited development of thoughtful and desirable villages. The building of a huge communications Tower in what is now the center of Ave Maria would certainly never have been allowed. Our community, which we and our neighbors refer to as North Belle Meade has evolved very slowly but "naturally" until now. It's beauty and "old Florida" character display potential for becoming a cultural center to exhibit how humankind can (and perhaps must) respect and learn to live with nature rather than to control it.
> Other factors in opposition include:
>
> 1. Failure of proper notification. A letter from Ignite Wireless stated that someone would be contacting me "directly within the next few days...." about a variance which would "not adversely affect [my] property interest". The letter which was dated June 22, 2020 was not postmarked until July 01, 2020 and, with delivery time, was already way past the "next few days". In fact no one has contacted me directly. My neighbor, who's property is contiguous to mine, first informed me.
> 2. As to my above mentioned neighbor, another tower located within, roughly, 1/8 mile of the instant tower, has been applied-for. That tower would sit directly north of this neighbor's residence in full view of his superbly manicured home and show horse farm. We both oppose both towers.
> 3. Construction and operation of the instant tower would infringe on a legally established

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

prescriptive easement of use for cattle exchange connecting my property to that of Mr. Stahlman whose land lies immediately west of the proposed tower location. This easement, while not recorded, is visible and meets the legally required time frame.

4. An existing tower, taller than the proposed tower, is within 3 miles. There may also be other existing towers which the undersigned has yet to learn about.
5. The proposed tower property owner is not seeking this variance. A lessee whose lease is presumably contingent on being able to build this tower is thus not adversely affected by a failure to succeed in doing so. There are many tracts of land in the general area, but away from established neighborhoods, which are potentially available. Indeed Collier County may itself own such property and, if so, may be legally obligated to offer it for a Tower purpose pusuant to code.
6. There exists a barn within reach of this tower should it fail. The barn is packed with antique farming equipment, some of which may not be replaceable. We anticipate, within the near future, that this machinery will play an essential role in the devolopment of Agritourism on the property pursuant to F.S. 570.85. A huge Communication Tower next to the barn destroys the farm-like environment and, should humans be in the barn they may well be injured or killed.

The above described objections are not necessarily all inclusive.
Thank you very much. Please acknowledge receipt.

J. Richard Smith, Trustee, 380 Frangipani Ave, Naples Fl 34117

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

FinnTimothy

From: Richard Smith <seasmith442002@gmail.com>
Sent: Monday, August 24, 2020 8:47 AM
To: FinnTimothy
Subject: PL20190002701 Oppositional letter

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

Dear Mr. Finn;
In addition to items discussed in a previous oppositional letter dated August 16, 2020, in the above matter, I draw your attention to the following items of opposition:
7. There are numerous migrating birds which pass overhead, where we and the proposed tower are located. A 225 ft tower will most likely interfere with their passage. Other birds, fauna and species may well also be adversely impacted.
8.It is generally accepted that new 5G technology will soon be available. As to 5G towers, it is said that
" While most current cell towers are large, freestanding behemoths, the cell towers of the future are smaller devices which companies aim to mount onto lampposts, rooftops, traffic lights and other appropriate spots...". (see www.the whizcells.com). Communication towers, such as the one proposed above, will very soon be obsolete, serving no necessary function but remaining as a blight on the North Belle Meade community.
9. The proposed tower would constitute an infringement or invasion of a right to privacy recognized, by the U.S. Supreme Court and also available pursuant to Amendment 9 of the U.S. Constitution. It is very easy to also envision a violation of our right of protection from unlawful searches. My property is immediately (literally within 15-20 feet) next to the proposed tower. Imagine, if you will, going out of your door every day or night not knowing what camera or other device could be available to this tower for police surveillance. It is, afterall, said to be built, in part, for police use.
10. The proposed Tower, by its very nature, will be an unsightly disturbance for the entire neighborhood and, by using this site, nothing is being done to avoid "adverse visual impact... through careful siting." as called for by the code. (5.05.09A). There is within the same general area vacant property, for example, owned by the Collier County School District, as well as other Collier County owned land which would meet the code's requirement that use of government owned property must be considered, where available.
11. Mosquito control low flying planes frequently fly east-west along the southern edge of Golden Gate Estates, precisely where this tower would be located. Thus, it creates a hazard and would interfere in such needed routes. Once built, this entire area will lack adequate needed mosquito control.
12. As previously stated, the area in question is designated "rural fringe", an overlay whose purpose is protection for land of "critical concern". If protection of a NRPA, within close reach, can be ignored in "receiving lands", such receiving lands here, lack the nexus required to even be part of the designated "rural fringe". That result clearly threatens the legal status of a "rural fringe" not only in North Belle Meade but elsewhere in the county. (see Koonz v. St John's River Management District 133 S. Ct. 2586, 570 US 595, Supreme Court , 2013.)
13.The proposed tower fails to meet requirements of code 5.05.09G(7)(b) which provides, in part, that the tower must be at a distance of at least ½ of its height, or 112.5 feet (assuming no antennas) from the boundary of my property.
14. The proposed tower would be required to have white strobing lights at all times, every single night, without let-up. Being so close to such constant invasion of peace and serenity is a severe burden. It destroys the very reason my family and I purchased this property some 50 years ago. It also results in interference with other wildlife habitat.

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

From: Luisa Soler <lsoler999@gmail.com>
Sent: Tuesday, September 08, 2020 4:18 PM
To: CastroGabriela <Gabriela.Castro@colliercountyfl.gov>
Subject: Cell Tower

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

Hello Gabri,
Ref:PL:20200000886
and PL:20190002701
As a real estate professional I am really surprised that Collier County is considering permitting a cell tower in the receiving area. The value of land and property will go down because of the ugly tower. What about our health hazards?
We, as the land owner, will be stuck in here. These towers will cause hardship on all of us not able to sell and extremely high risk of radiation. Park next to one tower and listen to the sound of death. Proposed tower will be less than 550 ft to my bed. Is fanny 550 Frangipani Ave property owners do not reside at this address, that is kind of ridiculous. We have real people living here. I am requesting from you and county officials to deny permit for these towers, on the grounds that they causing hardship and harm to residents.
Sincerely,
LUISA SOLER
1160 Sugarberry ST
Naples, FL 34117

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

VelascoJessica

From: Richard Smith <seasmith442002@gmail.com>
Sent: Thursday, September 10, 2020 2:44 PM
To: VelascoJessica
Subject: Re: Variance Information for PL20190002701 - Kapok St SLC009 AT&T FirstNet Cell Tower (VA)

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.

Variance Information for PL20190002701 - Kapok St

Thank you, Ms. Velasco for the prompt response. In reviewing the variance application I see numerous legal barriers to the application. Without listing all of them at this time, I do request that this message be considered as opposition to the variance application. Two issues, in opposition raise immediate barriers, but several others will be forthcoming if necessary: 1. The hardship does not arise from the land, but rather from the proposed project. 2. Any hardship was "self imposed". The owner and/or lessee are not permitted
to propose a project which violates code at the time of purchase or lease, and then claim hardship because of the project they desire to create.The hardship must run with the land, not the project.
Please also consider this message as my request to be notified promptly should any meeting or discussion concerning this application be scheduled or when my input could be beneficial for your consideration as to my opposition. Thank you kindly, J. Richard Smith

On Thu, Sep 10, 2020 at 11:56 AM VelascoJessica <Jessica.Velasco@colliercountyfl.gov> wrote:

> Good morning Mr. Smith,
>
> Per our conversation, I am attaching the project narrative and additional information on this project. I am including the link to our public portal where you can see all of the documents that has been submitted for this project. Please keep in mind that this project is still in review and it requires a hearing, before it being approved.
>
> Client Portal: https://cvportal.colliercountyfl.gov/CityViewWeb/
>
> 1. Under Planning Department
>   a. Status and fees
>
>   i. Enter Captcha
>
>   ii. Enter PL20190002701
>
> 1. Under documents and images
>   a. You will be able to see everything that the applicant has submitted to date.

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

Respectfully,

Jessica Velasco

Client Services, Project Coordinator

Collier County

Operations and Regulatory Management Division

"We're committed to your success!"

Jessica.velasco@colliercountyfl.gov

2800 N. Horseshoe Drive

Naples, FL 34104

Telephone (239) 252-2584

Visit our website at: www.colliercountyfl.gov

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104

Client Services: 239.252.1036 Phone: 239.252.2584

How are we doing?

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

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

Please take our online **SURVEY**.

We appreciate your feedback!

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

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

FinnTimothy

From: CastroGabriela
Sent: Wednesday, September 9, 2020 9:31 AM
To: FinnTimothy
Subject: FW: Cell Tower

Hey Tim,

I received this email regarding these two projects I will go ahead and add it to both projects just wanted to send it to you as you are the planner for the variance.

Thanks!
Respectfully,

Gabriela Castro, AICP
Senior Planner

Collier County

Development Review Division
Exceeding Expectations, Every Day!

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239-252-2408

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

From: Luisa Soler <lsoler999@gmail.com>
Sent: Tuesday, September 08, 2020 4:18 PM
To: CastroGabriela <Gabriela.Castro@colliercountyfl.gov>
Subject: Cell Tower

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

Hello Gabri,
Ref:PL:20200000886
and PL:20190002701
As a real estate professional I am really surprised that Collier County is considering permitting a cell tower in the receiving area. The value of land and property will go down because of the ugly tower. What about our health hazards? We, as the land owner, will be stuck in here. These towers will cause hardship on all of us not able to sell and extremely high risk of radiation. Park next to one tower and listen to the sound of death. Proposed tower will be less than 550 ft to my bed. Is fanny 550 Frangipani Ave property owners do not reside at this address, that is kind of ridiculous. We have

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

real people living here. I am requesting from you and county officials to deny permit for these towers, on the grounds that they causing hardship and harm to residents.

Sincerely,

LUISA SOLER
1160 Sugarberry ST
Naples, FL 34117

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Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

FRANGIPANI AG COMMUNITY CIVIC ASSOCIATION, INC.

512 FRANGIPANI AVENUE

NAPLES, FLORIDA 34117

Collier County Growth Management

2800 Horseshoe Dr. N

Naples, FL 34104

October 21, 2020

Dear Collier County Growth Management,

The Frangipani Ag Community Civic Association serves residents and property owners in an area of three square miles in North Belle Meade. At our board meeting on October 14, 2020 our agenda included the issue of two proposed cell towers. They are identified as follows: Kapok St. PL20190002701 seeking a variance, and Frangipani St. PL20200000886 seeking an SDP. There was an extensive discussion. The members expressed many concerns, the main ones being:

1. The Kapok St. tower application variance is being requested by a lessee, not the land owner. There are plenty of other uses for this lot in addition to the potential to sell the lot. We do not believe there is undue hardship in this situation, therefore we do not believe a variance should be granted.
2. This is one of the last beautiful natural residential areas of Collier County. Having one or both of these towers will be a detriment to the county's protected area.
3. The towers are proposed in RFMUD Receiving zoning. We believe these towers will inhibit the plan of the RFMUD.
4. There are other towers within 6 miles of these sites that should be explored for the possibility of co-locating before these towers are built. These existing towers have access points already established, and should be utilized to their maximum capacity before additional towers should be permitted.
5. Residents are concerned with the constant flashing warning lights illuminating the surrounding area, disturbing the rural character of the neighborhood as originally protected and planned by Collier County. Every resident of our North Belle Meade community places an extremely high value on privacy.
6. We propose other commercial areas for the towers, with an already complete and very capable infrastructure, as well as much easier access and security, such as: Wilson Blvd. & Golden Gate Blvd., and Everglades Blvd. & Golden Gate Blvd. These locations would better serve the community as a whole with upgraded service provided for many more outlying and congested residents.

We request this letter be added to both project records and recorded as our opposition to the construction of both towers.

Sincerely,

Mitchell Penner
President, Frangipani Ag Community Civic Association
FACCA34117@gmail.com

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

FinnTimothy

From: Richard Smith <seasmith442002@gmail.com>
Sent: Tuesday, October 27, 2020 12:31 PM
To: FinnTimothy; doug@tllfirm.com; Melanie Penner
Subject: Re: Kapok Letter

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.

Following our phone conversation, you forwarded to me the attached "property owner letter" . I had been inquiring concerning details of the HEX meeting and you mentioned that this letter should have been sent to me on October 23, 2020. Perhaps it was, but as I mentioned to you, no such letter has yet been received. The time restrictions mentioned in the letter: only 5 minutes to speak and no documents unless submitted 10 days prior, are very restrictive. This matter is of grave concern, not only to me, but to our entire neighborhood. I would request a loosening of these restrictions. Thank you very much, J.Richard Smith

On Tue, Oct 27, 2020 at 11:47 AM FinnTimothy <Timothy.Finn@colliercountyfl.gov> wrote:

Timothy Finn, AICP

Principal Planner

Collier County

Zoning Division

NOTE: New Email Address as of 12/09/2017:

Timothy.Finn@colliercountyfl.gov

2800 North Horseshoe Drive, Naples Florida 34104

Phone: 239.252.4312

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

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

FinnTimothy

From: mikebfishy@aol.com
Sent: Wednesday, October 28, 2020 9:22 PM
To: FinnTimothy
Subject: [SUSPICIOUS MESSAGE] The sender may trick victims into passing bad checks on their behalf.kapok tower / frangipani

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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.

Tim, my name is Mike Brower . I am the owner of 320 Frangipani ave.
I purchased the property several years ago and have an agricultural palm tree farm there now.
The proposed tower will severally diminish the value of my property. I own the access entry to the easement that would give the tower owners access .
First I find it strange that the county owned property nearby where the wells are placed would not be available for such commercial use .
I purchased the property in anticipation of a development opportunity eventually in the last receivable land for such development. My property would not be a desirable placed to be used for a residence if it is allowed to go in.
I believe I would be damaged by such invasion of a severely large metallic structure. And I also believe there is evidence that the tower and its transmission are safe and should therefore not be allowed in a residential area so close to human dwellings .
I am apposed to the variance use of the nearby property.
Sincerely, Mike Brower / Brower enterprises llc.

Attachment: Attachment F - Opposition Letters (14445 : PL20190002701 Kapok St. Cell Tower)

VARIANCE PETITIION APPLICATION (PL20190002701)
KAPOK STREET, NAPLES, FL 34117
PARCEL ID# 00307840002
RESPONSE TO STAFF COMMENT: TIMOTHY FINN #3

Staff comment:
Pursuant to LDC 5.05.09(D)(E) and (F) for shared tower use, please demonstrate that either you can or can not work an arrangement for a shared tower use? Please see the Collier County Communication Towers Map as Towers 1 and 18 are in proximity to the Kapok St Cell Tower property. Moreover, there is an Site Development Plan (SDP) application (PL20200000886) for a proposed cell tower to be located at 550 Frangipani Avenue located approximately 2065 feet to the east of the Kapok St Cell Tower property. Please explain why you can't share this tower?

Response:

While we would consider any offer for another entity/provider to share the proposed tower on Kapok St., we are not aware of any other towers that would provide necessary and adequate capacity and geographic coverage area to achieve our objectives, and sharing another tower at another location is not a feasible option. To our knowledge, there is no applicable separation requirement with respect to a tower at the Kapok St. location relative to other towers in the vicinity.

As to the SDP application (PL20200000886) referenced in the staff comment, which relates to a proposed 185' tower over 2,000 feet away from the proposed Kapok St. tower, that application was submitted on 7/27/2020, according to the County's website. The proposed Kapok St. tower is 250', over 1/3 higher than the tower if the application referenced by staff.

While the application for PL20200000886 was submitted on July 27, 2020, in the case of the Kapok St. Tower, a preapplication meeting was first held November 12, 2019. As a result of that meeting, applicant prepared a variance application, and a second pre-application meeting was held on December 4, 2019 for the variance. At the December 4, 2019 pre-application meeting, applicant was advised (in error) that the tower use was *not allowed by right*, and that a conditional use would be required.

Following a subsequent application for zoning interpretation, on March 17, 2020, staff formally determined the use was a permitted use at this location, and that a conditional use was *not* required, but reiterated that a variance would be necessary. Applicant has since filed the variance application that is presently under review.

Applicant first formally requested approval requirements for the tower in *August 2019* (see ZLTR-PL20190001999), and has been diligently pursuing approval of the tower since then. Applicant has engaged in sincere, costly, and diligent efforts over the past 11 months. This has included two pre-application meetings, two ZVL's, and uncertainty created by erroneous "conditional use" instruction. Given Applicant's significant efforts, the lack of any codified tower separation requirement, the lack of any record of any tower application being filed until 7/27/2020, and the significant investment incurred to date, it is appropriate for Applicant to move forward with its plans at this location, which have been a matter of public record for almost a year.

Concurrent with these efforts, Applicant notified the Federal Aviation Administration ("FAA") of its plans, and the FAA issued a formal "Determination of No Hazard to Air Navigation" on October 23, 2019 for the proposed Kapok St. tower. FAA notification is the industry standard for putting other would-be tower owners on notice that there is a tower application pending. The tower application referenced by staff (PL20200000886) has not, to our knowledge, registered with or received any such determination from the FAA.

Attachment: Attachment G - Shared Tower Use Response (14445 : PL20190002701 Kapok St. Cell Tower)

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

Attachment: Attachment H - Property Hearing Signs (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): PL20190002701

Regarding the above subject petition number(s), PL20190002701 (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Jeff Wright Date: 10/26/2020

Signature:

☐ Applicant*

☑ Legal Counsel to Applicant

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

Attachment I - Hybrid Hearing Waiver (14445 : PL20190002701 Kapok St. Cell Tower)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION NO. BDE PL20200000537 - 164 San Salvador Street - Request for a boathouse, pursuant to Section 5.03.06.F of the Collier County Land Development Code, and a 16-foot boat dock extension, over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Land Development Code for waterways 100 feet or greater in width, to allow a boathouse and boat docking facility with two boat slips each with a boat-lift protruding a total of 36 feet into a waterway that is between 116 feet and 187 feet wide for the benefit of property described as Lot 316, Isles of Capri No. 2, also described as 164 San Salvador Street in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commissioner District 1

Meeting Date: 01/14/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
12/22/2020 1:39 PM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
12/22/2020 1:39 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Rose Burke		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	12/23/2020 3:50 PM
Zoning	Ray Bellows	Review Item	Completed	12/28/2020 3:13 PM
Zoning	Anita Jenkins	Review Item	Completed	12/30/2020 9:50 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/14/2021 9:00 AM	

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

MEMORANDUM

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 14, 2021

SUBJECT: BDE-PL20200000537; 164 SAN SALVADOR STREET

PROPERTY OWNER/AGENT:

Owner/Applicant:
Curtis Blocker
Brenda Blocker
P.O. Box 970
Immokalee, FL 34143

Agent:
Nick Pearson
Turrell, Hall & Associates, Inc.
3584 Exchange Avenue
Naples, FL 34104

REQUESTED ACTION:

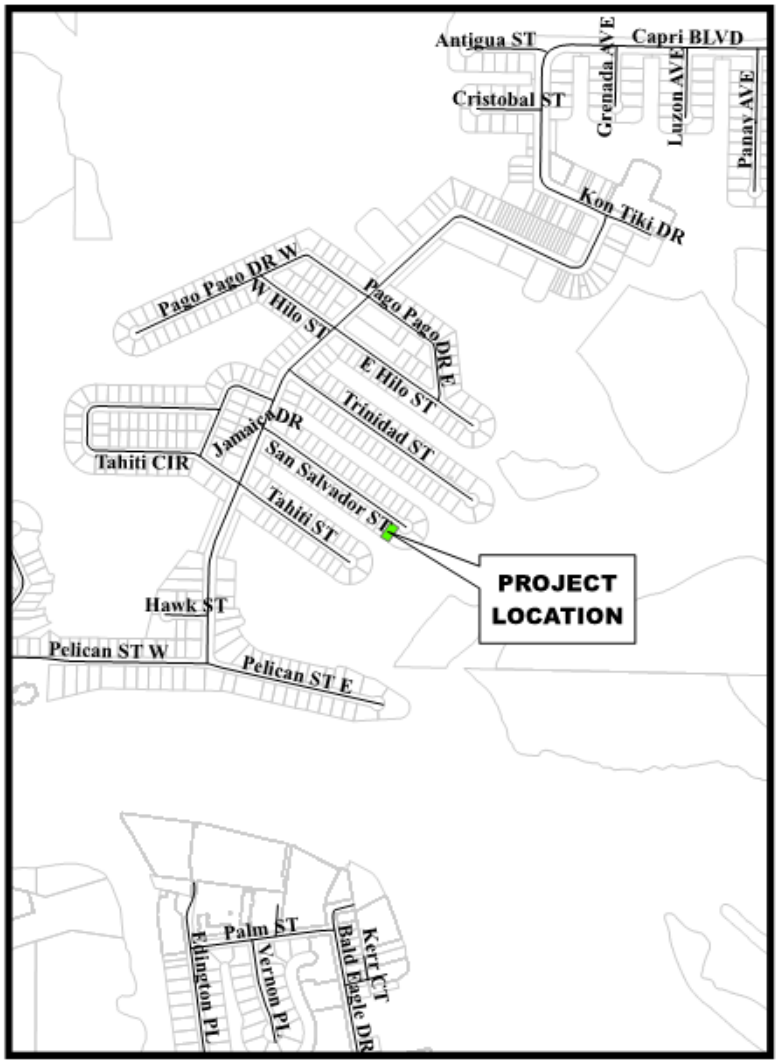
The applicants are requesting a boathouse, pursuant to Section 5.03.06.F of the Collier County Land Development Code (LDC), and a 16-foot boat dock extension (BDE) over the maximum 20 feet allowed by Section 5.03.06.E.1 of the LDC for waterways 100 feet or greater in width, to allow a dock facility with two boat slips, each with a boatlift, protruding up to 36 feet into a waterway that is between 116 and 187 feet wide for the benefit of the subject property.

GEOGRAPHIC LOCATION:

The subject property is located at 164 San Salvador Street, further described as Lot 316, Isles of Capri No. 2 in Section 32, Township 51 South, Range 26 East of Collier County, Florida. Folio No. 52397120007. (See location map on the following page)

PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a Residential Single-Family-4 (RSF-4) zoning district and comprises 0.15 acres; existing improvements include a single-family dwelling. The applicant desires to replace an existing boat dock facility including boathouse with another comprising a single boathouse over two finger piers, one is 27 feet in length to accommodate a 25-foot vessel and the other is 36 feet in length to accommodate a 34-foot vessel.



Location Map

Zoning Map

Petition Number: PL20200000537

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

The new dock facility and boathouse are to be constructed in accordance with Site Plan sheets 03, 04, and 05 of 08 as they appear in Attachment A. A Sketch of Survey dated July 23, 2019, reveals the Property Line, Mean High Water Line, and the wet face of seawall to essentially be the same for the purposes of measuring maximum dock protrusion as per LDC Section 5.03.06.C.1. Said survey further demonstrates the width of waterway is between 116 and 187 feet and that the platted shoreline width of the subject property is 60 feet. As per LDC Section 5.03.06.E.1, lots on canals or waterways that are 100 feet or greater in width shall not protrude more that 20-feet into the waterway. The proposed dock facility will protrude 64 feet beyond the allowable 20-feet for a total protrusion of 84-feet as measured from the property line. Section 5.03.06.E.5 of the LDC states that the side yard/riparian setback for dock facilities on lots with water frontage of 60-feet or greater is 15-feet; The referenced site plans demonstrate satisfaction of said setbacks.

The proposed boathouse will be a single structure of 15-feet in height spanning the width of both finger piers. Standards for boathouses and roofed structures built upon docks are contained within LDC Section 5.03.06.F. Staff notes that the maximum protrusion for boathouses is 20-feet; however, the subject BDE serves to allow a protrusion of up to 36 feet, as measured from the property line. The required side yard /riparian setbacks are 15-feet and the structure is to be completely open on all four sides. Additionally, the roof material used for the boathouse will match that of the existing house. The referenced site plans demonstrate satisfaction with these requirements.

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the subject site.

North: San Salvador Street (ROW) then Single-Family dwelling, RSF-4
South: Snook Bay, Agricultural-Special Treatment (A-ST)
East: Single-Family dwelling, RSF-4
West: Single-Family dwelling, RSF-4

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to an ST overlay zone which will require an ST-permit for the proposed docking facilities prior to issuance of building permits. The proposed docking facilities will be constructed waterward of the existing seawalled shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 5 of 7 provides an aerial with a note stating that no seagrasses were observed within 200 feet. This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

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

BDE Primary Criteria:

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

   Criterion met: The subject property is an improved residential lot supporting a single-family residence; the proposed project consists of replacing the existing dock facility with another comprising two boat slips, each with a boatlift, with boathouse.

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

   Criterion not met: The reason for this BDE is limited shoreline area within the required setbacks; not water depth.

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

   Criterion met: The proposed facility does not protrude into any marked or charted navigable channel. Said dock facility will protrude a maximum of 36 feet from the property line leaving between 124 feet and 155 feet for navigation; See Attachment A, Sheet 07 of 08.

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

   Criterion met: As per the provided survey, the width of the waterway to the front of the subject property fluctuates from between 187 feet to 116 feet at the narrowest point; the protrusion of each finger pier has been adjusted to accommodate for this fluctuation. At the 36-foot protrusion mark, the dock facility protrusion is approximately 19.25 percent of the waterway; at the 27-foot mark the protrusion is 23.28 percent of the waterway.

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

   Criterion met: The proposed replacement dock facility will satisfy the required 15-foot side yard/riparian setbacks and will not interfere with any existing or future neighboring docks.

BDE Secondary Criteria:

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

   Criterion met: The subject property is located at the throat of a canal which results in fluctuating canal widths along the subject shoreline. Additionally, the LDC requires 15-food side yard setbacks for lots 60 feet or greater in width; the remaining 30 feet of water frontage does not allow enough space to moor a 34-foot vessel broadside along the shore. Therefore, the vessel must be oriented perpendicular to the shoreline which exceeds the 20-foot maximum protrusion limit.

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

   Criterion met: The proposed dock facility will cover approximately 933 square feet of over water structure and is the minimum size required to service the applicant's privately owned vessels; there is no excessive dock area.

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

   Criterion not met: The subject property has 60 feet of waterfront and the dock facility is to serve a 34-foot vessel and a 25-foot vessel, 59 feet combined.

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

   Criterion met: The existing dock facility already contains a boathouse. The proposed dock facility has been designed to be within required side/riparian setbacks and should pose no greater visual impact.

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

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

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

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

In accordance with LDC Section 5.03.06.F., the Collier County Hearing Examiner shall approve, approve with conditions, or deny a Boathouse request based on certain criteria. Boathouses, including any roofed structure built on a dock, shall be reviewed by the Hearing Examiner according to the following criteria, all of which must be met in order for the Hearing Examiner to approve the request.

Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Boathouse Criteria:

1. **Minimum side setback requirement: Fifteen Feet.**

   Criterion met: As per the submitted site plan, the boathouse will not exceed mandatory side yard/riparian setback requirements.

2. **Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.**

   Criterion met: Subject to approval of the subject Boat Dock Extension, the maximum protrusion will be extended to 36-feet as measured from the property line; the waterway width is between 116 and 187 feet. At the 36-foot protrusion mark, the dock facility protrusion is approximately 19.25 percent of the waterway; at the 27-foot mark the protrusion is 23.28 percent of the waterway.

3. **Maximum height: Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.**

   Criterion met: The proposed height is 15 feet from the top of the dock to the peak of roof.

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

   Criterion met. Only one boathouse is to be built on this property.

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

   Criterion met. The boathouse will be open on all four sides.

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

   Criterion met. The roofing material and color of the proposed boathouse will match that of the existing single-family residence serving as the principal structure at this location.

7. **The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.**

   Criterion met. The proposed boathouse is to replace that already existing on the site; there should be no greater visual obstruction than that which already exists. The boathouse is being constructed within the required side yard/riparian setbacks.

With respect to the BDE review, staff analysis finds that the petition satisfies four of the five Primary Criteria and four of the six Secondary Criteria with the sixth criterion being not applicable.

With respect to the Boathouse element of this project, the petition satisfies all seven of the required criteria.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20200000537 in accordance with the site plans contained within Attachment A and further identified as sheet numbers 03 (Proposed Dock), 04 (Cross Section AA), and 05 (Cross Section BB) of 08.

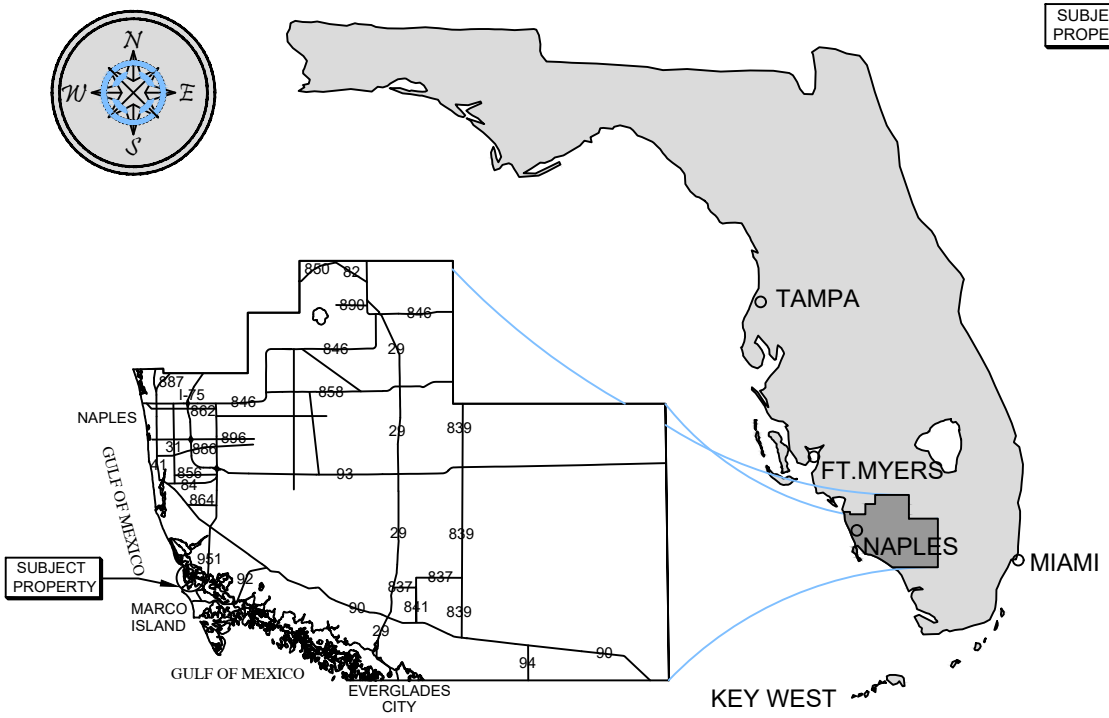
Attachments:

A. Staff Exhibits – Proposed Plans, Sketch of Survey, and Sign Posting
B. Applicant's Backup, including Application and Supporting Documents

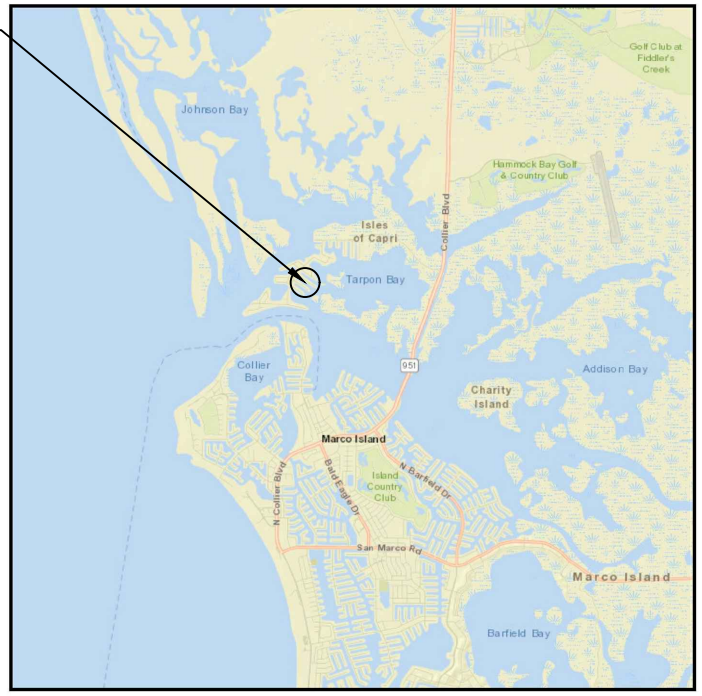
Attachment: BDE-PL20200000537 - 164 San Salvador St - Staff Report 121620 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg LOCATION 10/6/2020

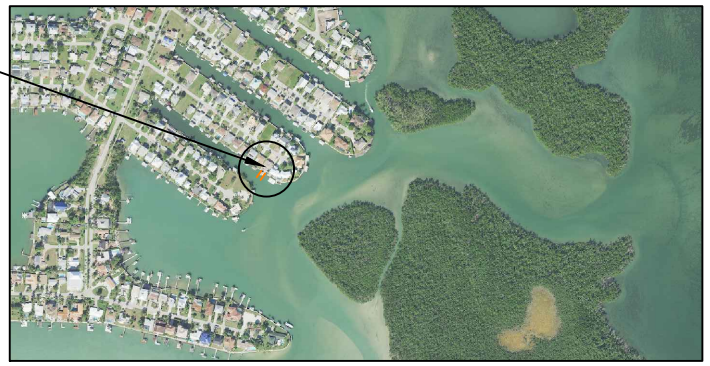
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 164 SAN SALVADOR ST
NAPLES, FL 34113

<> LATITUDE: N 26.979267
<> LONGITUDE: W 81.727477

NOTES:

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

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

BLOCKER - 164 SAN SALVADOR ST

LOCATION MAP

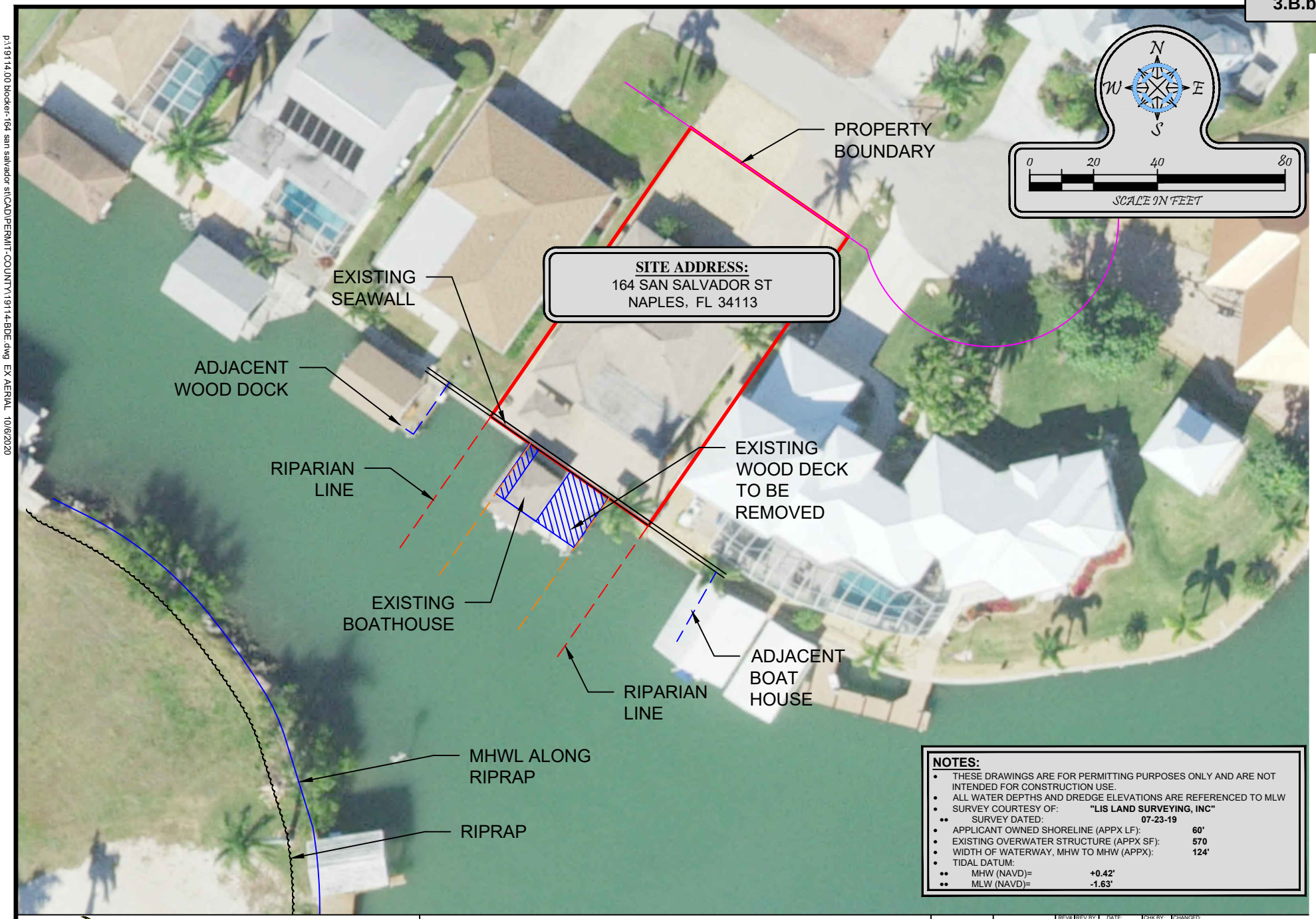
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	PAGES 02-04
DRAWN BY:	RMJ	2.	RMJ	09-28-20	NP	ADDED PAGE 05, REV. PAGE 04
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg EX AERIAL 10/6/2020



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"LIS LAND SURVEYING, INC"**
  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **124'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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Marine & Environmental Consulting
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BLOCKER - 164 SAN SALVADOR ST

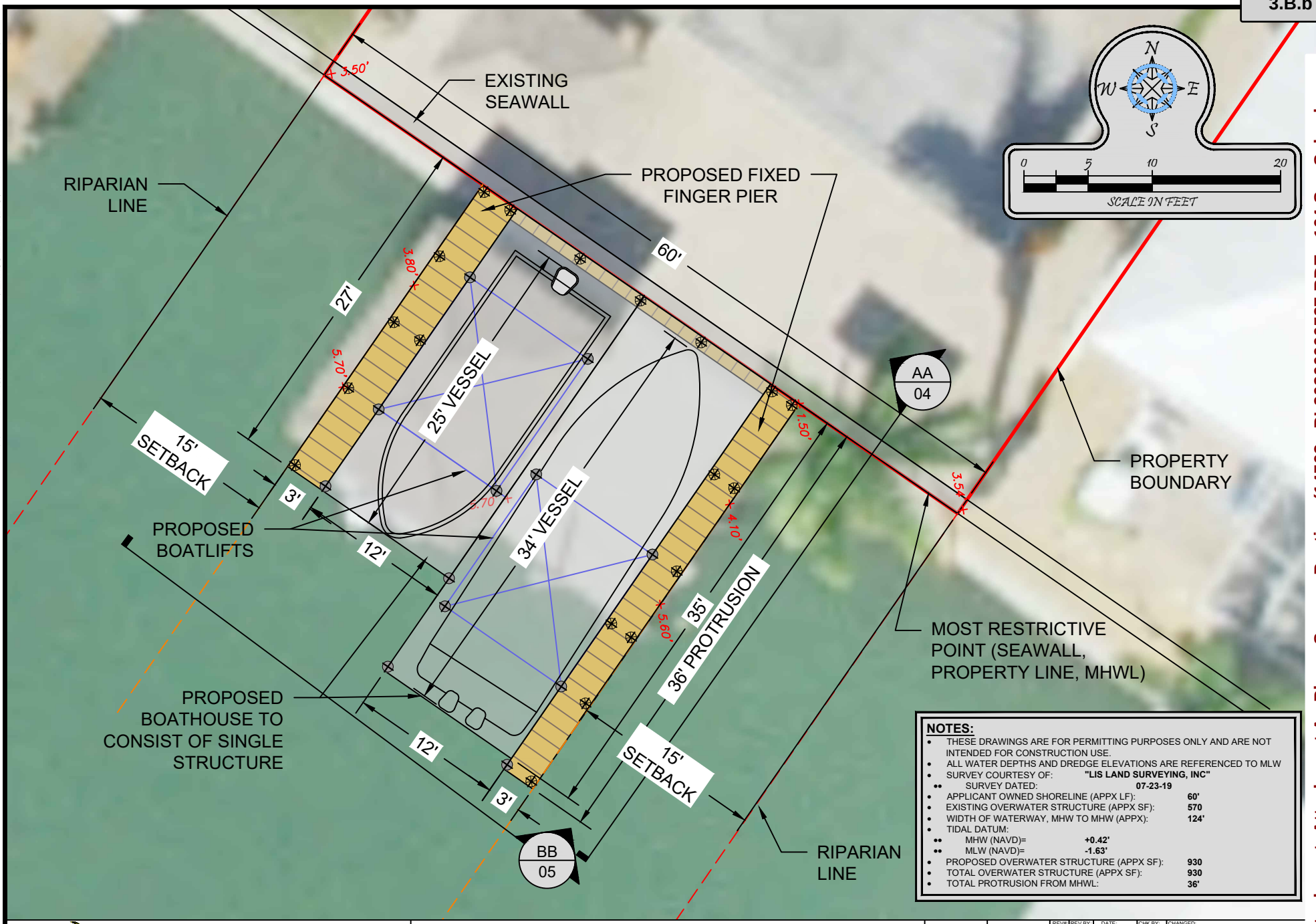
EXISTING AERIAL

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	REVISED NOTES
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"LIS LAND SURVEYING, INC"**
  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **124'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **930**
- TOTAL OVERWATER STRUCTURE (APPX SF): **930**
- TOTAL PROTRUSION FROM MHWL: **36'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
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BLOCKER - 164 SAN SALVADOR ST

PROPOSED DOCK

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

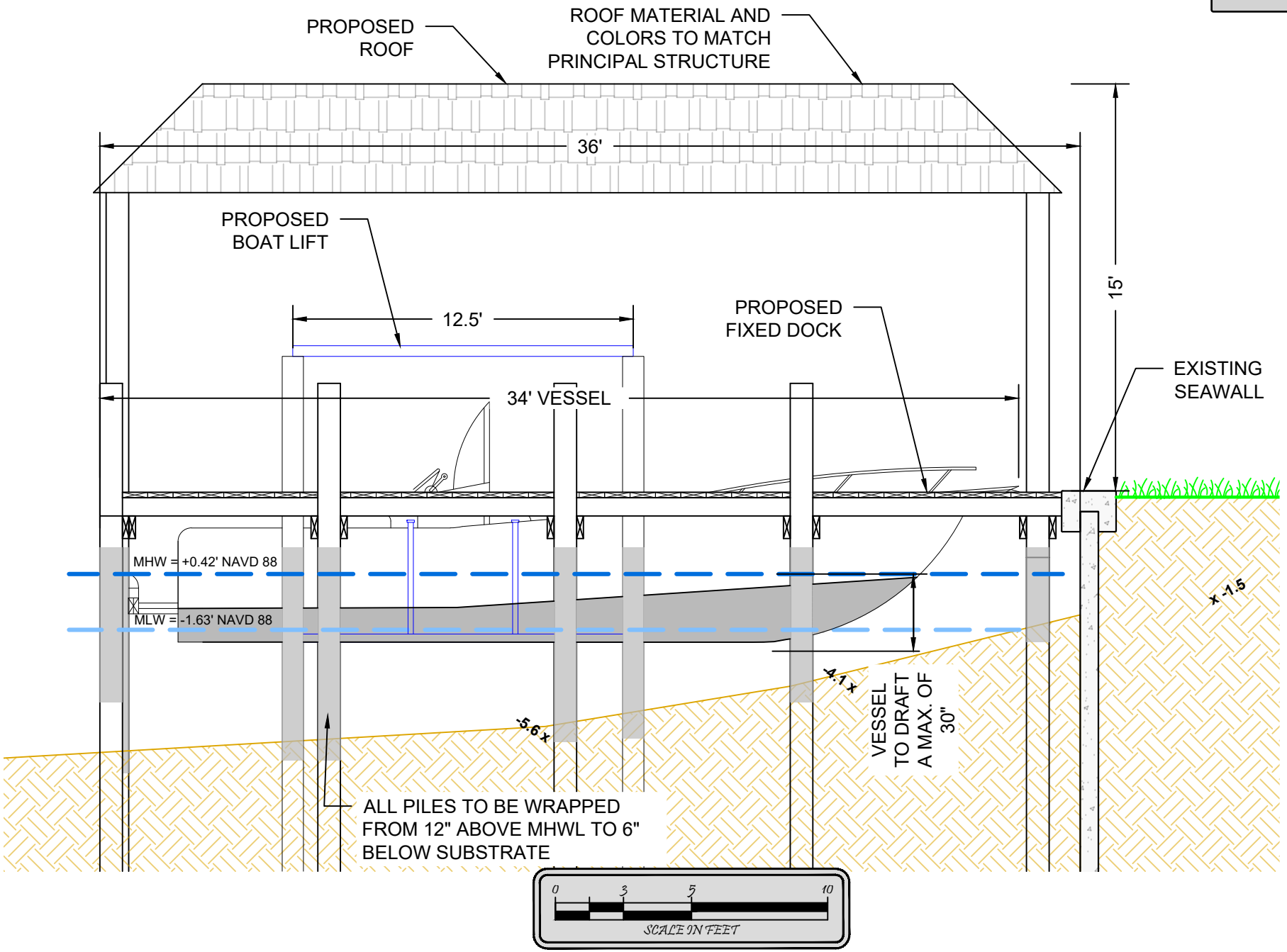
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	ADDED BOT & REV NOTES
DRAWN BY:	RMJ	2.	RMJ	09-28-20	NP	ADDED NOTES
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg PRELIMINARY 10/6/2020

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SECTION 10/6/2020



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

BLOCKER - 164 SAN SALVADOR ST

CROSS SECTION AA

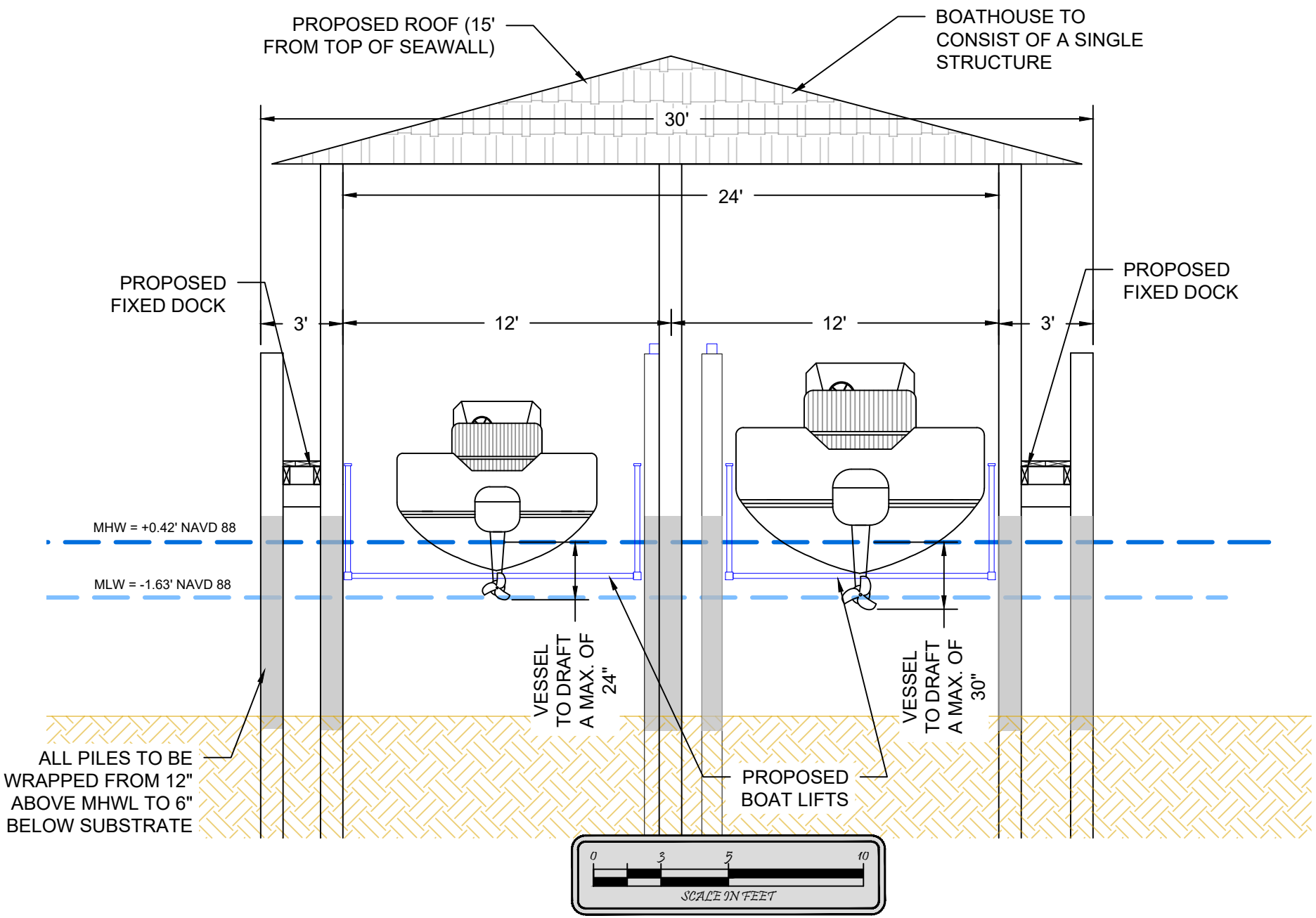
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	ADDED DIMENSIONS
DRAWN BY:	RMJ	2.	RMJ	09-28-20	NP	ADDED BOAT
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SECTION (2) 10/6/2020



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

BLOCKER - 164 SAN SALVADOR ST

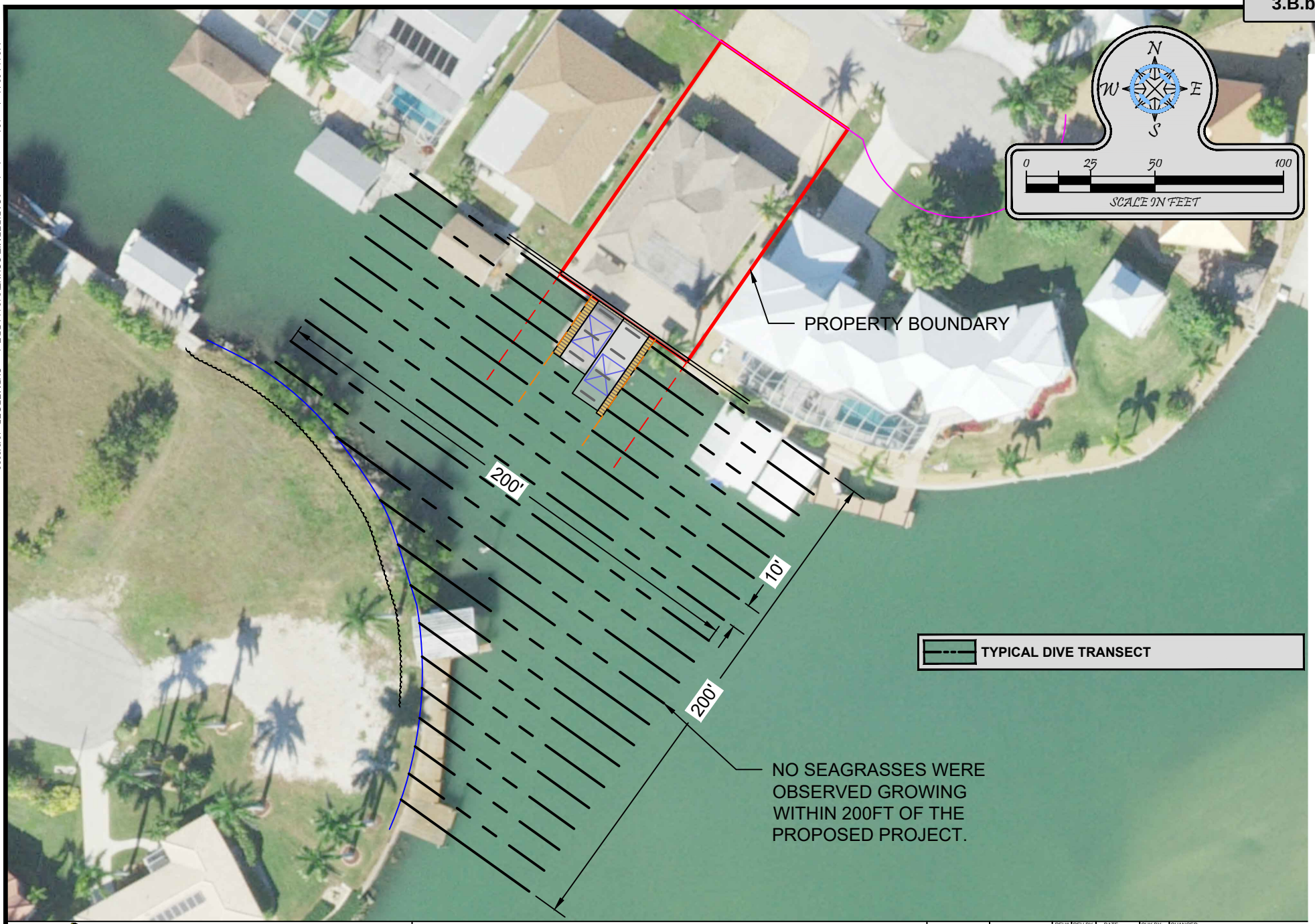
CROSS SECTION BB

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-28-20	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	05 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador



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

BLOCKER - 164 SAN SALVADOR ST

SUBMERGED RESOURCE SURVEY

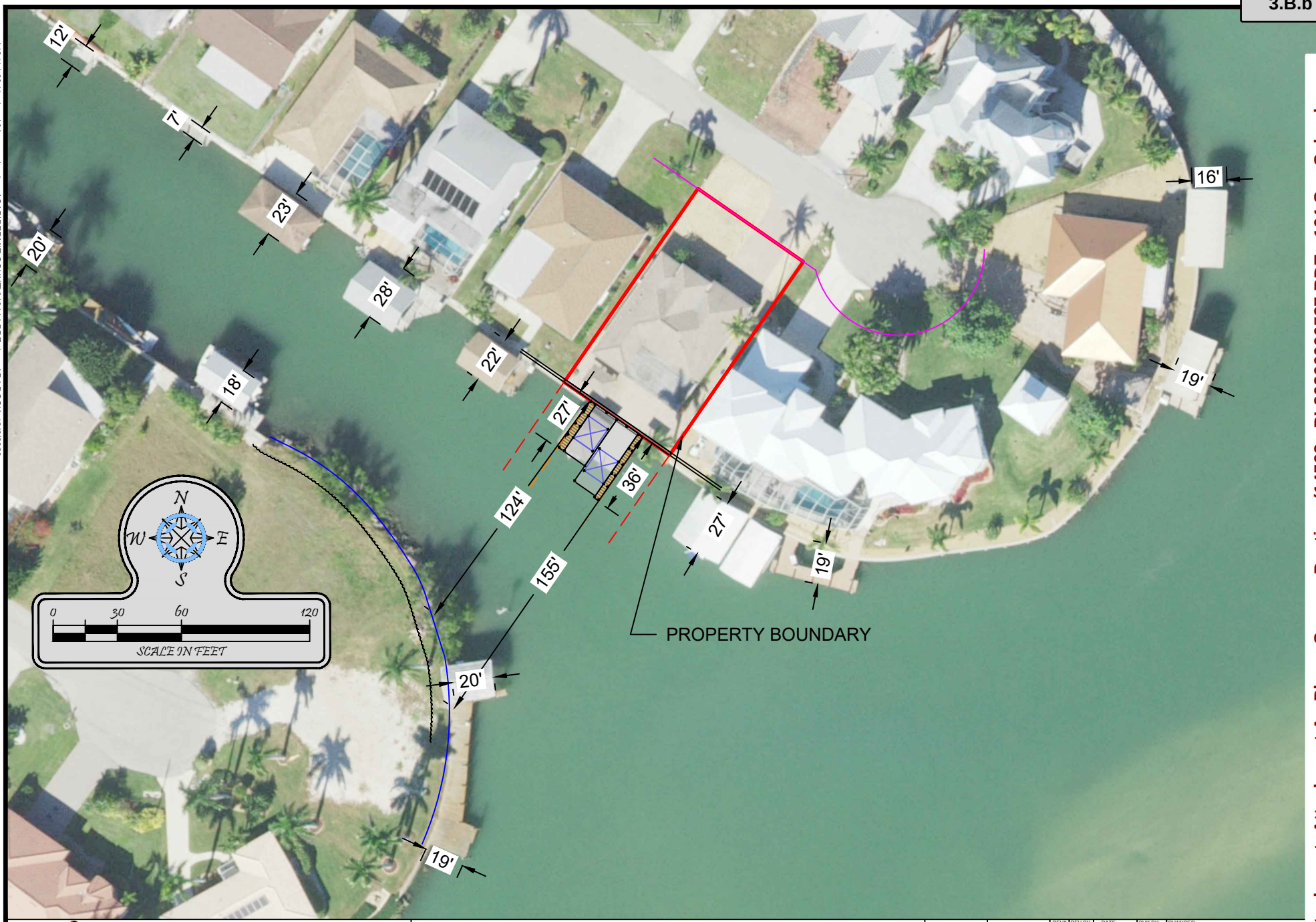
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	06 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SUBMERGED 10/6/2020

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador



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

BLOCKER - 164 SAN SALVADOR ST

ADJACENT DOCKS

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

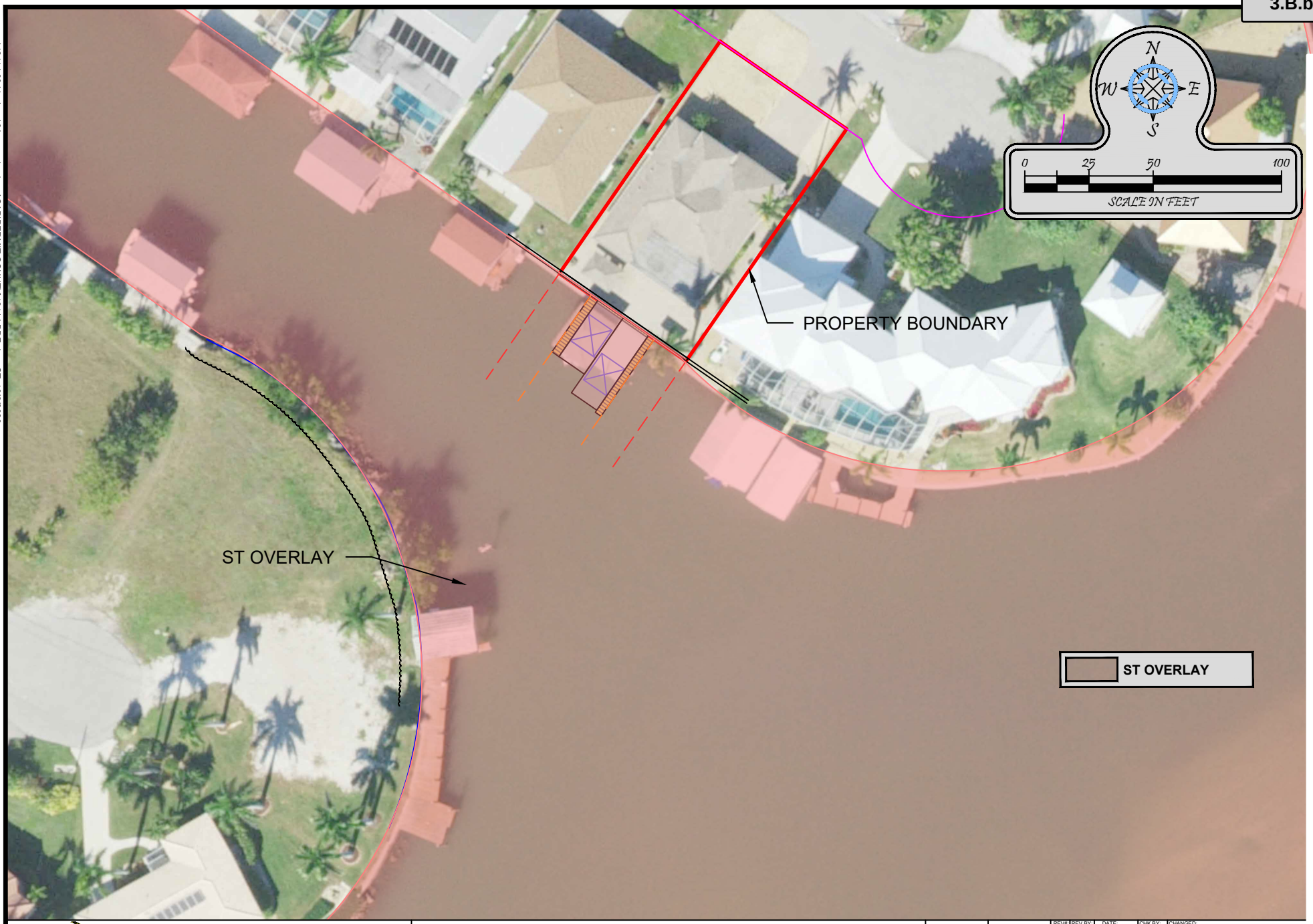
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	07 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg ADJ DOCK 10/6/2020

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg ST 10/6/2020



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

BLOCKER - 164 SAN SALVADOR ST

ST OVERLAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	08 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador

NOTES:

1. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. DESCRIPTION AS FURNISHED BY CLIENT. NO SEARCH OF THE PUBLIC RECORDS WAS CONDUCTED BY THIS FIRM.
3. BEARINGS ARE BASED ON PLAT OR DEED.
4. ELEVATIONS AS SHOWN ARE BASED ON N.A.V.D. 1988 DATUM UNLESS OTHERWISE STATED.
5. ENCROACHMENTS ARE BASED ON PLAT OR DEED.
6. THERE MAY BE OTHER EASEMENTS NOT SHOWN HEREON RECORDED IN THE PUBLIC RECORDS OF THE GOVERNING COUNTY.
7. NO DETERMINATION OF HAZARDOUS WASTE MATERIALS HAVE BEEN MADE BY THIS FIRM.
8. LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN UNLESS OTHERWISE NOTED.
9. SIGNOR LIMITS LIABILITY ONLY UP TO THE COST OF SURVEY.
10. THIS SURVEY IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED.
11. SURVEY WAS BASED ON INFORMATION PROVIDED BY CLIENT AND EXISTING MONUMENTATION.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED BY ANOTHER SOURCE.

LEGEND:

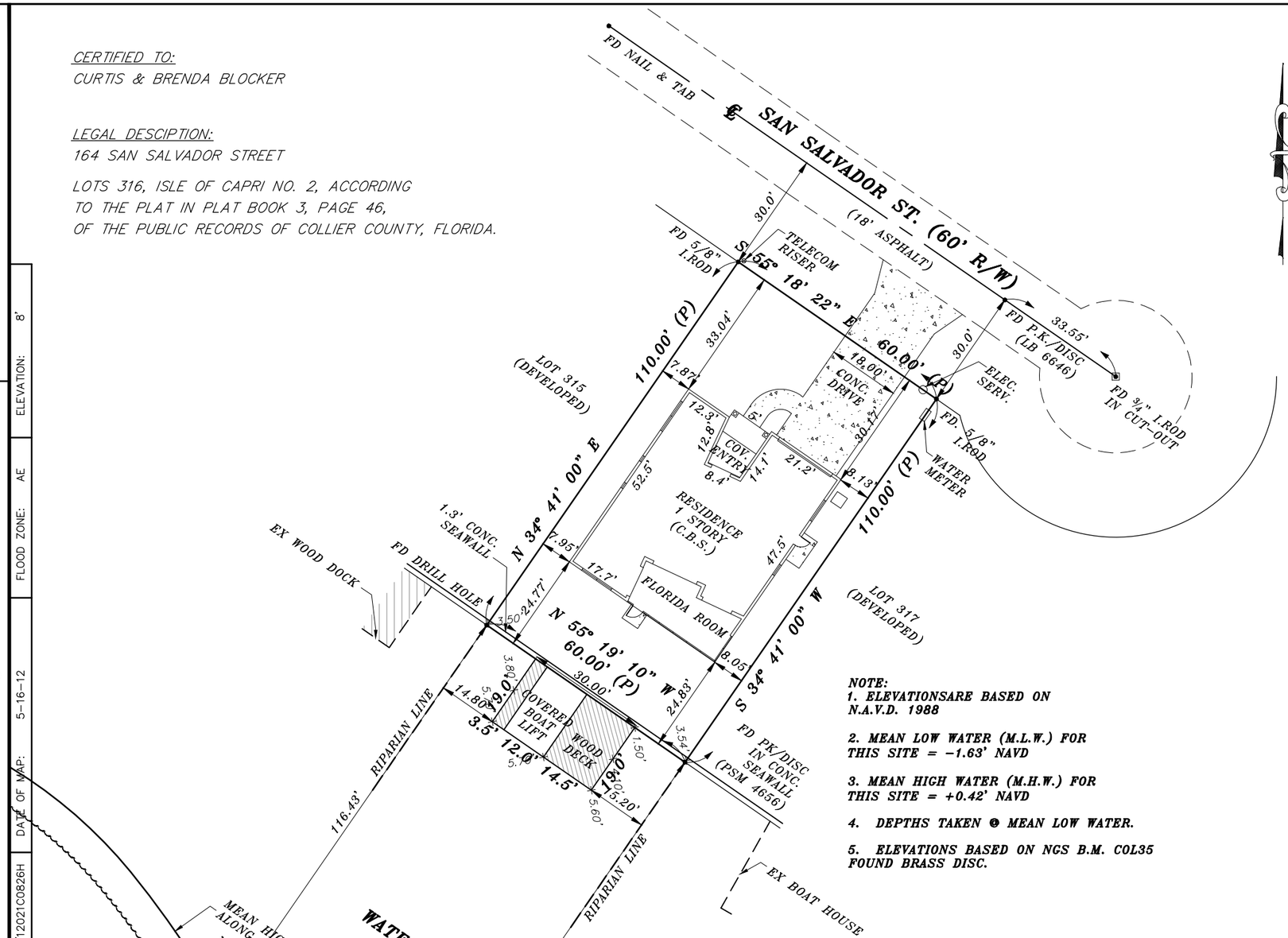
(A)	– ARC LENGTH
A.C.	– AIR CONDITIONER
Ⓒ	– CABLE TV
(C)	– CALCULATED
C.B.	– CATCH BASIN
CB	– CHORD BEARING
CH	– CHORD DISTANCE
C.M.	– CONC. MONUMENT
(D)	– DEED
B.O.B.	– BASIS OF BEARINGS
D.E.	– DRAINAGE EASEMENT
EL.	– ELEVATION
E.O.P.	– EDGE OF PAVEMENT
F.H.	– FIRE HYDRANT
FND.	– FOUND
GV	– GATE VALVE
I.R.	– IRON ROD
G.W.	– GUY WIRE
(M)	– MEASURED
N&T	– NAIL & TAB
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM (1988)
N.T.S.	– NOT TO SCALE
(NR)	– NOT RADIAL
O.R.	– OFFICIAL RECORD
(P)	– PLAT
P.B.	– PLAT BOOK
P.C.	– POINT OF CURVATURE
P.C.C.	– POINT OF COMPOUND CURVATURE
P.C.P.	– PERMANENT CONTROL POINT
P.I.	– POINT OF INTERSECT
PG.	– PAGE
P.O.B.	– POINT OF BEGINNING
P.O.C.	– POINT OF COMMENCEMENT
P.P.	– POWER POLE
P.R.C.	– POINT OF REVERSE CURVATURE
P.R.M.	– PERMANENT REFERENCE MONUMENT
P.T.	– POINT OF TANGENCY
P.U.E.	– PUBLIC UTILITY EASEMENT
R	– RADIUS
(R)	– RADIAL
RNG.	– RANGE
R/W	– RIGHT OF WAY
SEC.	– SECTION MS. FL.
SET I.R.	– SET 1/2" IRON ROD LB1478 LB2239
S.W.	– SIDEWALK
Ⓣ	– TELEPHONE BOX
TWP.	– TOWNSHIP
U.P.	– UTILITY PEDESTAL
Ⓦ	– WATER METER
△	– DELTA ANGLE
⊙	– FIRE HYDRANT
⊕	– TEMPORARY BENCHMARK
℄	– CENTERLINE
—x—	– WIRE FENCE
—//—	– WOOD FENCE
—P—	– OVERHEAD WIRES
▨	– CONCRETE PAD
5.6	– EXISTING ELEVATION
(X)	– LOT NUMBER
MHW	– MEAN HIGH WATER
MLW	– MEAN LOW WATER

COMMUNITY PANEL NUMBER: 120067/12021C0826H | DATE OF MAP: 5-16-12 | FLOOD ZONE: AE | ELEVATION: 8'

CERTIFIED TO:
CURTIS & BRENDA BLOCKER

LEGAL DESCIPTION:
164 SAN SALVADOR STREET

LOTS 316, ISLE OF CAPRI NO. 2, ACCORDING TO THE PLAT IN PLAT BOOK 3, PAGE 46, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



NOTE:
1. ELEVATIONSARE BASED ON N.A.V.D. 1988

2. MEAN LOW WATER (M.L.W.) FOR THIS SITE = –1.63' NAVD

3. MEAN HIGH WATER (M.H.W.) FOR THIS SITE = +0.42' NAVD

4. DEPTHS TAKEN @ MEAN LOW WATER.

5. ELEVATIONS BASED ON NGS B.M. COL35 FOUND BRASS DISC.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J–17 OF THE FLORIDA ADMINISTRATION CODE.

APPROVED

C:\Users\cad\Desktop\SEAL.jpg

BILL H. HYATT JR
REGISTERED LAND SURVEYOR PSM# 4636
STATE OF FLORIDA

LIS Land Surveying, LLC
2572 West State Road 426
Oviedo, Fl. 32765
321-244-0402 321-244-9419 (Fax)
LB1057

21430 Palm Beach Blvd.
Alva, Fl. 33920
239-693-9244 239-693-9828 (Fax)
LB1057

FIELD SURVEY	06–15–10; 07–23–19
CREW CHIEF	C. CORDISCO
DRAWN BY	C. WHITED; J.KNORR
SCALE	1" = 30'
LIS JOB NO	19834
SHEET: 1 OF 1	DATE: 07/23/2019

REVISED: 07/23/19–UPDATE SURVEY

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

KellyJohn

From: KellyJohn
Sent: Friday, December 18, 2020 2:23 PM
To: KellyJohn
Cc: AlexandraCasanovaVEN
Subject: BDE-PL20200000537 - 164 San Salvador St - Public Hearing Sign Posting
Attachments: 6A025AFD-DFDE-4E9C-8369-94966F49E1AA.jpeg; AC8EBE7C-0090-4F8B-90C6-D1314541AD8E.jpeg

I personally posted a Public Hearing Sign for the January 14, 2020, Hearing Examiner's Meeting to the front of the referenced location at approximately 12:40 P.M. this date.

John Kelly
Senior Planner

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

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

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

Collier County
Growth Management Department

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

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Attachment: Attachment A - Plans, Survey, Posting (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

BLOCKER DOCK
164 SAN SALVADOR ST.
NAPLES, FL 34113

BDE APPLICATION
Back-up Package
PL20200000537
December 2020

PREPARED BY:

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

BDE. PL20200000S
164 San Salvador St

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- ✓ Application, to include but not limited to the following:
  - ✓ Narrative of request
  - ✓ Property Information
  - ✓ Property Ownership Disclosure Form
  - ✓ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- ____ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- ✓ Affidavit of ~~Unified Control~~ AUTHORIZATION
- ____ Affidavit of Representation
- ✓ 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)
- ✓ Environmental Data
- N/A Historical/Archeological Survey or Waiver
- N/A Utility Letter
- ✓ ~~Deviation~~ Justifications

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

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

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

Signature of Agent Representative

12/7/2020
Date

Nick Pearson
Printed Name of Signing Agent Representative

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

BDE Application

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Curtis and Brenda Blocker

Name of Applicant if different than owner: _____

Address: PO Box 970 **City:** Immokalee **State:** FL **ZIP:** 34143

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

E-Mail Address: _____

Name of Agent(s): Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 51 S / 26 E **Property I.D. Number:** 52397120007

Subdivision: Isles of Capri unit 2 **Unit:** 2 **Lot:** 316 **Block:** _____

Address/ General Location of Subject Property:
164 San Salvador St.

Current Zoning and Land use of Subject Property:
RSF-4; current use is private residential

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-4	Private Residential
S	A-ST	N/A - public waterway
E	RSF-4	Private Residential
W	RSF-4	Private Residential

DESCRIPTION OF PROJECT

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

Construction of 2-boat boathouse with 2 finger piers that will cover 933 square feet of over-water area and which will protrude a maximum of 36 feet into the waterway

SITE INFORMATION

1. **Waterway Width:**
   124 - 155 ft. Measurement from ☐ plat ■ survey ■ visual estimate
   ☐ other (specify) _____
2. **Total Property Water Frontage:**
   60 ft.
3. **Setbacks:**
   Provided: 15 ft.
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   36 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 25 ft.
   2. 34 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   The neighbor to the east at 168 San Salvador St. has a dock that protrudes 27' into the waterway.
   The neighbor to the west at 160 San Salvador St. has a dock that protrudes 22' into the waterway.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.15 Acres

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

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SECONDARY CRITERIA

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

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

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

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

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

Date

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Primary Criteria

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

PRIMARY CRITERIA

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

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed project consists of replacing the existing dock with a 2-lift docking facility. This criteria is therefore satisfied.

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

   See attached survey/drawings illustrating the existing docking facility, proposed docking facility, and proposed vessels.

   The reason for the BDE is limited depths along the shoreline area inside the setbacks. The blocker's will be mooring 2 vessels at the proposed docking facility. The smaller vessel (25' total length) will draft a maximum of 24" while fully loaded with fuel, gear, passengers, etc. The larger vessel (34' total length) will draft a maximum of approximately 30" while fully loaded.

   Shore parallel mooring of the larger boat within the side setbacks is already not possible as the vessel is itself 34' long, which exceeds the space within the 15' side setbacks (30'). Additionally, at 10' from the seawall, only 2.47' of depth is available at MLW, which is not sufficient for either of the applicant's vessels. At 20' from the seawall, 3.97' of depth is available at MLW, which is sufficient for both vessels. But, in a shore parallel configuration, only one vessel would have access to such depths. Because the side setbacks prevent angling the slips to any significant extent, shore-perpendicular mooring as proposed is the most advantageous configuration with regards to setbacks and water depths.

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

   The proposed docking facility, though not located within a marked or charted navigation channel, does occur within the mouth of a man-made canal. The proposed dock will therefore not affect navigation within any marked or charted navigation channels. However, to ensure ample space remains for ingress and egress of neighboring docking facilities within the canal, protrusion will be limited to no more than 25% of the width of waterway (36' from the face of the seawall). This will leave between 97' and 119' for public navigability. This criteria is therefore satisfied.

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

   The approximate waterway width fluctuates from 124' to 155' while the proposed dock and boathouse protrusion fluctuates respectively from 27' to 36'. The proposed dock protrusion will therefore not exceed 25% of the width of waterway in any location, which results in this criteria being satisfied.

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

   The proposed docking facility will meet the required side yard setbacks of 15-feet and will not interfere with any existing or future neighboring docking facilities. This criteria is therefore satisfied.

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Secondary Criteria

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

SECONDARY CRITERIA

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

   The subject property has exactly 60 linear feet of shoreline. Therefore, the required side setbacks are 15 feet from both of the property's riparian lines, which leaves only 30' of shore for shore-parallel mooring. The applicants' larger vessel (total length of 34') would therefore not fit in a shore parallel configuration at this location. The applicants' smaller vessel (total length of 25') would just fit in a shore parallel configuration. But because there are 2 vessels, mooring both vessels in a perpendicular configuration to the shore is the only viable arrangement. This criteria is therefore satisfied.

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

   The proposed docking facility will cover only approximately 933 square feet of over water structure, which would qualify as an exempt dock per the state's criteria and is the minimum size to service the applicant's privately owned vessels. This criteria is therefore satisfied.

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

   The length of both vessels together do exceed 50% of the property's shoreline. This criteria is therefore not satisfied.

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

   The existing docking facility already contains a boathouse. The proposed docking facility would provide a larger docking facility within the confines of the applicant's side setbacks and riparian lines. The project should not have an impact on the views of neighboring property owners. This criteria is therefore satisfied.

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

   There are no seagrass beds present on the property nor the neighboring properties within 200' of the existing dock structure. This criteria is therefore satisfied.

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

   The proposed work is a single-family dock facility and therefore not subject to Manatee Protection Requirements. This criteria is therefore satisfied.

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Boathouse Criteria

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Boathouse Criteria Chapter 5.03.06 F. 1.-7.

*Standards for **boathouses**.* **Boathouses**, including any roofed **structure** built on a **dock**, shall be reviewed by the Planning Commission according to the following criteria, all of which must be met in order for the Planning Commission to approve the request:

1. **Minimum side setback requirement: Fifteen feet.**

The minimum side setbacks for this property will be maintained. This criteria is therefore met.

2. **Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.**

The proposed docking facility will not exceed 25% of the width of waterway. The protrusion does however exceed 20'. We are seeking approval for this through the BDE petition. This criteria is therefore met pending approval of the BDE petition.

3. **Maximum height: Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.**

The boathouse will not exceed 15' in height. This criteria is therefore met.

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

The proposed structure will be the only boathouse on the site. This criteria is therefore met.

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

The proposed boathouse will be open on all 4 sides. This criteria is therefore met.

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

A single-family residence currently exists on the site. The roof of the boathouse will match the materials and color of the principal structure. This criteria is therefore met.

7. **The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.**

The boathouse cannot be relocated due to side setback restrictions. However, a boathouse already exists on the site (which will be removed). Therefore, the views of neighbors will not incur any additional impacts. This criteria is therefore met.

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Property Information

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Collier County Property Appraiser
Property Summary

Parcel No	52397120007	Site Address *Disclaimer	164 SAN SALVADOR ST	Site City	NAPLES	Site Zone *Note	34

Name / Address	BLOCKER, CURTIS=& BRENDA
	PO BOX 970
City	IMMOKALEE
State	FL
Zip	34143

Map No.	Strap No.	Section	Township	Range	Acres *Estimate
6B32	426700 3166B32	32	51	26	0.15

Legal	ISLES OF CAPRI NO 2 LOT 316

Millage Area	91	Millage Rates	*Calculations
Sub./Condo	426700 - ISLES OF CAPRI UNIT 2	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL	5.083	6.3071	11.390

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
04/02/09	4444-535	$ 206,700
03/26/09	4444-532	$ 413,300
02/02/09	4427-3052	$ 100
06/07/05	3815-2485	$ 1,260,000
09/11/90	1557-2221	$ 270,000
04/01/86	1186-1664	$ 150,000
09/01/85	1156-403	$ 123,800
04/01/84	1077-1892	$ 129,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 366,
(+)	Improved Value	$ 146,
(=)	Market Value	$ 513,
(=)	Assessed Value	$ 513,
(=)	School Taxable Value	$ 513,
(=)	Taxable Value	$ 513,

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

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Collier County Property Appraiser
Property Detail

Parcel No	52397120007	Site Address *Disclaimer	164 SAN SALVADOR ST	Site City	NAPLES	Site Zone *Note	34

Name / Address	BLOCKER, CURTIS=& BRENDA
	PO BOX 970

City	IMMOKALEE	State	FL	Zip	34143

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1968	COUNTY	68-265	05/23/68			
1973	COUNTY	72-2669	05/09/73			
1976	COUNTY	76-2790	12/03/71			
2001	COUNTY	0008-1515				DOCK
2001	COUNTY	0104-0138				DOCK
2001	COUNTY	0104-0726	06/26/01			BOAT HOUSE
2010	COUNTY	2010061871	12/07/10			ADDITION

Land

#	Calc Code	Units
10	RESIDENTIAL FF	60

Building/Extra Features

#	Year Built	Description	Area	Ac Ar
10	1973	RESIDENTIAL	1434	20
20	2001	BOAT HOUSE	228	22
30	2001	WOOD DOCK	57	5
40	2001	WOOD DOCK	266	26
50	2010	CARPORT	130	13
60	2010	CARPORT	36	3
70	2010	BRICK DECK	1154	11
80	1968	SEAWALL	60	6

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Collier County Property Appraiser
Property Aerial

Parcel No	52397120007	Site Address *Disclaimer	164 SAN SALVADOR ST	Site City	NAPLES	Site Zone *Note	34

Open GIS in a New Window with More Features.

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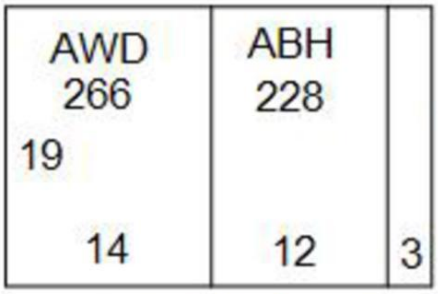
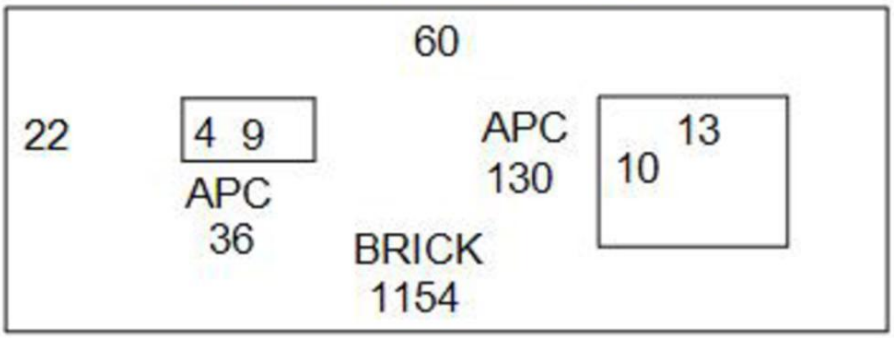


2011 ADD BRICK, APC'S

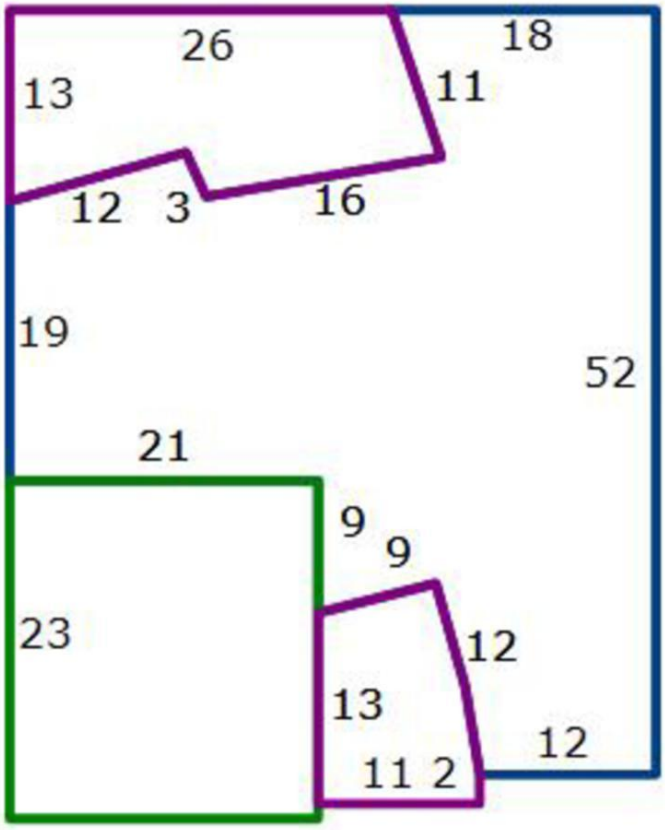


2011 CONV TO

CP 70
316

1 + 1
1434

GAR 70
483



2011 ADD/CONV TO

OP 30
140

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Property Ownership Disclosure Form

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Curtis & Brenda Blocker	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 04/02/2009

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

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

4/10/2020
Date

Nick Pearson
Agent/Owner Name (please print)

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Property Deed

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

4283744 OR: 4444 PG:
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/15/2009 at 01:44PM DWIGHT E. BROCK, CLERK
COMS 206625
REC FEE 27
DOC-.70 1446
Retn:
RECORDING DIVISION
2605 ENTERPRISE RD E #300
CLEARWATER FL 33759 9966

After Recording Return to:
TCT#: 1147483
RETURN TO:
TRANSCONTINENTAL TITLE CO.
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973

Mail Tax Statements To:
Curtis Blocker
Brenda Blocker
P.O. Box 970
Immokalee, FL 34143

Prepared under the supervision of:
P. DeSantis, Esquire
By: Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

[this space for recording information]

10-545448-3 (2 of 2)

Documentary Stamps are based on the consideration of $206,625.71

Property Tax ID#: 52397120007

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

QUITCLAIM DEED

(The purpose of this deed is to add spouse to title)

MADE this 2 day of APRIL, 2009, by and between CURTIS BLOCKER, a married man joined by his spouse BRENDA BLOCKER, having a postal address of P. O. Box 970, Immokalee, Florida 34143, **GRANTORS**, and CURTIS BLOCKER and BRENDA BLOCKER, husband and wife having a postal address of P. O. Box 970, Immokalee, Florida 34143, **GRANTEES**.

WITNESSETH, that said Grantors, for in consideration of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Collier County, State of Florida, to-wit:

LOT 316, ISLES OF CAPRI NO. 2, ACCORDING TO PLAT IN PLAT BOOK 3, PAGE 46, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

SUBJECT TO:

1. **DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 3, PAGE 153.**
2. **RESOLUTION RECORDED IN BOOK 649, PAGE 1239, AND AS AMENDED IN BOOK 664, PAGE 920.**
3. **ORDINANCES RECORDED IN BOOK 619, PAGE 1177 THROUGH 1381 AND BOOK 1505, PAGE 2340.**

CB

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CURTIS BLOCKER BY SPECIAL WARRANTY DEED FROM AURORA LOAN SERVICES, LLC, DATED 03/26/2009, RECORDED * 4/15/2009 **IN BOOK** 4444 **, PAGE** 0532 **/INSTRUMENT NO.** 4283743 **, IN THE RECORDS OF COLLIER COUNTY, FLORIDA.**

* record concurrently herewith

PROPERTY ADDRESS: 164 San Salvador Street, Naples, FL 34113

The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

CURTIS BLOCKER

DENNIS DiVICO

Printed Name

Witness

Printed Name

STATE OF FLORIDA)

COUNTY OF Collier **)**

The foregoing instrument was hereby acknowledged before me this 2 day of APRIL, 2009, by CURTIS BLOCKER, who is personally known to me or who has produced DRIVERS LICENSE, as identification, and who signed this instrument willingly.

Notary Public State of Florida
Dennis DiVico
My Commission DD532897
Expires 03/26/2010

Notary Public DENNIS DIVICO

My commission expires: 3/26/2010

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. One Grantor appears on this page, subsequent Grantor's signature appears on the following page, individually.*

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

Signed, sealed and delivered in our presence:

Witness

DENNIS DiVICO
Printed Name

Witness

Sarah Evans
Printed Name

BRENDA BLOCKER

STATE OF FLORIDA)

COUNTY OF Collier)

The foregoing instrument was hereby acknowledged before me this 2 day of APRIL, 2009, by BRENDA BLOCKER, who is personally known to me or who has produced DRIVERS LICENSE, as identification, and who signed this instrument willingly.

Notary Public State of Florida
Dennis DiVico
My Commission DD532897
Expires 03/26/2010

Notary Public DENNIS DIVICO
My commission expires: 3/26/2010

*This instrument may be signed in one or more **counterparts** with the same force and effect as if all required **signatures** were performed at the same time. This is the final Grantor and the end of this document.*

The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. No title search was performed on the subject property by this preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the collection of taxes nor the recording of this instrument. The conveyance amount was provided to preparer by agent for Grantor.**

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Addressing Checklist

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

ISLES OF CAPRI NO 2 LOT 316 S32 T51 R26

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

52397120007

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

164 San Salvador St

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

CURRENT PROJECT NAME *(if applicable)*

PROPOSED PROJECT NAME *(if applicable)*

Blocker dock BDE (Not approved at this time.)

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # _____

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

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

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

Applicant Name: Nick Pearson

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

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

FOR STAFF USE ONLY

Folio Number 52397120007

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: CHE **Date:** 05/04/2020

Updated by: _____ **Date:** _____

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Affidavit of Representation

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000537

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

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

Notes:

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

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

_____ **Signature**

10-22-19 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 10-22-19 (date) by Curtis Blocker (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

AMANDA W HORTON
Notary Public – State of Florida
Commission # GG 135200
My Comm. Expires Aug 15, 2021
Bonded through National Notary Assn.

Amanda W Horton **Signature of Notary Public**

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000537

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

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

Notes:

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

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

Brenda Blocker
Signature

July 28, 2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7/28/2020 (date) by Brenda Blocker (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

JENNIFER AREVALO
MY COMMISSION # GG 203892
EXPIRES: April 4, 2022
Bonded Thru Notary Public Underwriters

Jennifer Arevalo
Signature of Notary Public

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

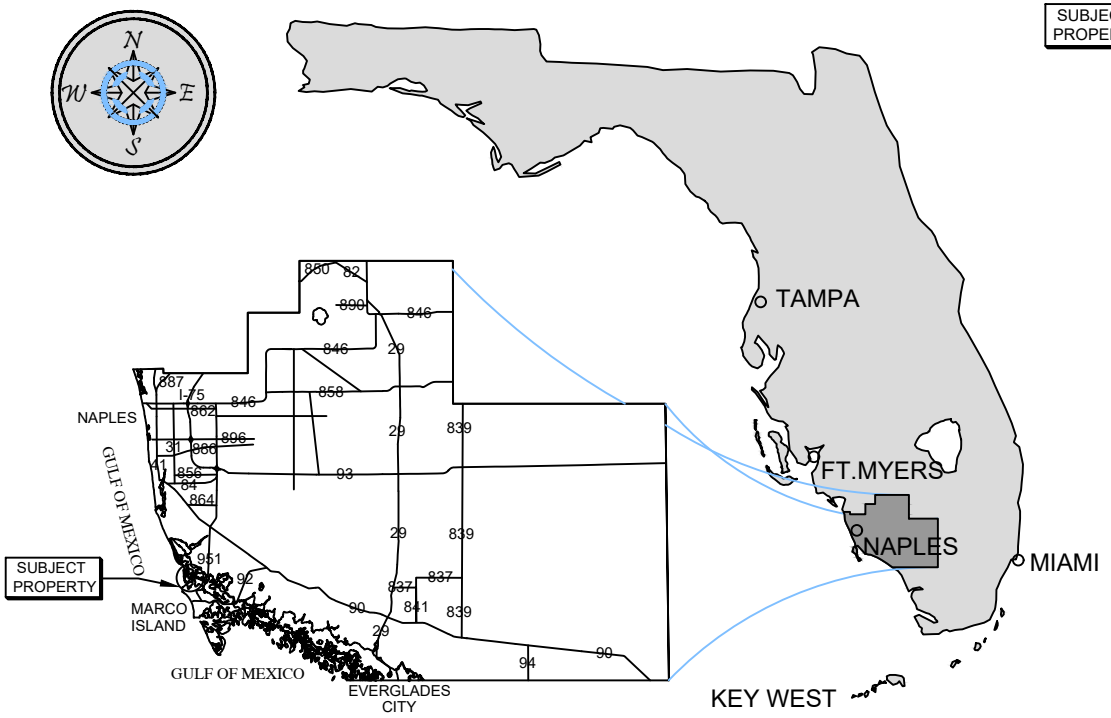
Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

BDE Drawings / Exhibits

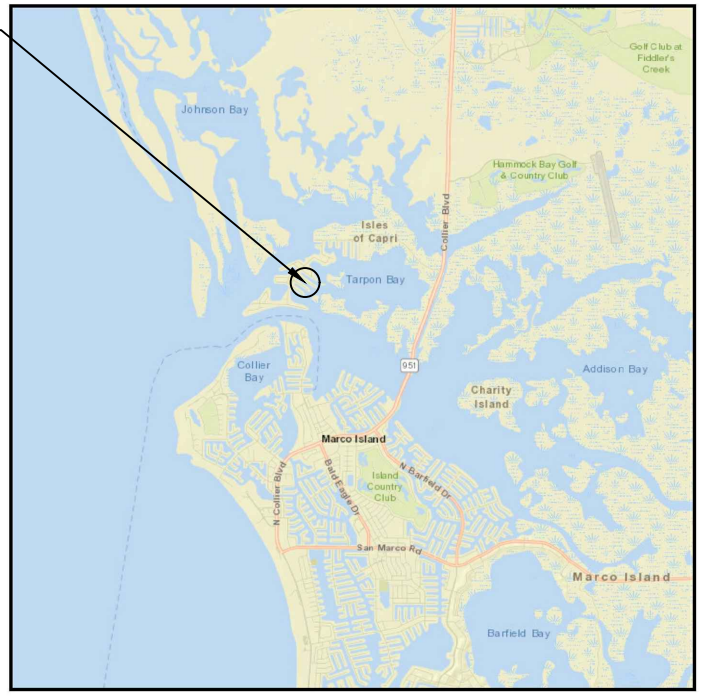
Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg LOCATION 10/6/2020

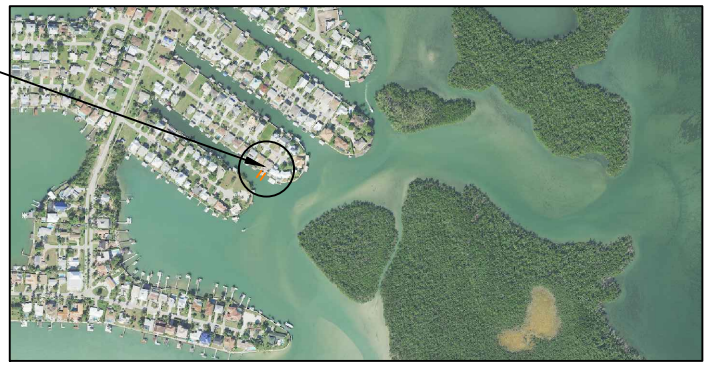
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 164 SAN SALVADOR ST
NAPLES, FL 34113

<> LATITUDE: N 26.979267
<> LONGITUDE: W 81.727477

NOTES:

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

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

BLOCKER - 164 SAN SALVADOR ST

LOCATION MAP

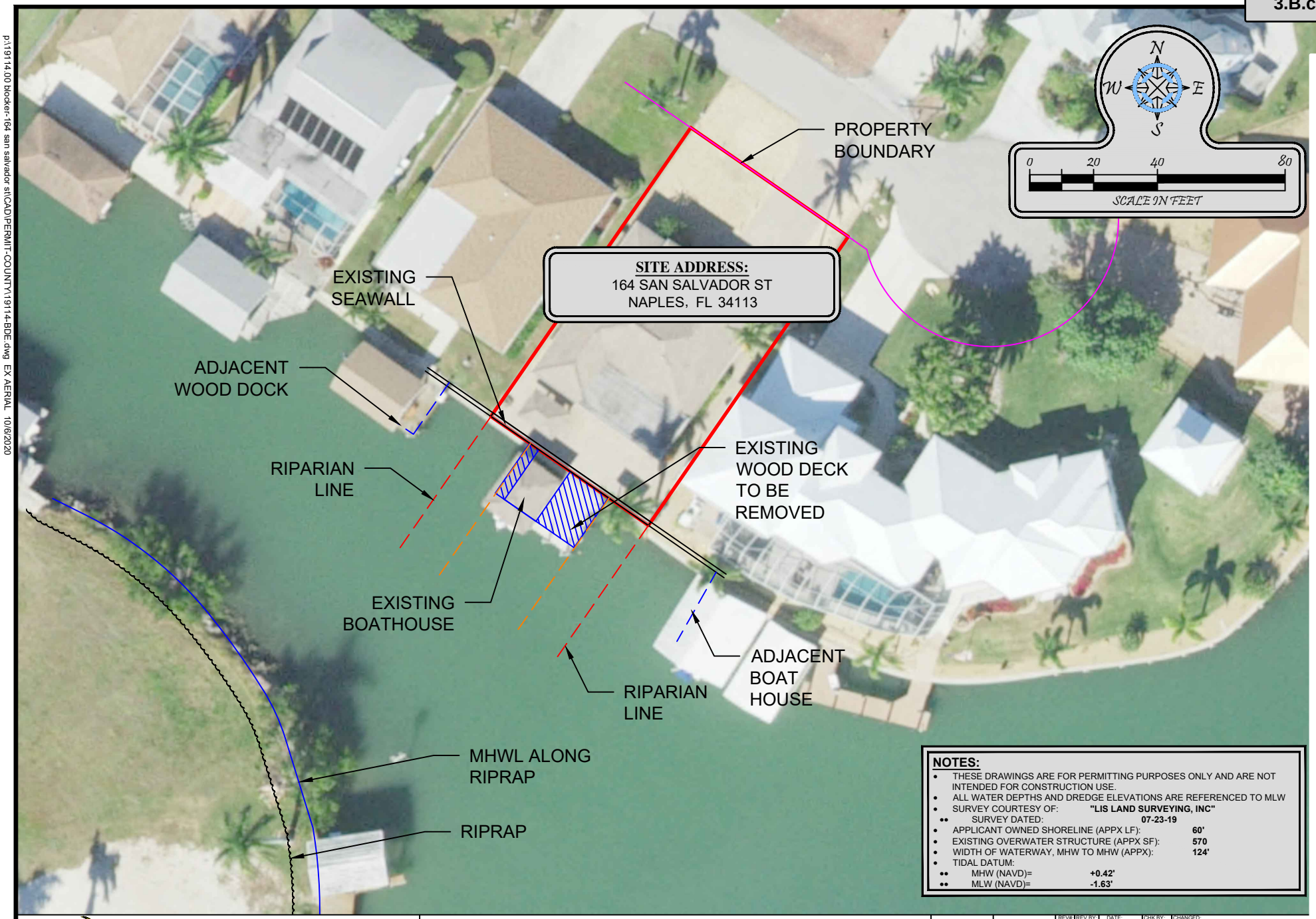
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	PAGES 02-04
DRAWN BY:	RMJ	2.	RMJ	09-28-20	NP	ADDED PAGE 05, REV. PAGE 04
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg EX AERIAL 10/6/2020



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"LIS LAND SURVEYING, INC"**
  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **124'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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

BLOCKER - 164 SAN SALVADOR ST

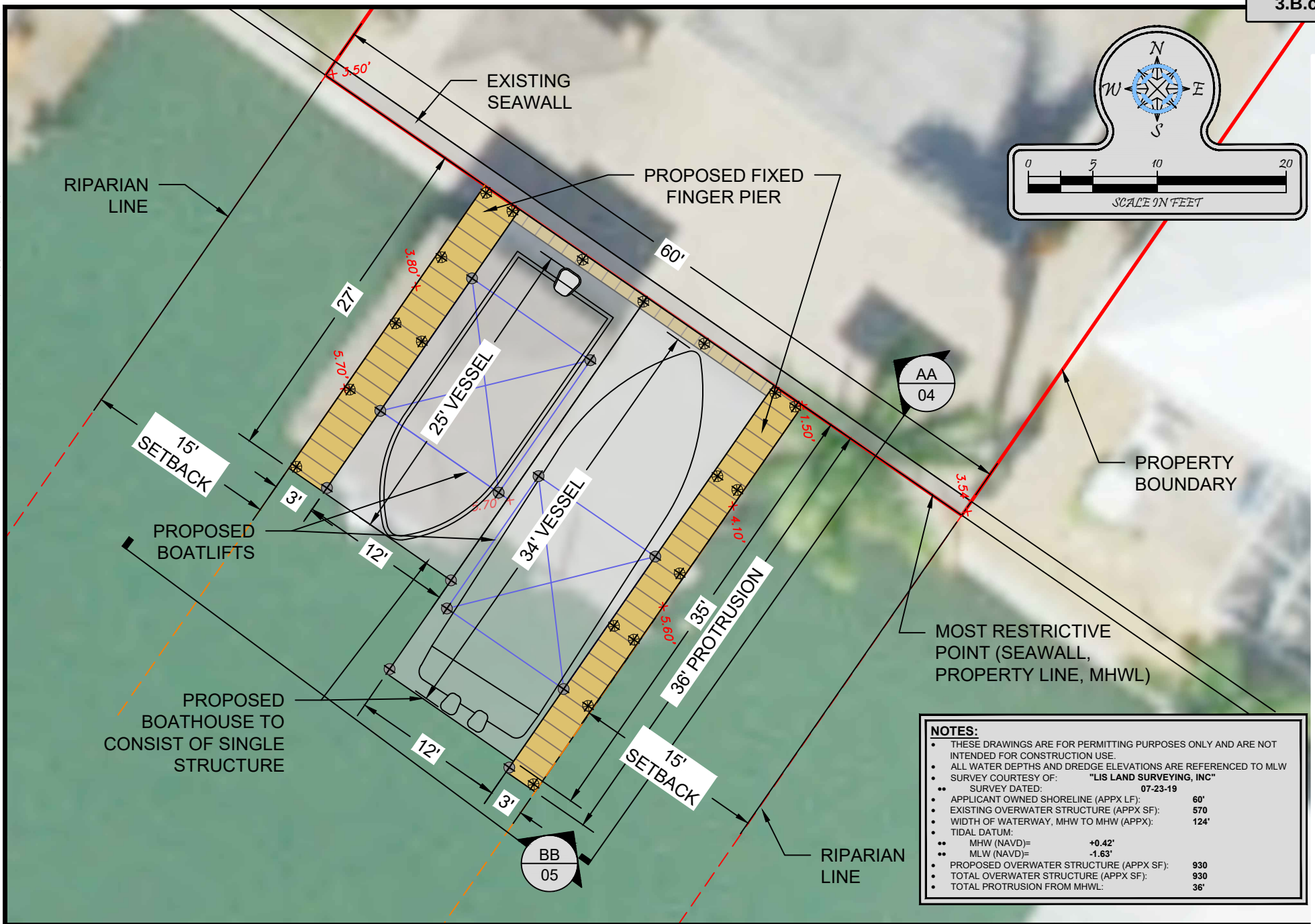
EXISTING AERIAL

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	REVISED NOTES
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"LIS LAND SURVEYING, INC"**
  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **124'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **930**
- TOTAL OVERWATER STRUCTURE (APPX SF): **930**
- TOTAL PROTRUSION FROM MHWL: **36'**

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

BLOCKER - 164 SAN SALVADOR ST

PROPOSED DOCK

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

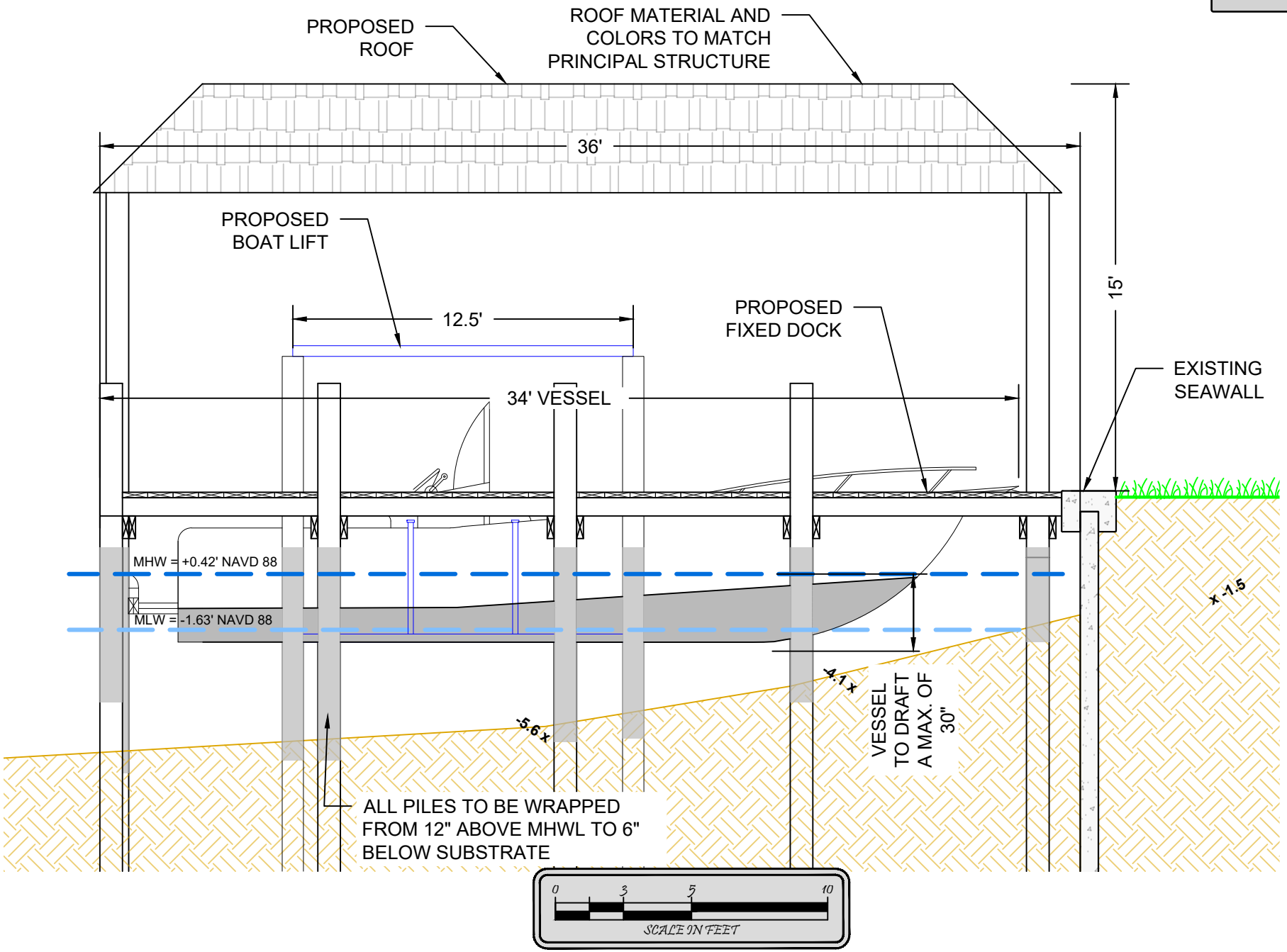
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	ADDED BOT & REV NOTES
DRAWN BY:	RMJ	2.	RMJ	09-28-20	NP	ADDED NOTES
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg PRELIMINARY 10/6/2020

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SECTION 10/6/2020



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

BLOCKER - 164 SAN SALVADOR ST

CROSS SECTION AA

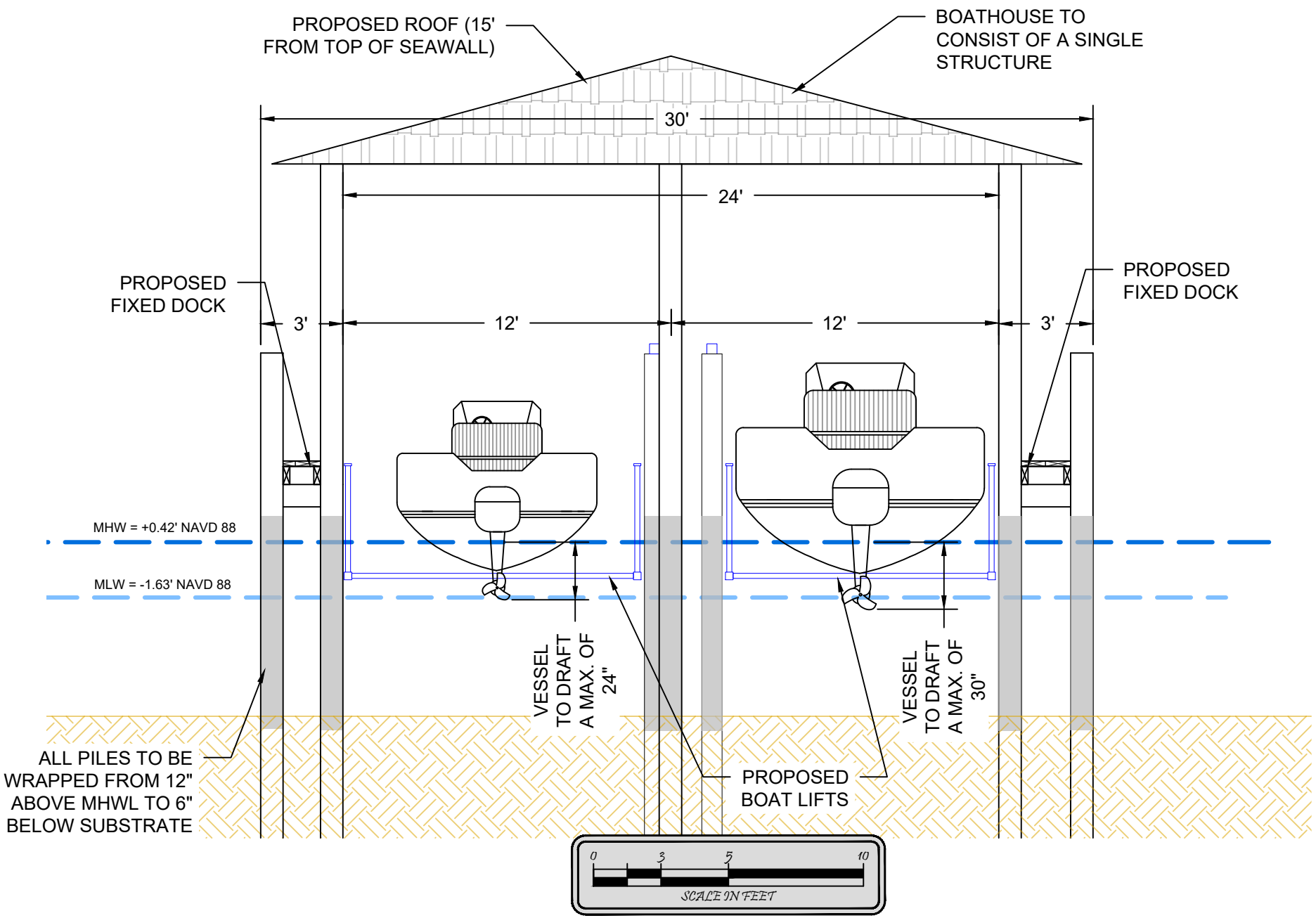
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	RMJ	07-16-20	NP	ADDED DIMENSIONS
DRAWN BY:	RMJ	2.	RMJ	09-28-20	NP	ADDED BOAT
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SECTION (2) 10/6/2020



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

BLOCKER - 164 SAN SALVADOR ST

CROSS SECTION BB

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SECTION- 32 TOWNSHIP- 51 S

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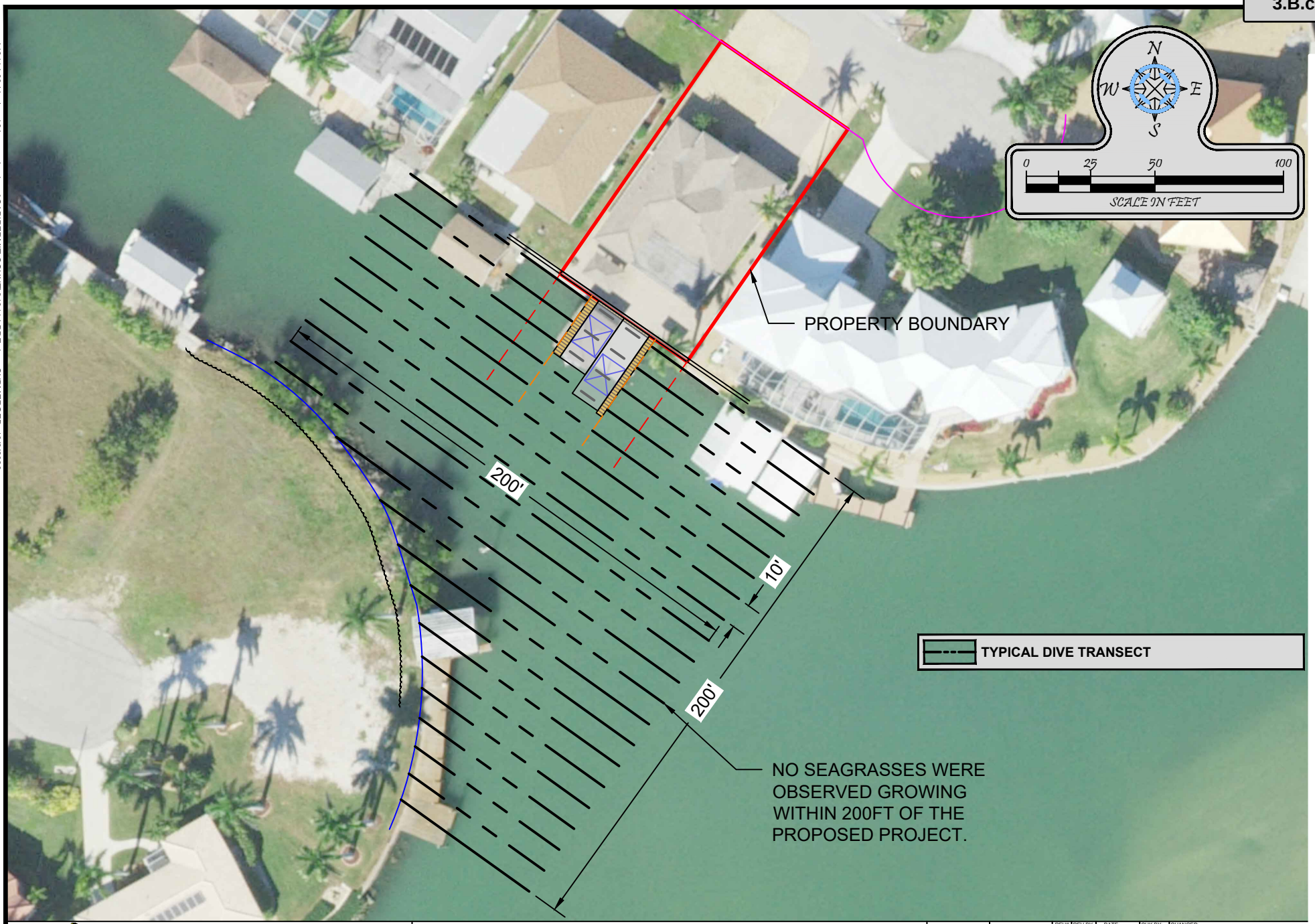

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SUBMERGED RESOURCE SURVEY

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SECTION- 32 TOWNSHIP- 51 S

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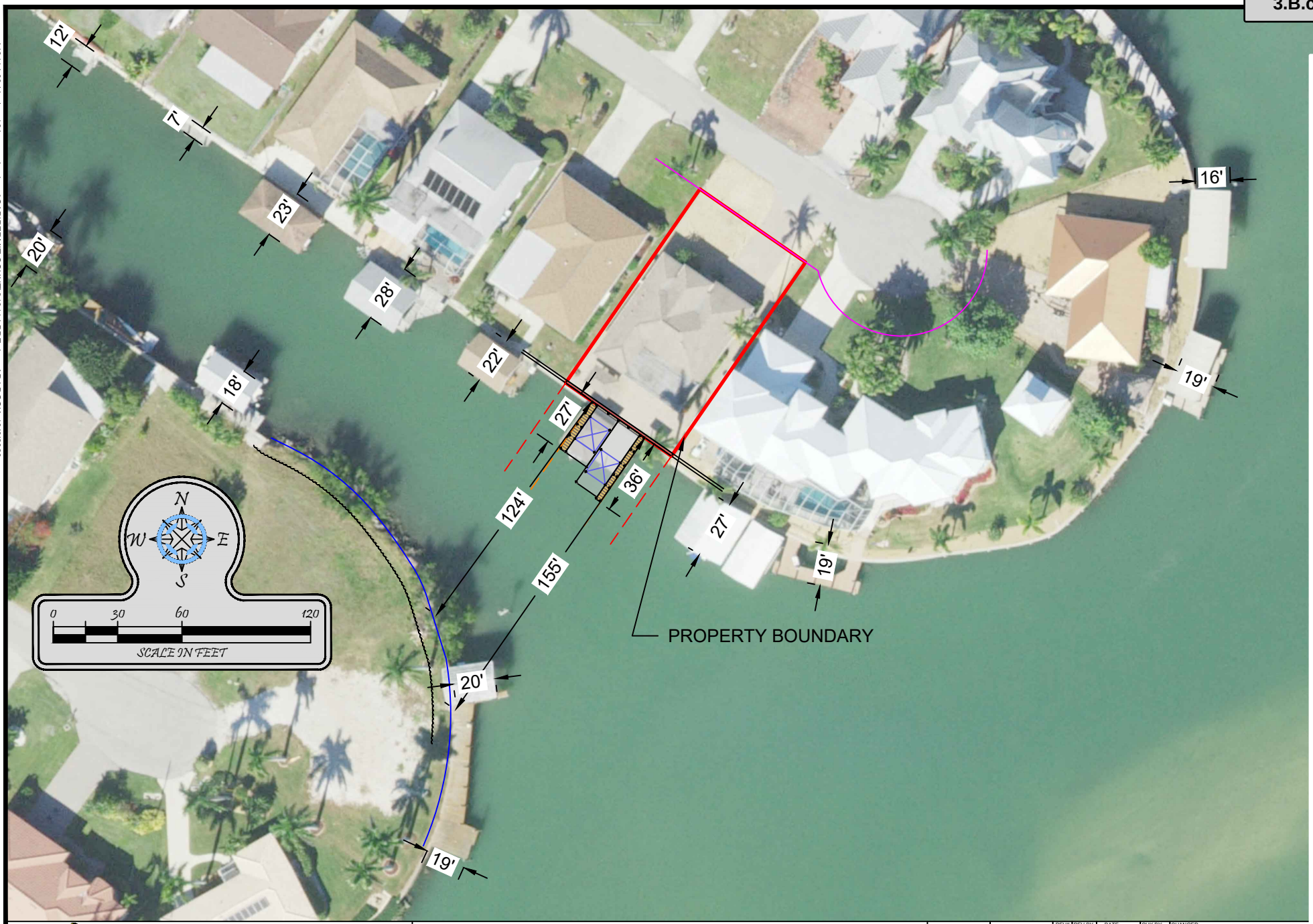
Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg ADJ DOCK 10/6/2020



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ADJACENT DOCKS

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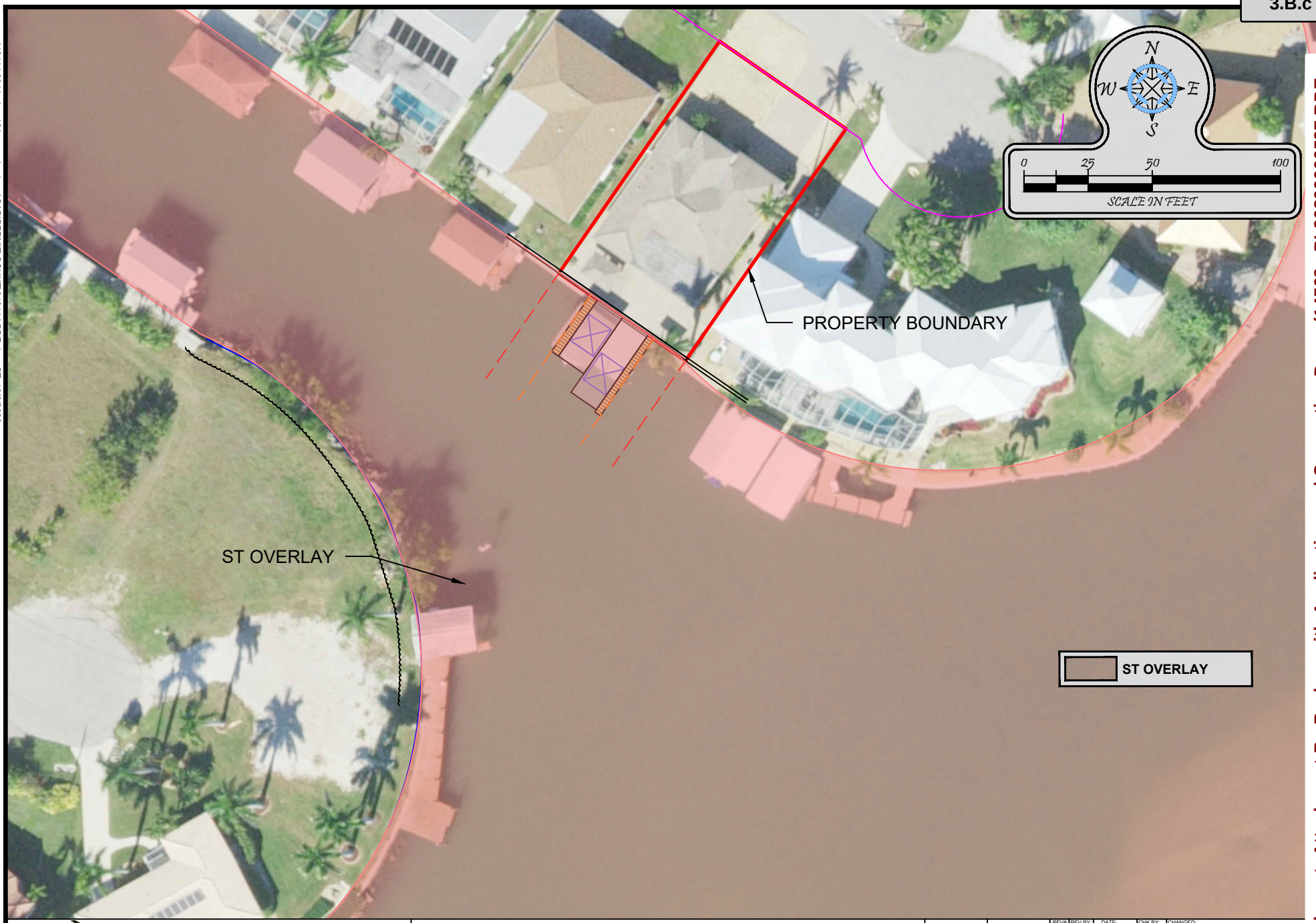
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	07 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S



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BLOCKER - 164 SAN SALVADOR ST

ST OVERLAY

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	08 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

Environmental Data

(See Submerged Resource Survey)

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Professional Survey

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

NOTES:

1. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
2. DESCRIPTION AS FURNISHED BY CLIENT. NO SEARCH OF THE PUBLIC RECORDS WAS CONDUCTED BY THIS FIRM.
3. BEARINGS ARE BASED ON PLAT OR DEED.
4. ELEVATIONS AS SHOWN ARE BASED ON N.A.V.D. 1988 DATUM UNLESS OTHERWISE STATED.
5. ENCROACHMENTS ARE BASED ON PLAT OR DEED.
6. THERE MAY BE OTHER EASEMENTS NOT SHOWN HEREON RECORDED IN THE PUBLIC RECORDS OF THE GOVERNING COUNTY.
7. NO DETERMINATION OF HAZARDOUS WASTE MATERIALS HAVE BEEN MADE BY THIS FIRM.
8. LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN UNLESS OTHERWISE NOTED.
9. SIGNOR LIMITS LIABILITY ONLY UP TO THE COST OF SURVEY.
10. THIS SURVEY IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED.
11. SURVEY WAS BASED ON INFORMATION PROVIDED BY CLIENT AND EXISTING MONUMENTATION.
12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED BY ANOTHER SOURCE.

LEGEND:

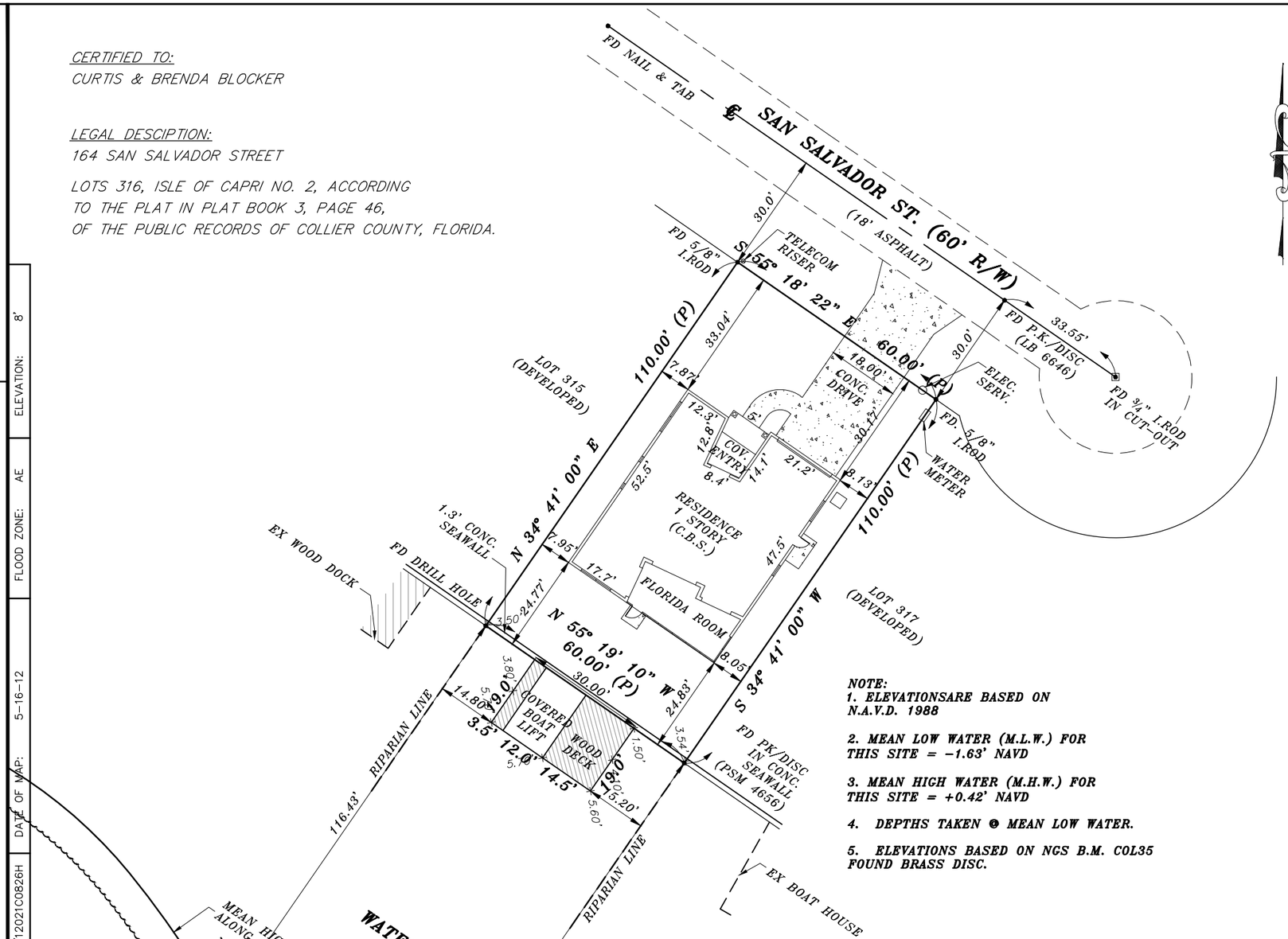
(A)	– ARC LENGTH
A.C.	– AIR CONDITIONER
Ⓒ	– CABLE TV
(C)	– CALCULATED
C.B.	– CATCH BASIN
CB	– CHORD BEARING
CH	– CHORD DISTANCE
C.M.	– CONC. MONUMENT
(D)	– DEED
B.O.B.	– BASIS OF BEARINGS
D.E.	– DRAINAGE EASEMENT
EL.	– ELEVATION
E.O.P.	– EDGE OF PAVEMENT
F.H.	– FIRE HYDRANT
FND.	– FOUND
GV	– GATE VALVE
I.R.	– IRON ROD
G.W.	– GUY WIRE
(M)	– MEASURED
N&T	– NAIL & TAB
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM (1988)
N.T.S.	– NOT TO SCALE
(NR)	– NOT RADIAL
O.R.	– OFFICIAL RECORD
(P)	– PLAT
P.B.	– PLAT BOOK
P.C.	– POINT OF CURVATURE
P.C.C.	– POINT OF COMPOUND CURVATURE
P.C.P.	– PERMANENT CONTROL POINT
P.I.	– POINT OF INTERSECT
PG.	– PAGE
P.O.B.	– POINT OF BEGINNING
P.O.C.	– POINT OF COMMENCEMENT
P.P.	– POWER POLE
P.R.C.	– POINT OF REVERSE CURVATURE
P.R.M.	– PERMANENT REFERENCE MONUMENT
P.T.	– POINT OF TANGENCY
P.U.E.	– PUBLIC UTILITY EASEMENT
R	– RADIUS
(R)	– RADIAL
RNG.	– RANGE
R/W	– RIGHT OF WAY
SEC.	– SECTION MS. FL.
SET I.R.	– SET 1/2" IRON ROD LB1478 LB2239
S.W.	– SIDEWALK
Ⓣ	– TELEPHONE BOX
TWP.	– TOWNSHIP
U.P.	– UTILITY PEDESTAL
Ⓦ	– WATER METER
△	– DELTA ANGLE
⊙	– FIRE HYDRANT
⊕	– TEMPORARY BENCHMARK
℄	– CENTERLINE
—x—	– WIRE FENCE
—//—	– WOOD FENCE
—P—	– OVERHEAD WIRES
▨	– CONCRETE PAD
5.6	– EXISTING ELEVATION
(X)	– LOT NUMBER
MHW	– MEAN HIGH WATER
MLW	– MEAN LOW WATER

COMMUNITY PANEL NUMBER: 120067/12021C0826H | DATE OF MAP: 5-16-12 | FLOOD ZONE: AE | ELEVATION: 8'

CERTIFIED TO:
CURTIS & BRENDA BLOCKER

LEGAL DESCIPTION:
164 SAN SALVADOR STREET

LOTS 316, ISLE OF CAPRI NO. 2, ACCORDING TO THE PLAT IN PLAT BOOK 3, PAGE 46, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



NOTE:
1. ELEVATIONSARE BASED ON N.A.V.D. 1988

2. MEAN LOW WATER (M.L.W.) FOR THIS SITE = −1.63' NAVD

3. MEAN HIGH WATER (M.H.W.) FOR THIS SITE = +0.42' NAVD

4. DEPTHS TAKEN @ MEAN LOW WATER.

5. ELEVATIONS BASED ON NGS B.M. COL35 FOUND BRASS DISC.

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.

APPROVED

C:\Users\cad\Desktop\SEAL.jpg

BILL H. HYATT JR
REGISTERED LAND SURVEYOR PSM# 4636
STATE OF FLORIDA

LIS Land Surveying, LLC
2572 West State Road 426
Oviedo, Fl. 32765
321-244-0402 321-244-9419 (Fax)
LB1057

21430 Palm Beach Blvd.
Alva, Fl. 33920
239-693-9244 239-693-9828 (Fax)
LB1057

REVISED: 07/23/19–UPDATE SURVEY

FIELD SURVEY	06–15–10; 07–23–19
CREW CHIEF	C. CORDISCO
DRAWN BY	C. WHITED; J.KNORR
SCALE	1" = 30'
LIS JOB NO	19834
SHEET: 1 OF 1	DATE: 07/23/2019

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Submerged Resource Survey

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

164 SAN SALVADOR ST.
NAPLES, FL 34113
FOLIO #52397120007

SUBMERGED RESOURCE SURVEY REPORT
SEPTEMBER 2019

PREPARED BY:

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

1 Introduction

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 164 San Salvador St. in Naples, FL 34113 and that can be identified by folio #52397120007. This survey will provide planning assistance to both the property owner and regulating agencies during any review processes for the proposed project, which consists of constructing a private, recreational single-family docking facility with two boatlifts.

The subject property consists of a 0.15-acre parcel that can be found on the east side of Isle of Capri on a man-made canal that connects to Tarpon Bay and Big Marco Pass. The parcel currently contains a single-family residence with a seawall and docking facility. The property is neighbored to the northwest and southeast single-family residences, to the south by submerged bottomlands, and to the north by San Salvador St., across which are additional single-family residences. Nearly all surrounding lots contain docking facilities (with boatlifts) of similar size and function to that which is proposed.

The SRS was conducted on September 26th, 2019 between approximately 11:30 and 12:30 p.m. Site conditions consisted of mostly clear skies with a slight breeze. Water clarity was fair, allowing for submerged visibility of roughly 3 to 4 feet. The ambient air temperature was approximately 85 degrees Fahrenheit and wind speeds averaged 5-10 mph out of the southwest. The average ambient water temperature was approximately 78 degrees Fahrenheit. Low tide occurred prior to the site visit at approximately 5:37 a.m. and reached approximately 1.1 ft. above the mean low water mark. Hight tide was achieved during the site visit at approximately 12:23 p.m., reaching approximately 2.8 feet above the mean low water mark. Low tide occurred again following the site visit at approximately 6:20 p.m. and reach approximately 0.0 feet above the mean low water mark.

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2 Objective

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

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

3 Methodology

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

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

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

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

4 Results

The substrate found within the surveyed area consists of silty muck with occasional shell debris, rocks, and macroalgae. The substrate appeared consistent throughout the project site to the limits of the survey area. Depths increased gradually with distance from the seawall of the project site to the limits of the survey from approximately 5 to 12 feet.

No mangroves or other natural shoreline are present at the project site as the shoreline consists of a vertical seawall supported by rip rap along the wall's toe. During the submerged portion of the survey, no seagrasses, oysters (besides scattered oyster debris found on the substrate), or other resources were observed in any capacity. Accordingly, no impacts to submerged resources are expected to occur as the result of the proposed project. A list of species observed during the SRS can be seen below in Table 1.

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

Common Name	**Scientific Name**
Common bottlenose dolphin	*Tursiops truncatus*
Atlantic sheepshead	*Archosargus probatocephalus*
Mangrove snapper	*Lutjanus griseus*
Common snook	*Centropomus undecimalis*
Red boring sponge	*Cliona celata*
Eastern oyster	*Crassostrea virginica*
Common barnacle	*Balanus spp.*
Caulerpa	*Caulerpa spp.*

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5 Conclusion

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded no results besides scattered oysters present on the seawall and riprap, which would not be affected by reconfiguration of the docking structures. No mangroves, seagrasses or other resources were observed anywhere within the vicinity of the project site. Accordingly, negative impacts to submerged resources are not expected as a result of the proposed project.

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6 Photos

Photo 1: View of seawall, dock, and uplands looking north west

Photo 2: View of sponges and macroalgae covering riprap at the project site

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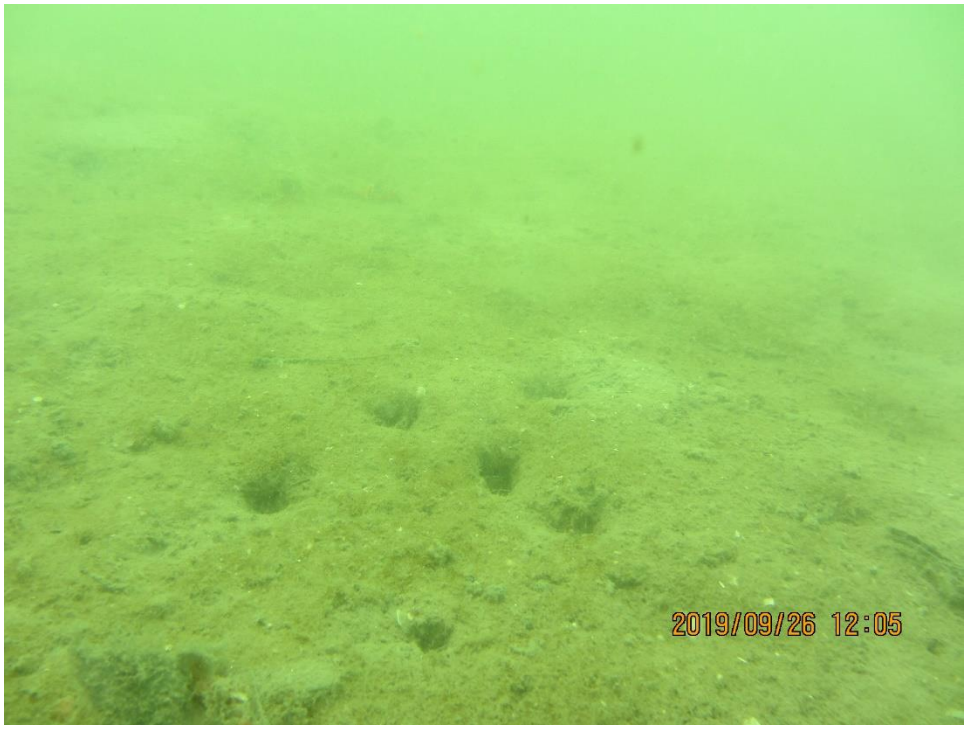

Photo 4: Typical view of bottomlands at project site

Photo 6: Typical consistency of substrate found within the vicinity of the project site

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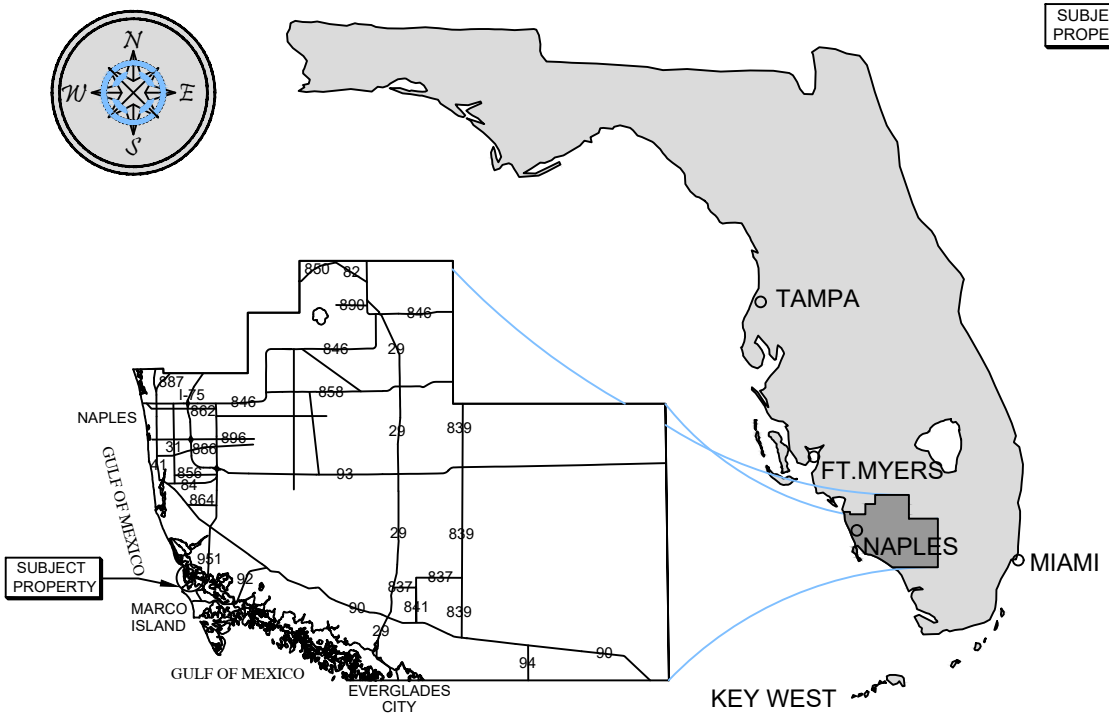
STATE OF FLORIDA



COLLIER COUNTY

VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 164 SAN SALVADOR ST
NAPLES, FL 34113

<> LATITUDE: N 26.979267
<> LONGITUDE: W 81.727477

NOTES:

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LOCATION MAP

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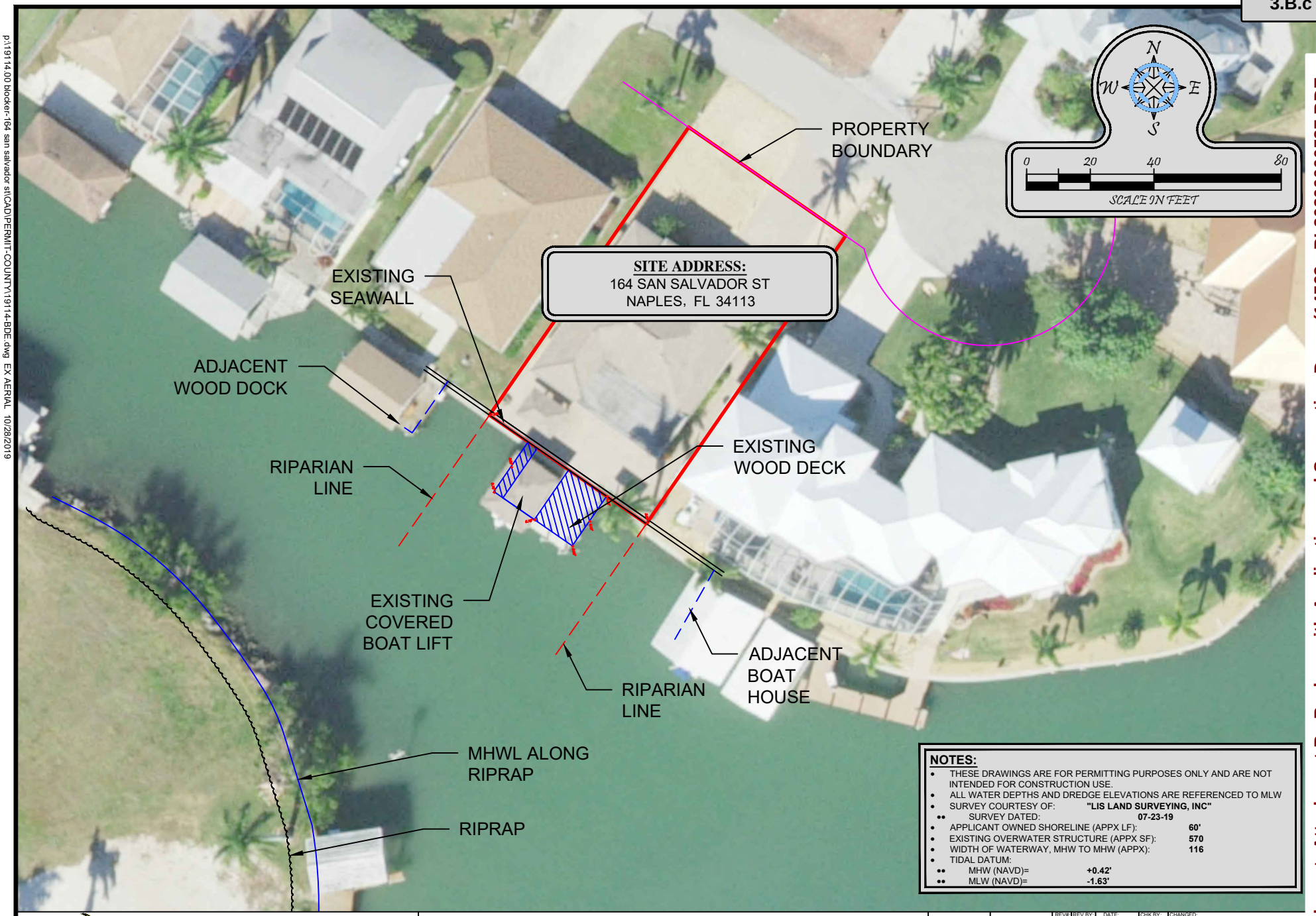

NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"LIS LAND SURVEYING, INC"**
  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **116**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
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EXISTING AERIAL

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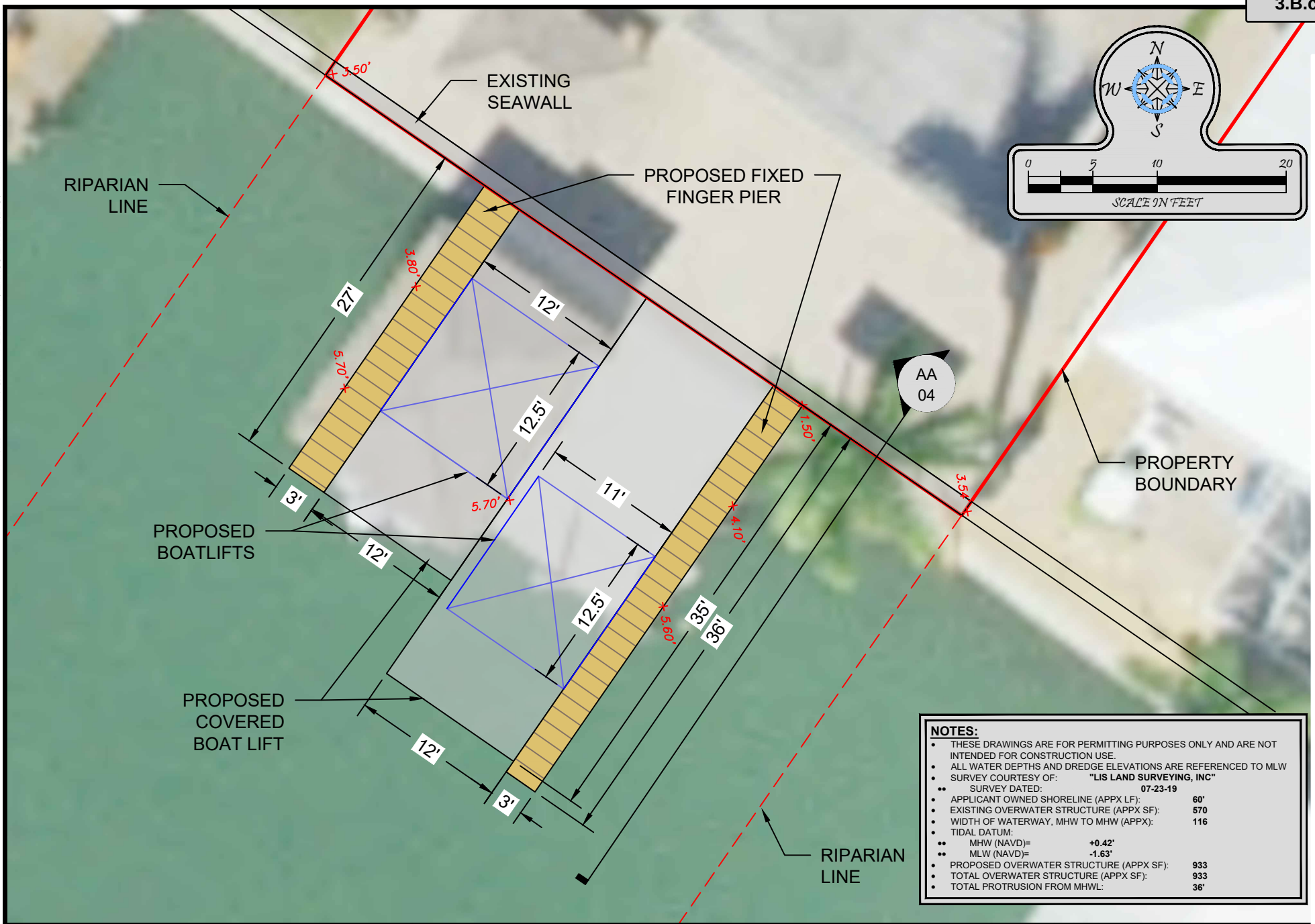

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- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **116**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **933**
- TOTAL OVERWATER STRUCTURE (APPX SF): **933**
- TOTAL PROTRUSION FROM MHWL: **36'**

Turrell, Hall & Associates, Inc.
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PROPOSED DOCK

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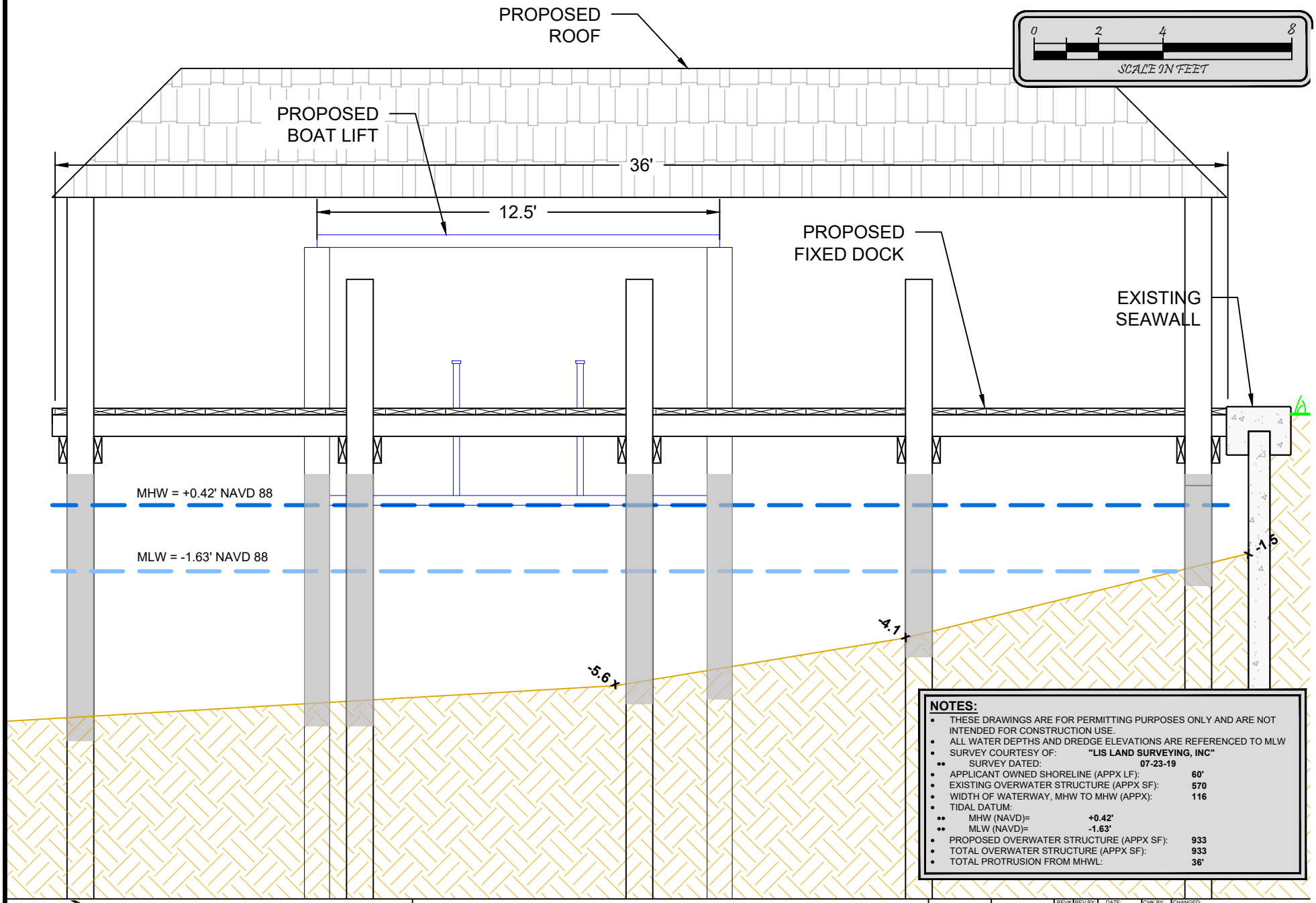
Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SECTION 10/28/2019



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"LIS LAND SURVEYING, INC"**
  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **116**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **933**
- TOTAL OVERWATER STRUCTURE (APPX SF): **933**
- TOTAL PROTRUSION FROM MHWL: **36'**

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

BLOCKER - 164 SAN SALVADOR ST

CROSS SECTION

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

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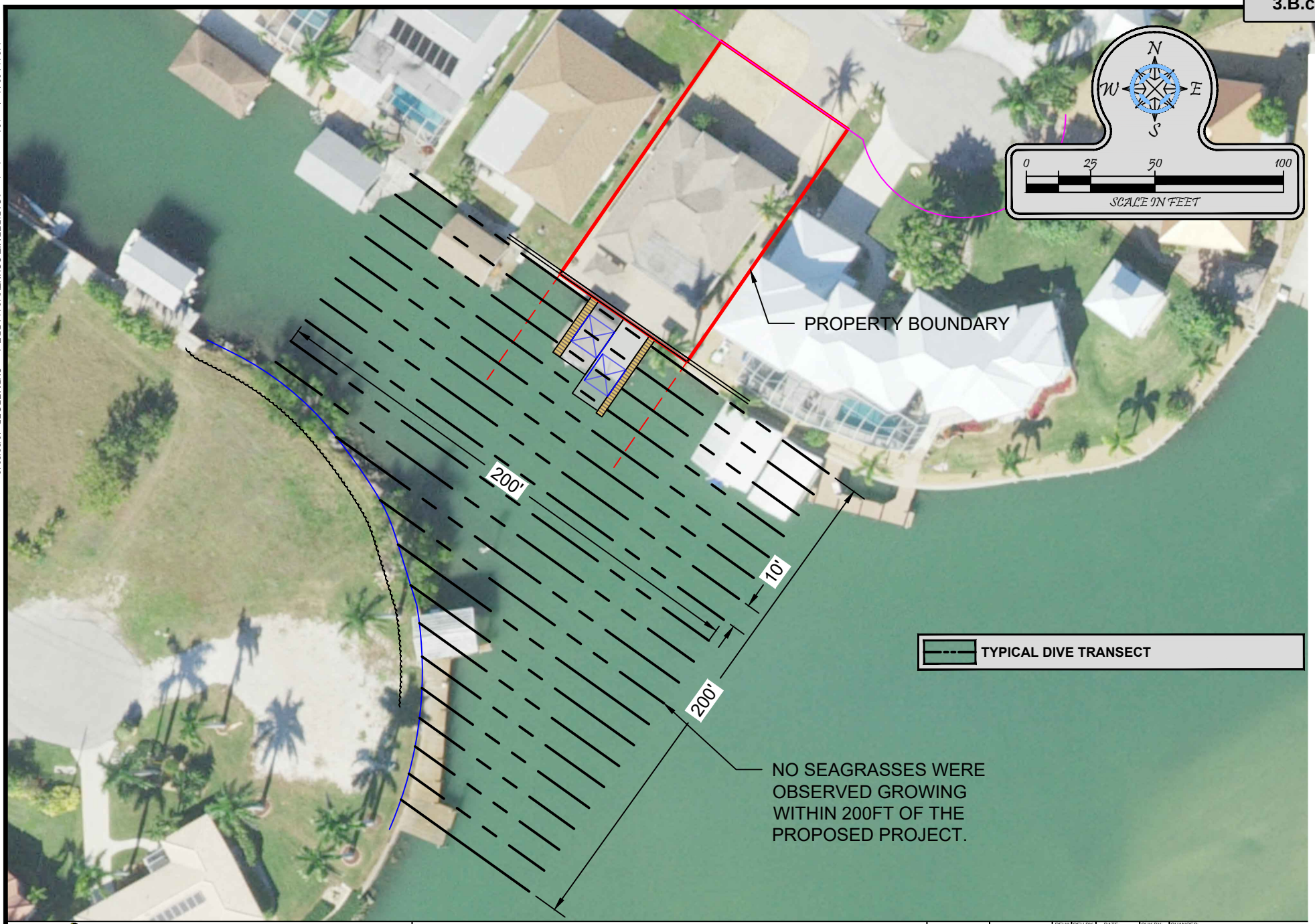

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BLOCKER - 164 SAN SALVADOR ST

SUBMERGED RESOURCE SURVEY

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SECTION- 32 TOWNSHIP- 51 S

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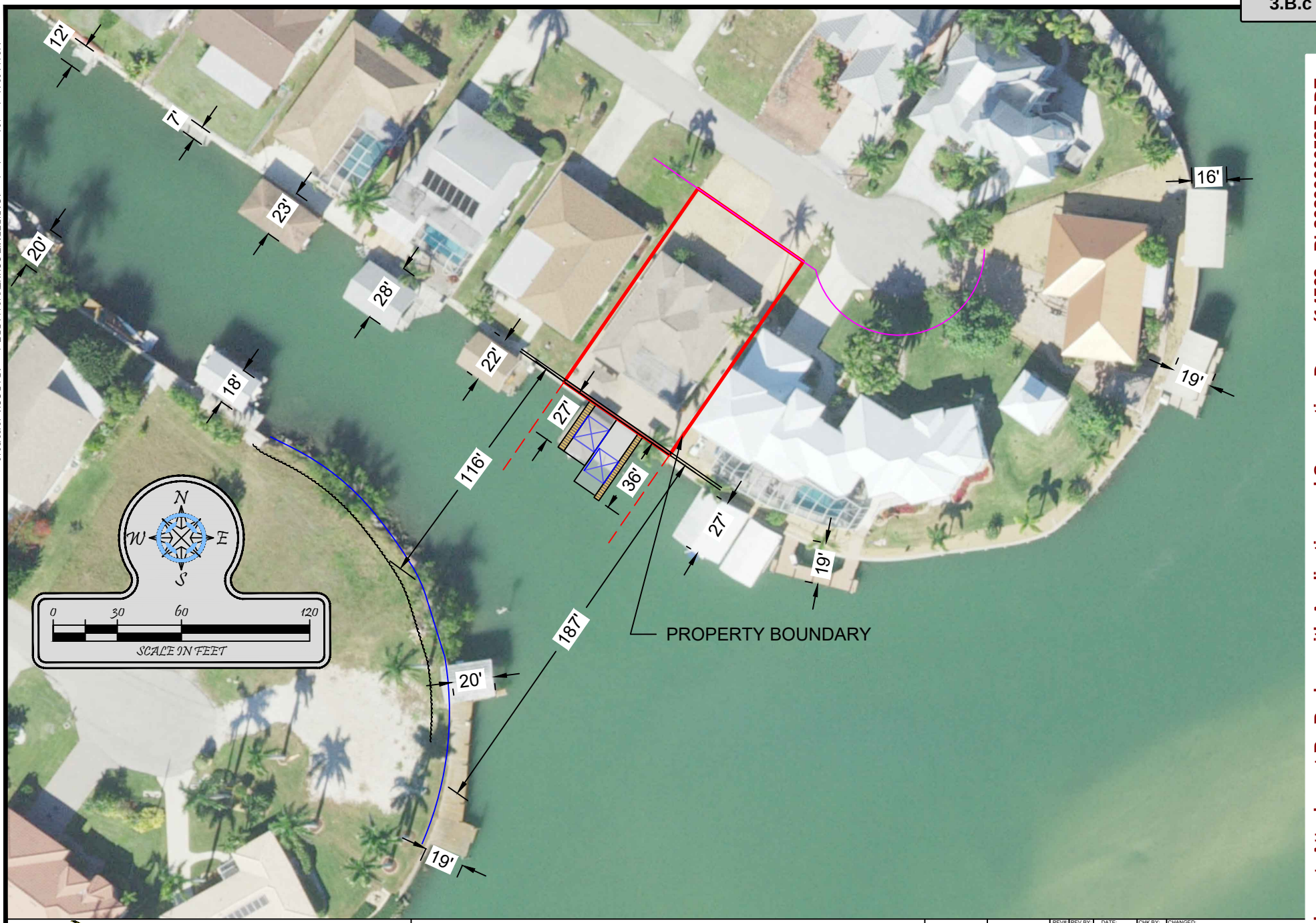

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BLOCKER - 164 SAN SALVADOR ST

ADJACENT DOCKS

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SECTION- 32 TOWNSHIP- 51 S

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg ADJ DOCK 10/28/2019

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

Pre-Application Meeting Notes

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: BDE
Date and Time: Wednesday, 3/25/2020 @ 3:00 PM

Assigned Planner: John Kelly

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

Project Information

Project Name: Blocker Dock (BDE)

PL #: 20200000537

Property ID #: 52397120007 **Current Zoning:** RSF-4

Project Address: 164 Sal Salvador St **City:** Naples **State:** FL **Zip:** 34113

Applicant: Turrell, Hall & Associates

Agent Name: Nick Pearson **Phone:** (239) 643-0166

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

Property Owner: Curtis & Brenda Blocker

Please provide the following, if applicable:

i. **Total Acreage:** 0.15 acres

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 B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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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.colliergov.net/Home/ShowDocument?id=75093.

ZONING:

- IN ADDITION TO PRIMARY & SECONDARY CRITERIA, PROVIDE BOAT HOUSE CRITERIA (LDC SECTION 5.03.06.F.1-7).
- PROVIDE PLANS FOR BOATHOUSE; NOTE THAT THE ROOF OVERHANG ALONE MAY ENCROACH UP TO 3-FEET INTO REQUIRED SETBACK OR MAX PROTRUSION POINT.
- CLARIFY THAT THE DEPICTED MAXIMUM PROTRUSION IS FROM THE MOST RESTRICTIVE POINT (SEE LDC SECTION 5.03.06.C.1)
- SHOW SETBACK FROM SIDE/RIPARIAN LINES
- SHOW LOT WIDTH
- WITH RESPECT TO DOCK FACILITY PRIMARY CRITERIA (LDC SECTION 5.03.06.H.1.d) DEMONSTRATE THAT A MINIMUM OF 50% OF THE WATERWAY WIDTH BETWEEN DOCK FACILITIES ON EITHER SIDE OF THE WATERWAY IS MAINTAINED.

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.

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Collier County

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

Meeting Notes

ENVIRONMENTAL (CRAIG) PLEASE PROVIDE EXHIBIT THAT INDICATES THE LOCATION OF SEAGRASS IF PRESENT (SUBMERGE RESOURCE SURVEY). INDICATE IF THE SHORELINE HAS VEGETATION IF VEGETATION ALONG SHORELINE IS TO BE REMOVED EXPLAIN HOW MUCH IS TO BE REMOVED. ADDRESS SECONDARY CRITERA 5.03.00 e ENSURE COMPLIANCE WITH 5.03.J (PROTECTION OF SEAGRASSES) ST-OVERLAY REQUIRES AN ST PERMIT BE OBTAINED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE PROPOSED DOCK STRUCTURES.

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

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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Sign-In Sheet
PL# 20200000537

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

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

☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Josh Maxwell	Tunnell Hall	643-	Josh@thanaples.com
Nick Pearson	" "	643-0166	Nick@thanaples.com

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Collier County
Growth Management Department
Zoning Division

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

PL20200000537 – Blocker Dock (BDE) – **John Kelly** **PRE-APP**

Assigned Ops Staff: Amanda Martin
Jessica Velasco,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Name/number/email
  Nick Pearson / (239) 643-0166 / Nick@THAnaples.com
- **Agent to list for PL#**
  Name of Company and Agent
  Turrell, Hall & Associates, Inc. / Josh Maxwell, Nick Pearson
- **Owner of property (all owners for all parcels)**
  List individually and by Parcel
  Curtis & Brenda Blocker
- **Confirm Purpose of Pre-App: (Rezone, etc.)**
  List the type of pre-app you wish to schedule in case it conflicts with our system.
  Pre-application meeting to discuss a Boat Dock Extension (BDE) at a single-family residence.
- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  Describe the project here. Provide details here, so that staff may be better prepared to address relative information.
  Replacement of an existing dock and boathouse with a slightly larger dock and boathouse facility. The new dock with consist of 933 square feet of over-water structure and protrude 36' into the waterway.
- **Details about Project:**

  PDI – Plans, Drawings etc.?
  Plans have been submitted to the online portal and are already available for viewing.

REQUIRED Supplemental Information provided by:
Name: Nick Pearson
Title: Project Manager
Email: Nick@THAnaples.com
Phone: (239) 643-0166

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

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

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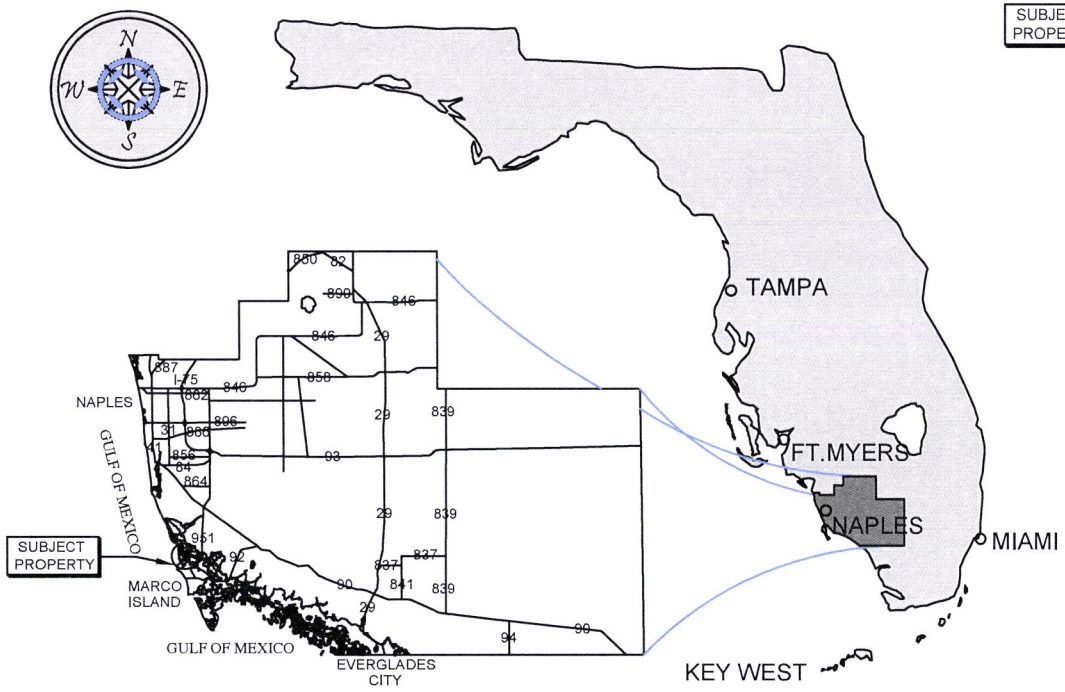
p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg LOCATION 11/25/2019

STATE OF FLORIDA



COLLIER COUNTY

VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 164 SAN SALVADOR ST
NAPLES, FL 34113

<> LATITUDE: N 26.979267
<> LONGITUDE: W 81.727477

NOTES:

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BLOCKER - 164 SAN SALVADOR ST

LOCATION MAP

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SECTION- 32 TOWNSHIP- 51S RANGE- 26E

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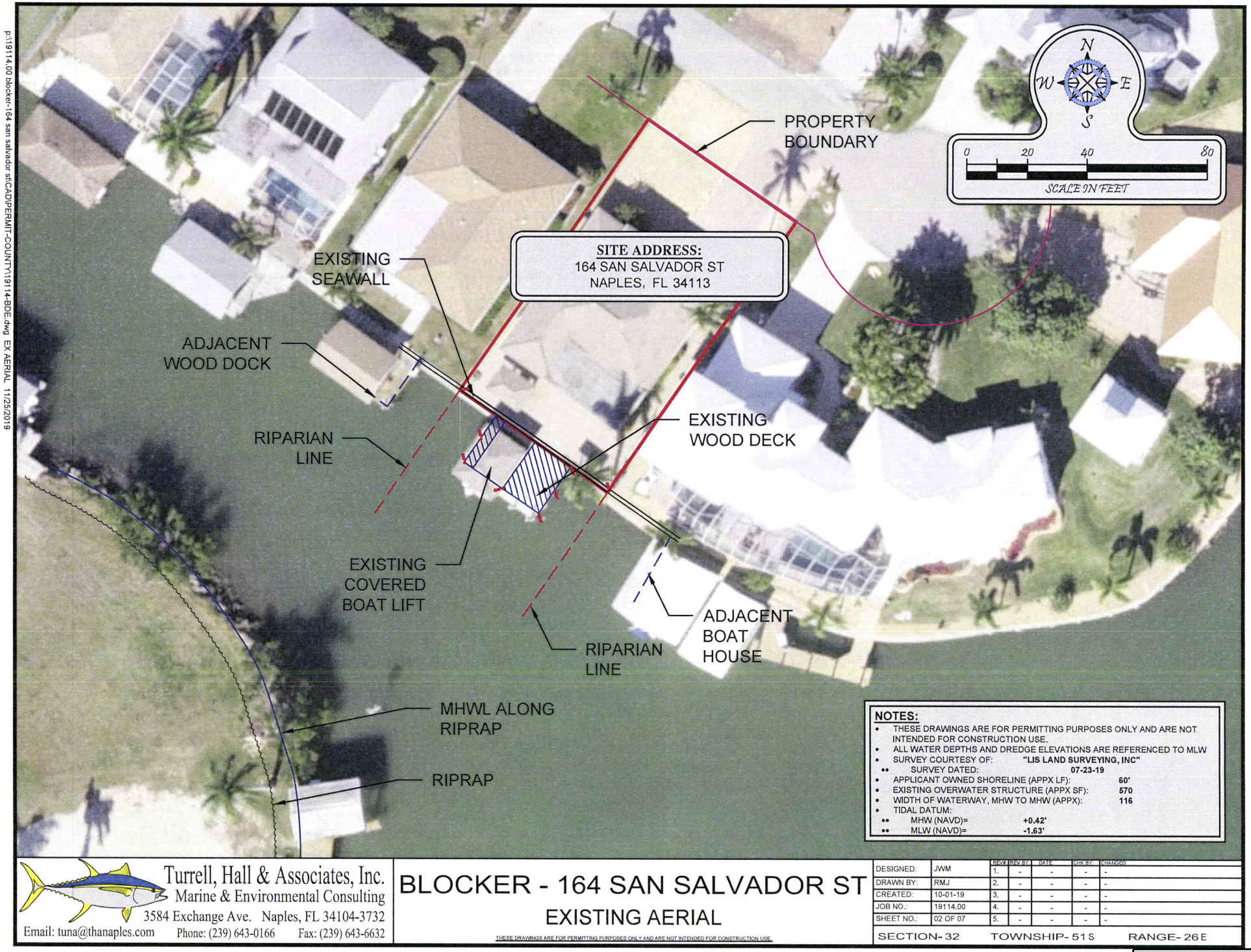

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EXISTING AERIAL

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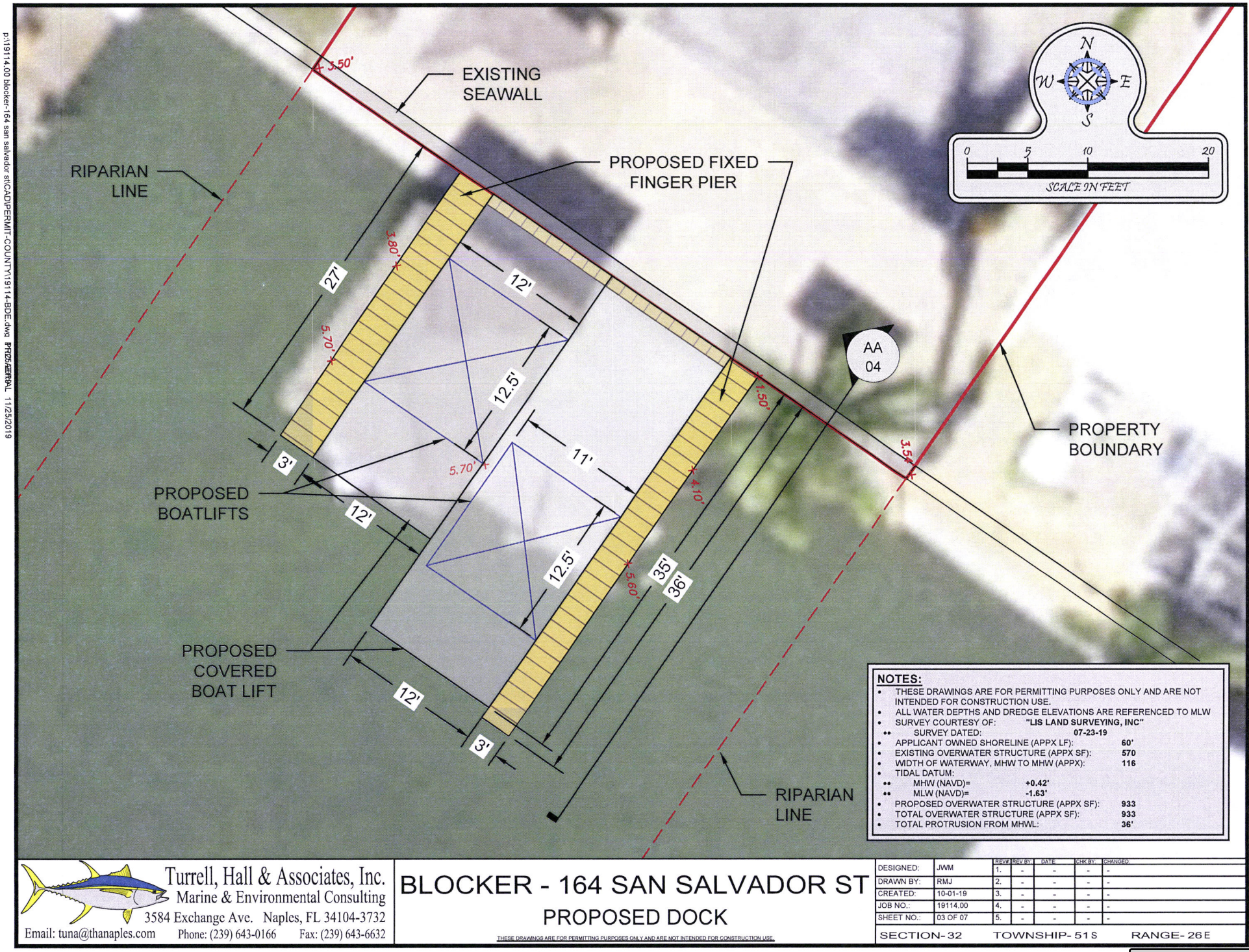

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BLOCKER - 164 SAN SALVADOR ST

PROPOSED DOCK

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SECTION- 32 TOWNSHIP- 51 S RANGE- 26 E

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg PROPERTY 11/25/2019

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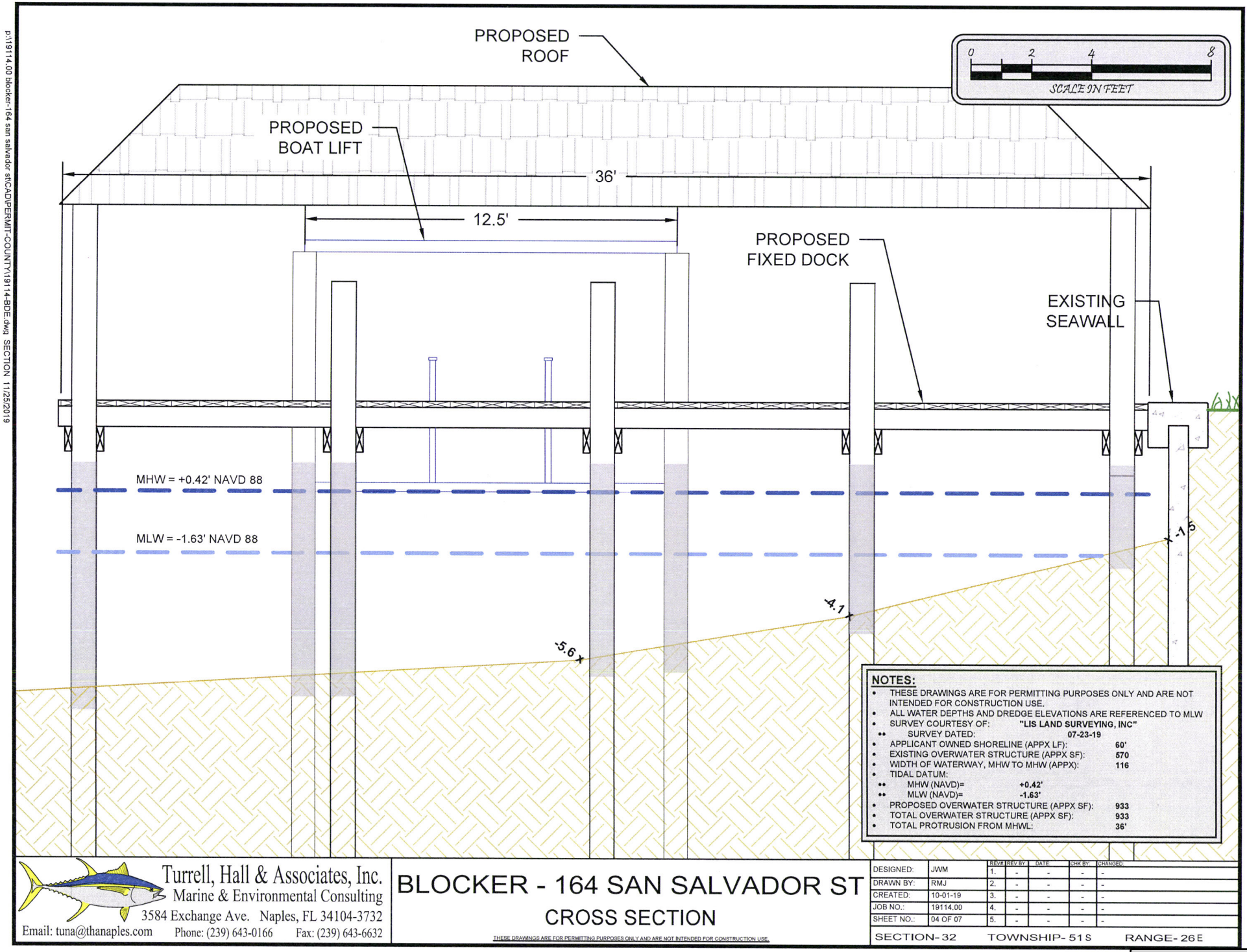

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  - SURVEY DATED: **07-23-19**
- APPLICANT OWNED SHORELINE (APPX LF): **60'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **570**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **116**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **933**
- TOTAL OVERWATER STRUCTURE (APPX SF): **933**
- TOTAL PROTRUSION FROM MHWL: **36'**

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

BLOCKER - 164 SAN SALVADOR ST

CROSS SECTION

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

		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51S RANGE- 26E

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg SUBMERGED 11/25/2019

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

BLOCKER - 164 SAN SALVADOR ST

SUBMERGED RESOURCE SURVEY

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

		REV.#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51S RANGE- 26E

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

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

BLOCKER - 164 SAN SALVADOR ST

ADJACENT DOCKS

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

		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S RANGE- 26 E

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg ADJ DOCK 11/25/2019

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

p:\19114.00 blocker-164 san salvador st\CAD\PERMIT-COUNTY\19114-BDE.dwg ST 11/25/2019

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

BLOCKER - 164 SAN SALVADOR ST

ST OVERLAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JWM	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-01-19	3.	-	-	-	-
JOB NO.:	19114.00	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S RANGE- 26 E

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE -

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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 B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

Date

Attachment: Attachment B - Backup with Application and Supporting Docs (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): BDE-PL20200000537

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

Name: Curtis Blocker Date: 12/8/2020

Signature:

Brenda Blocker
Brenda Blocker

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: virtual hearing waiver12.8.2020 (14563 : PL20200000537 BDE - 164 San Salvador Street - Blocker)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: PETITION NO. VA PL20200000861 – Wawa Florida, LLC c/o Mr. Scott Gerard requests a variance for the existing directory sign, pursuant to LDC Section 5.05.05.C.4.c.iii.e, to allow electronic fuel pricing in place of an approved scroller gas pricing sign panel. The existing directory sign, is located on the south side of Rattlesnake Hammock Road, approximately 600 feet east of the intersection of Tamiami Trail East and Rattlesnake Hammock Road, on property consisting of 8.73+/- acres in Section 19, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commissioner District 1

Meeting Date: 01/14/2021

Prepared by:
Title: – Zoning
Name: Tim Finn
12/28/2020 4:21 PM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
12/28/2020 4:21 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Rose Burke		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/04/2021 5:35 PM
Zoning	Ray Bellows	Review Item	Completed	01/04/2021 6:06 PM
Zoning	Anita Jenkins	Review Item	Completed	01/05/2021 8:36 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/14/2021 9:00 AM	

Attachment: Staff Report - 4901 Rattlesnake Hammock Rd Variance (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

MEMORANDUM

TO: COLLIER COUNTY HEARING EXAMINER

FROM: PLANNING & ZONING DEPARTMENT
GROWTH MANAGEMENT DIVISION

HEARING: JANUARY 14, 2021

SUBJECT: PETITION SV-PL20200000861, 4901 RATTLESNAKE HAMMOCK RD

PROPERTY OWNER/APPLICANT/AGENT:

Owner: Naples South Realty Associates, LLC
300 Avenue of the Champions, Suite 140
Palm Beach Gardens, FL 33418

Applicant: WAWA Florida, LLC
7699 Golf Channel Dr
Orlando, FL 32819

Agent: Douglas A. Lewis
Thompson Lewis Law Firm, PLLC
850 Park Shore Dr, Suite 201
Naples, FL 34103

REQUESTED ACTION:

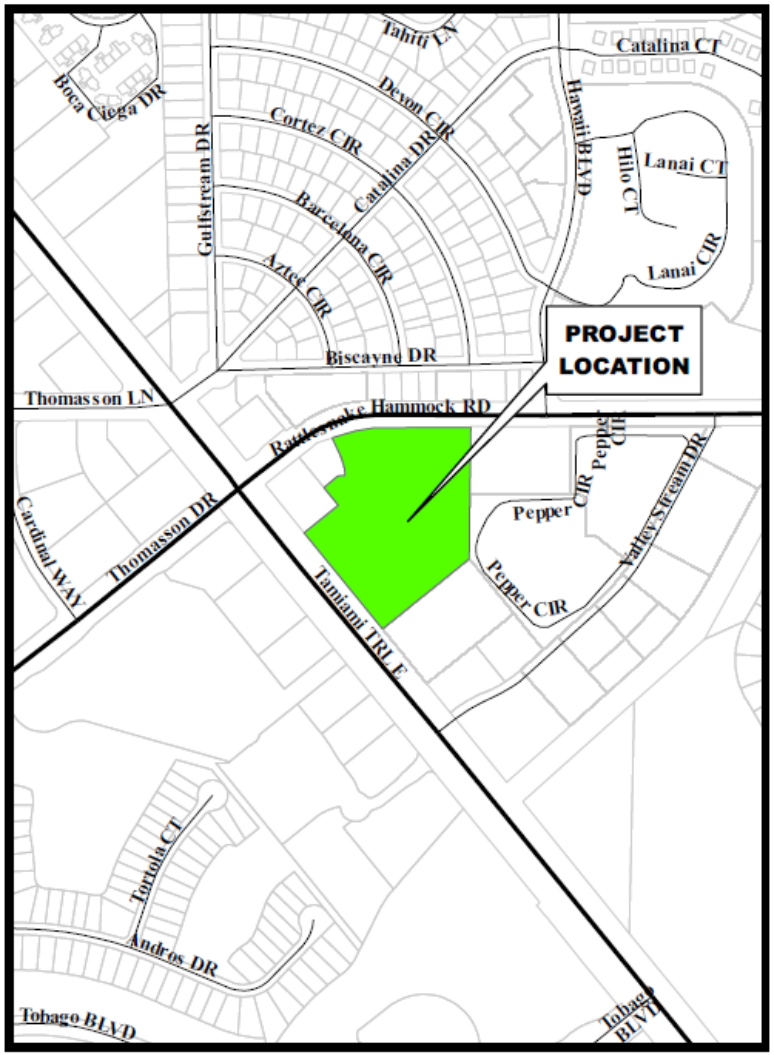
The applicant requests a Variance per Section 5.05.05.C.4.c.iii.e of the LDC, which allows for electronic fuel pricing signs to be allowed on directory signs only through a variance, PUD deviation, or SRA deviation. This variance petition will allow electronic fuel pricing in place of an approved scroller gas pricing sign panel.

GEOGRAPHIC LOCATION:

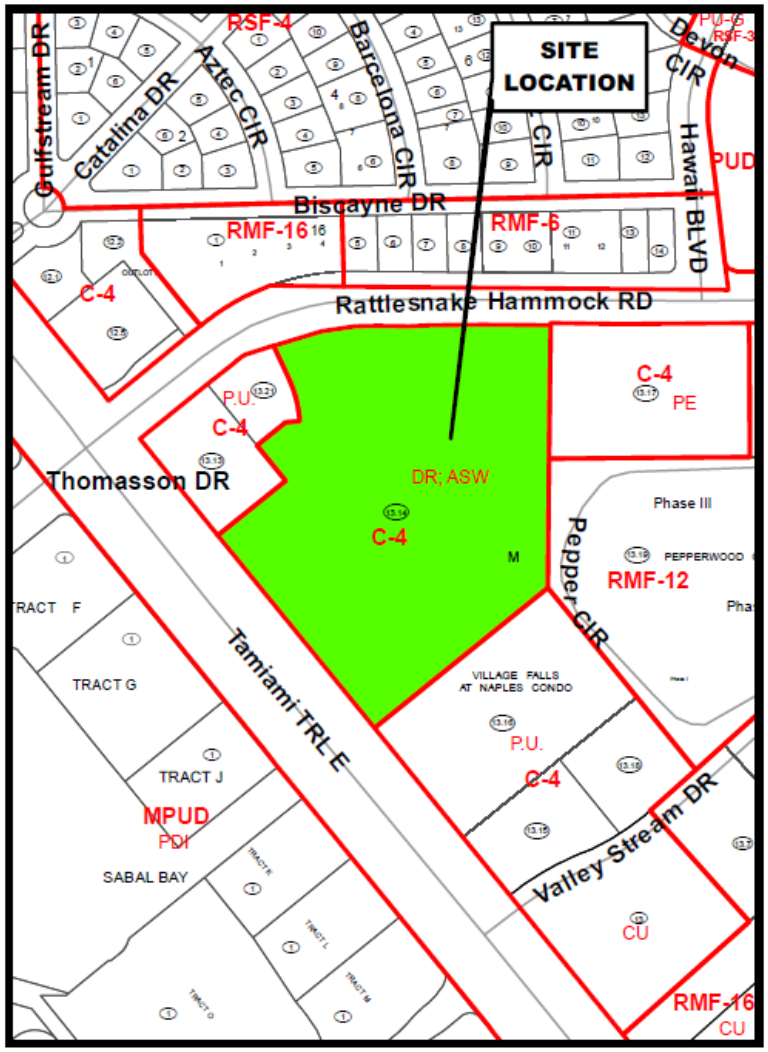
The existing directory sign, is located on the south side of Rattlesnake Hammock Road, approximately 600 feet east of the intersection of Tamiami Trail East and Rattlesnake Hammock Road, on property consisting of 8.73+/- acres in Section 19, Township 50 South, Range 26 East, Collier County, Florida.

PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a General Commercial Zoning District (C-4). WAWA gas station is currently in operation within the Naples South Plaza shopping center located at 4901 Tamiami Trail E. The applicant is requesting to modify an existing directory sign located on the north end of Naples South Plaza to allow for LED/Digital gas pricing displays that will provide WAWA gas station with signage along Rattlesnake Hammock Rd.



Location Map



Zoning Map

Petition Number: PL20200000861

Attachment: Staff Report - 4901 Rattlesnake Hammock Rd Variance (14552 : PL20200000861 4901

SURROUNDING LAND USE & ZONING:

North: Rattlesnake Hammock Rd (six-lane arterial), then developed with single and multi-family residential with a current zoning designation of Residential Multi-Family-6 (RMF-6).

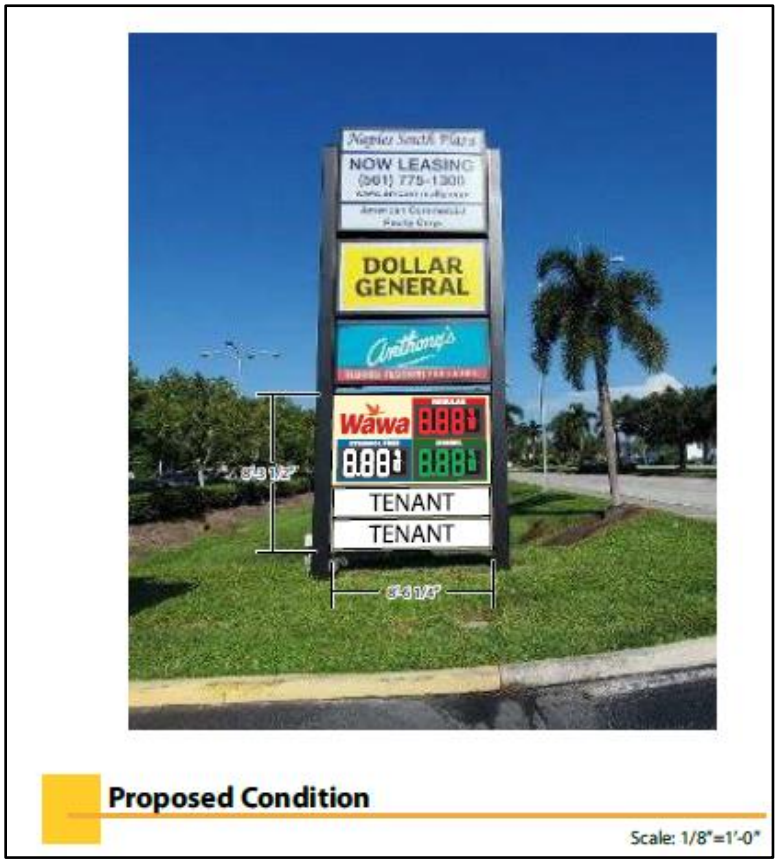
East: Developed commercial, Naples South Plaza, with a current zoning designation of C-4, then to the east is developed with a church facility, St. Peter the Apostle Ministry Center, with a current zoning designation of C-4

South: Developed commercial, Naples South Plaza, with a current zoning designation of C-4, then to the south is developed with commercial, The Village Falls shopping center, with a current zoning designation of C-4

West: Developed commercial, Naples South Plaza, with a current zoning designation of C-4, then to the west is developed with commercial, Wells Fargo Bank, with a current zoning designation of C-4

Source: Aerial Photo (Collier County Property Appraiser)

Source: Street View – Google Earth



Source: Thomas Sign & Awning Co, Inc.

Attachment: Staff Report - 4901 Rattlesnake Hammock Rd Variance (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is designated Urban, Urban Commercial District, Urban Mixed Use Activity Center Subdistrict #17, and Urban Mixed-Use District, Urban Coastal Fringe Subdistrict, and is within the Coastal High Hazard Area as depicted on the Future Land Use Map of the Growth Management Plan. The GMP does not address individual Variance requests but focuses on the larger issue of the actual use.

Based upon the above analysis, Staff concludes that the proposed use for the subject site is consistent with the Future Land Use Element, although the Variance request is not specifically addressed.

STAFF ANALYSIS OF SIGN VARIANCE CRITERIA UNDER LDC SECTION 5.06.08 B.1:

a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

WAWA gas station is currently in operation within the Naples South Plaza shopping center located along Tamiami Trail E along the southern portion of Naples South Plaza shopping center. There is adequate signage for WAWA fronting Tamiami Trail E; however, there is no signage along Rattlesnake Hammock Road. As such, special conditions and circumstances do exist on the property regarding needed sign visibility of the WAWA gas station along Rattlesnake Hammock Road. The request is to modify the existing directory sign along Rattlesnake Hammock Road through LED signage which is part of WAWAs standard sign program. LDC Section 5.05.05.C.4.c.iii.e will provide the needed relief through granting of a variance to effectuate WAWAs sign program and providing the added visibility along Rattlesnake Hammock Road.

b. That literal interpretation of the provisions of the sign code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant.

The LDC does allow for electronic fuel pricing signs to be allowed on directory signs through a variance per LDC Section 5.05.05.C.4.c.iii.e. Upon the granting of this variance the applicant will have the added benefit of additional signage that is currently provided to other tenants within the Naples South Plaza shopping center.

c. That the special conditions and circumstances which are peculiar to the land, structure or building do not result from the actions of the applicant.

Currently, the WAWA gas station does not have any signage along Rattlesnake Hammock Road which creates a hardship in regard to visibility and functionality and are not the actions of the applicant. The applicant is proposing LED signage at this entrance along Rattlesnake Hammock Rd for effective business identification, consumer safety, and convenience.

d. That granting the Variance requested will not confer on the applicant any special privilege that is denied by this sign code to other lands, structures or buildings in the same zoning district.

No special privilege will be granted to the applicant, should the variance be granted. The requested square footage will not increase the overall size, height, position of the existing directory sign nor affect the neighboring properties or surrounding neighborhoods.

e. That the Variance granted is the minimum relief that will make possible the reasonable use of the land, building or structure.

The request is the minimum possible variance needed to properly identify this location along Rattlesnake Hammock Rd using the tenants standard sign program; thereby increasing visibility and sign relief for the tenant. Considering the general character of the surrounding properties which is office and retail, the distance of the existing directory sign is situated several hundred feet from neighboring commercial and residential properties.

f. That the granting of the Variance will be consistent with the general intent and purpose of the Collier County Sign Code and the Growth Management Plan, and will not be injurious to adjacent properties or otherwise detrimental to the public welfare.

Section 5.06.01.A. of the LDC states that the purpose and intent of the sign code is to provide minimum control of signs necessary to promote the health, safety and general welfare of the citizens of Collier County, Florida, by:

1. Lessening hazards to pedestrians and vehicular traffic;
2. Preserving property values;
3. Preventing unsightly and detrimental signs that detract from the aesthetic appeal of the county and lead to economic decline and blight;
4. Preventing signs from reaching such excessive size and numbers that they obscure one another to the detriment of the county;
5 Assuring good and attractive design that will strengthen the county's appearance and economic base, and;
6. Preserving the right of free speech and expression in the display of signs.

Staff concurs that the subject Variance request satisfies established criteria and is therefore consistent with the general intent and purpose of the LDC and GMP.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner render a Decision to approve Petition SV-PL20200000861 as to the variance from LDC Section 5.05.05.C.4.c.iii.e, as further described herein.

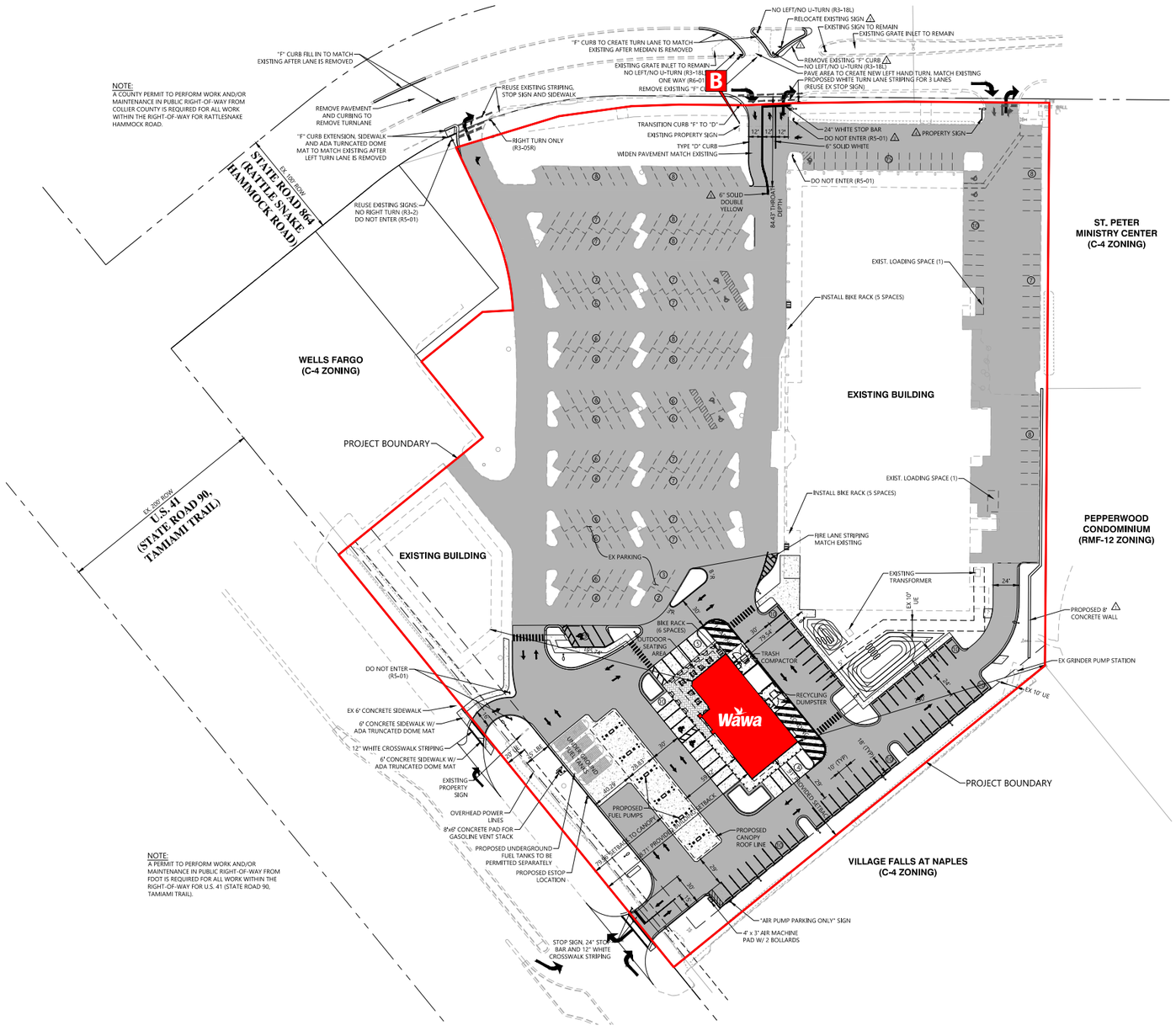
Attachments:

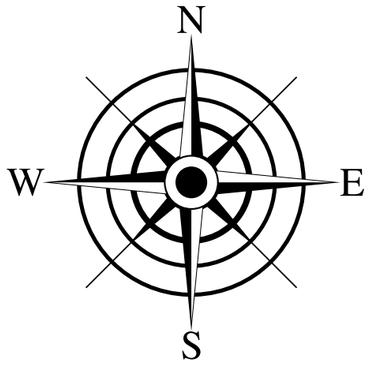
A. Site Plan with Sign Plans with dimensions (SDP-PL20200000861)
B. Applicant's Application and Backup Materials

Attachment: Staff Report - 4901 Rattlesnake Hammock Rd Variance (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

WAWA #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50





LEGEND

B) EXISTING SHARED TENANT DIRECTORY SIGN PANEL (42.09☑)

NOTE: SITE PLAN ADHERES TO 05.05.05 REGARDING ELECTRONIC FUEL PRICING SIGNS

Site Plan with signage location - **WAWA VARIANCE-PL20200000861; 4901 RATTLESNAKE HAMMOCK RD**

SCALE: 120′ = 1″

THOMA
SIGN & AWNING CO
4590 118TH Avenue N
Clearwater, Florida 33
800-526-332
www.thomassign.c

CLIENT

WAWA #5297

Design Number:
88276

Installation Address:
4923 Tamiami Trail E
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project Tea
TSA	BB
Designer:	**Date:**
MBV	09.21.20

Project Updates:
X

3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

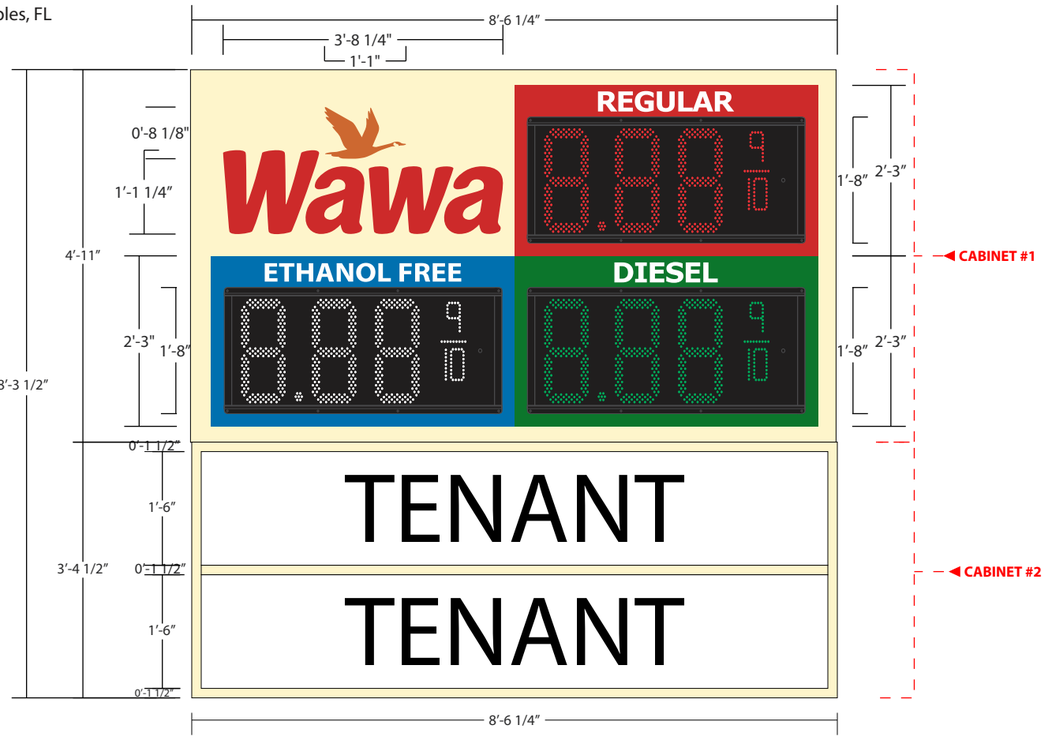
The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shap or fashion without the express written permi of Thomas Sign & Awning Company

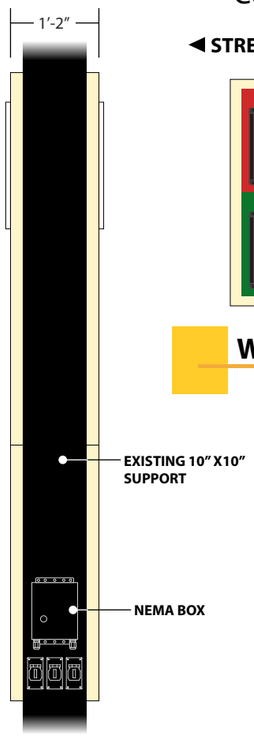
Page	Sheet
1	1 of 3

Local: 727-573-7757
F

Attachment: Attachment A - Site Plan with Sign Plans with dimensions (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

WAWA #5297
Naples, FL





B Retrofit Existing Sign - (2) New D/F Cabinets

Scope of Work

Scale: 1/2"=1'-0"

WAWA

- 14" deep cabinet with flat routed aluminum faces.
- Wawa and Goose logo to be 3/4" acrylic push thrus with vinyl applied first surface, internally illuminated LED Gas Pricers

TENANT

- 14" deep cabinet with flat acrylic panels faces separated by T-Bars
- Internally Illuminated using energy efficient LEDs and power-supplies.

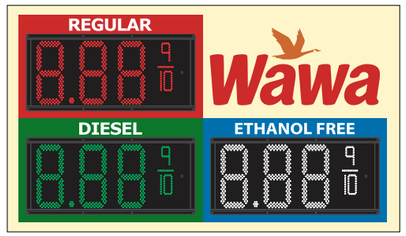
Wawa Square Feet : 41.89 ⍁
Tenant Square Feet : 28.75 ⍁
Total Square Feet : 70.64 ⍁

Color Reference

- 3M 3630-33 RED (LETTER FACES)
- 3M 7725-13 TOMATO RED (EMC BORDER & SURCHARGE NOTICE)
- 3M 7725-46 KELLY GREEN (EMC BORDER)
- 3M 7725-57 OLYMPIC BLUE (EMC BORDER)
- 3M 7725-10 WHITE (FUEL GRADES)
- 3M 3630-129 TRANS BRONZE
- PAINT TO MATCH PMS 7401C WITH SATIN FINISH (PYLON STRUCTURE)

Celebrating 50 Years of Quality Manufacturing and Service 50

◀ STREET SIDE



Wawa Side B

NTS

Existing Condition

NTS

Proposed Condition

Scale: 1/8"=1'-0"

THOMAS SIGN & AWNING CO
4590 118TH Avenue N
Clearwater, Florida 33
800-526-332
www.thomassign.c

CLIENT
WAWA #5297

Design Number:
88276

Installation Address:
4923 Tamiami Trail E
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project Tea
TSA	BB
Designer:	**Date:**
MBV	09.21.20

Project Updates:
X

Underwriters Laboratories, In
LISTING E89514
ELECTRIC SIG
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCOR WITH THE REQUIREMENTS OF ARTICLE 600 OF THE N ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL THIS INCLUDES PROPER GROUNDING AND BONDING OF TH

3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shap or fashion without the express written permi of Thomas Sign & Awning Company

Page	Sheet
2	2 of 3

Local: 727-573-7757
F

Attachment: Attachment A - Site Plan with Sign Plans with dimensions (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

WAWA #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

B **Existing Condition - Night View**

NTS

B **Proposed Condition - Night View**

NTS

THOMAS
SIGN & AWNING CO
4590 118TH Avenue N
Clearwater, Florida 33
800-526-332
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CLIENT
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Page	Sheet
3	3 of 3

Local: 727-573-7757
F

Attachment: Attachment A - Site Plan with Sign Plans with dimensions (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

SIGN VARIANCE PETITION

LDC section 5.06.08 & Code of Laws section 2-83 – 2-90
Chapter 3 I. of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Naples South Realty Associates, LLC

Name of Applicant if different than owner: Wawa Florida, LLC c/o Mr. Scott Gerard

Address: 7699 Golf Channel Dr. **City:** Orlando **State:** FL **ZIP:** 32819

Telephone: (941)705-0545 **Cell:** _____ **Fax:** _____

E-Mail Address: scott.h.gerard@wawa.com

Name of Agent: Douglas A. Lewis

Firm: Thompson Lewis Law Firm, PLLC

Address: 850 Park Shore Dr, Ste 201 **City:** Naples **State:** Fl **ZIP:** 34103

Telephone: 239-316-3004 **Cell:** _____ **Fax:** 239307-4839

E-Mail Address: Doug@tllfirm.com

PROPERTY INFORMATION

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

Property I.D. #: 55151440001 **Section/Township/Range:** 19 / 50 / 26

Subdivision: Lely Golf Estates **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: See attached Exhibit "A"

Address of Sign Location: 4901 Rattlesnake Hammock Road, Naples, Florida

Current Zoning: C-4 **Land Use of Subject Parcel:** gas station

If a wall sign, length & height of wall upon which the Sign will be secured: N/A

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

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NATURE OF PETITION

1. On a separate sheet attached to the application, provide a detailed explanation of the variance request including what signs are existing and what is proposed; the amount of encroachment proposed using numbers, i.e. reduce setback from 15 ft. to 10 ft.; why encroachment is necessary; how existing encroachment came to be; etc.

2. Please note that staff shall be guided in their recommendation to the Hearing Examiner, and that the Hearing Examiner shall be guided in the determination to approve or deny a variance petition by the below listed criteria (a-f), pursuant to LDC subsection 5.06.08 B. On a separate sheet attached to the application, please address the following criteria:

   a) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
   b) That literal interpretation of the provisions of the sign code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant.
   c) That the special conditions and circumstances which are peculiar to the land, structure or building do not result from the actions of the applicant.
   d) That granting the variance requested will not confer on the applicant any special privilege that is denied by this sign code to other lands, structures or buildings in the same zoning district.
   e) That the variance granted is the minimum relief that will make possible the reasonable use of the land, building or structure.
   f) That the granting of the variance will be consistent with the general intent and purpose of the Collier County Sign Code and the Growth Management Plan, and will not be injurious to adjacent properties or otherwise detrimental to the public welfare.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County

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

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application meeting notes	1	☑	☐
Affidavit of Authorization signed and notarized	1	☒	
Property Ownership Disclosure Form	1	☒	
Survey or Site Plan of Property	1	☑	☐
Location Map depicting major streets in area for reference	1	☑	☐
Completed Addressing Checklist	1	☒	
Once the first set of review comments are posted, provide the assigned project manager the Property Owner Advisory Letter and Certification	1	☑	☐
Electronic Copy of all documents and plans * Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

FEE REQUIREMENTS:

x **Pre-Application Meeting:** $500.00
x **Sign Variance Petition:** $2,000.00
x **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

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.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County

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

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

All checks payable to: Board of County Commissioners.

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

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

Thompson Lewis Law Firm, PLLC

By: Douglas A. Lewis
Agent/Owner Signature

06.19.2020
Date

Wawa Florida, LLC

By: TERRI E. MICKLIN
Applicant/Owner Name (please print)

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Exhibit “A”

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

EXHIBIT "A"

That certain piece, parcel of land situate, lying and being in the City of Naples, County of Collier, State of Florida, more particularly described as follows:

Commencing at the Northwesterly corner of Tract M, Lely Golf Estates as recorded in Plat Book 8, Page 20 of the Public Records of Collier County, Florida, said corner also being the intersection of the Easterly right-of-way line of U.S. 41 (SR 90) and the Southerly right-of-way line of S.R. 864; thence along the Southerly right-of-way line of S.R. 864, N50°54'40" E 243.36 feet; thence 31.68 feet along the arc of a circular concave to the Southeast, radius 377.50 feet, chord bearing N53°18'54" E 31.67 feet for a place of beginning; thence 228.74 feet along a continuation of the last prescribed circular curve, chord bearing N73°04'41" E 225.26 feet; thence S89°33'50" E 396.54 feet; thence S0°26'10" W 533.08 feet; thence S50°53'40" W 450.00 feet to the Easterly right-of-way line of U.S. 41; thence N39°06'20" W 500.00 feet; thence N50°54'40" E 175.0 feet; thence N39°06'20" W 100.00 feet; thence N50°54'40" E 100 feet; thence N39°06'20" W 148.67 feet to the place of beginning, being part of said Tract M of said Lely Golf Estates and being subject to a 20 foot wide Florida Power & Light Company easement adjacent to the Easterly right-of-way line of said U.S. 41.

LESS THE FOLLOWING:
Commencing at the Northwesterly corner of Tract M, Lely Golf Estates, as recorded in Plat Book 8, Page 20 of the Public Records of Collier County, Florida said corner also being the intersection of the Easterly right-of-way line of U.S. 41 and the Southerly right-of-way line of S.R. 864; thence along the Southerly right-of-way line of S.R. 864, N50°54'40" E 175.00 feet for a place of beginning; thence continuing along said right-of-way line, N50°54'40" E 68.36 feet; thence 87.75 feet along the arc of a circular curve concave to the Southeast having a radius of 377.50 feet chord bearing N57°34'12" E 87.55 feet; thence leaving said right-of-way S25°21'27" E 86.66 feet; thence 89.32 feet along the arc of a circular curve concave to the West having a radius of 230.00 feet, chord bearing S14°13'57" E 88.76 feet; thence S86°53'37" W 28.72 feet; thence S50°54'40" W 74.15 feet; thence N39°06'20" W 158.00 feet; to the place of beginning.

LESS AND EXCEPT ANY PART OF CAPTION RECORDED IN OFFICIAL RECORDS BOOK 2128, PAGE 2167.

COLLIER COUNTY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY
SIGN VARIANCE REQUEST
WAWA

NATURE OF PETITION

1. Our request involves modifying an existing directory sign located on the north end of the property to allow for a LED vs. scroller gas pricing sign panel. A permit has already been issued by the County for a gas pricing sign panel and related improvements using scrollers pursuant to Permit #PRSG2020031178201. The property is a multi-tenant parcel with the Wawa store at the south entrance. The request is to be allowed to retrofit the existing sign with a double-faced cabinet that will provide signage with LED/Digital gas price displays. The addition of the new signage will provide Wawa with signage along SR-864/Rattlesnake Hammock Rd. The existing directory sign has multi-tenant panels that provides identification for other tenants in the shopping center. The requested retrofit of LED gas price displays will be a revision to sign permit #PRSG2020031178201.

2. a) Special conditions and circumstances do exist on this property. We are requesting to modify an existing directory sign. Our request is not to modify the location, height, or overall size. We are requesting to add LED vs Scroller gas pricing for a tenant as part of Wawa's standard sign program.

   b) The general intent of the provisions of the sign code is to grant signs that are descriptive in nature, proportional to their location and provide advertisement that will be beneficial to the general public. Our request seeks to provide proper signage for the tenant, Wawa, on an existing directory sign that is currently providing identification for other tenants within the shopping center and which is already permitted to show gas pricing using scrollers vs. LED.

   c) The hardship we are attempting to address in our request is one of visibility and functionality and is not the result of the actions of the applicant but is due to the strict application and enforcement of the County sign code as it exists. The literal interpretation of the provisions of the code would leave a project entrance without an aesthetically pleasing sign needed for effective business identification and consumer safety and convenience. Also, gas pricing scroller signs are not as functional as LED signage and are less efficient to maintain.

   d) No special privilege will be granted to the applicant, should the variance be granted.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

NATURE OF PETITION – CONTINUED

The requested square footage will not increase the overall size, height, position of the existing sign nor affect the neighboring properties or surrounding neighborhoods.

e) Our request is the minimum possible variance needed to properly identify this location using the tenant's standard sign program. When you consider the general character of the surrounding properties - office and retail –the distance of the existing directory sign is situated several hundred feet from neighboring commercial and residential properties.

f) In our proposal we are complying with the intent of the Collier County sign code with a minimum request, in a position that is most suitable for greater visibility along with the overall appearance of the location as this relates to surrounding properties. The intent of the code is to allow signage that will advertise the business in such a way as to provide the general public with safe access to the business and proper identification needed for services. Allowing the existing directory sign to be retrofitted with digital gas price displays vs. scroller gas pricing signage will not be injurious to the adjacent properties or otherwise detrimental to public welfare.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign 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 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
N/A	

b. If the property is ~~owned~~ Leased by a ~~CORPORATION~~ Limited Liability Company Managers Members, 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
N/A	

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

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

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

Name and Address	% of Ownership
N/A	

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

Name and Address	% of Ownership
N/A	

Date of Contract: _____

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

Name and Address
N/A

g. Date subject property acquired _____

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

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

Wawa Florida, LLC

By: Terri E. Mcklin
Agent/Owner Signature

06.18.2020
Date

TERRI E. MCKLIN
Agent/Owner Name (please print)

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

See Exhibit "A" attached hereto Parcel M 13.14 of 19-50-26

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

55151440001

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

4901 Rattlesnake Hammock Road, Naples, Florida

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

PROPOSED PROJECT NAME *(if applicable)*

Wawa gas station - Naples South Plaza Directory Sign (Project Name not yet approved)

PROPOSED STREET NAMES *(if applicable)*

N/A

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

SDP 93 - 074 or AR or PL # 2005-AR-8135

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

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

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

Naples South Plaza

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

Applicant Name: Wawa, Inc. c/o Douglas A. Lewis, Esq.

Phone: 239-316-3004 **Email/Fax:** Doug@tllfirm.com & Facsimile: (239)307-4839

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

FOR STAFF USE ONLY

Folio Number 55151440001

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: VF **Date:** 7/16/2020

Updated by: _____ **Date:** _____

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

EXHIBIT "A"

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LESS THE FOLLOWING:
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LESS AND EXCEPT ANY PART OF CAPTION RECORDED IN OFFICIAL RECORDS BOOK 2128, PAGE 2167.

COLLIER COUNTY FLORIDA CLERK OF THE CIRCUIT COURT

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: SV
Date and Time: Wednesday, May 27 @ 3:00PM

Assigned Planner: Tim Finn

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

Project Information

Project Name: 4901 Rattlesnake Hammock RD

PL #: 20200000861

Property ID #: 55151440001 **Current Zoning:** C-4

Project Address: 4903 Tamiami Trl E **City:** 34113 **State:** FL **Zip:** 34113

Applicant: _____

Agent Name: Douglas Lewis **Phone:** (239) 316-3006

Agent/Firm Address: 850 Park Shore Drive, Ste 201-A **City:** Naples **State:** FL **Zip:** 34103

Property Owner: Naples South Realty Assoc LLC c/o American Comrc Realty Co

---

Please provide the following, if applicable:

i. **Total Acreage:** 8.73

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:** HEX 17-19 and HEX 17-20

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

ZONING – See ATTACHED EMAIL FROM PRINCIPAL PLANNER TIM FINN AND THE FOLLOWING EXAMPLE (HEX 2019-17)

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 B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

ClarkeThomas

From: FinnTimothy
Sent: Wednesday, May 27, 2020 4:32 PM
To: ClarkeThomas
Subject: WAWA Sign Variance Pre-app notes
Attachments: HEX 2019-17 Chase Bank at Heritage Bay PDI (signa.pdf

Hi Thomas,

See below for the zoning pre-app notes. Also, attached is a HEX decision that I make reference to so please send along as well.

1) Naples South Plaza has two multi-tenant directories – one fronting Rattlesnake Hammock and one fronting US 41. Are you proposing the LED signage for both these directories? On a site plan please illustrate the locations of the multi-tenant directories you are proposing to provide the LED signage on. (For an example please see HEX 2019-17 Chase Bank at Heritage Bay – Exhibit "A" Page 4 of 4) ATTACHED
2) Provide sign renderings and details of the proposed LED signage (For an example please see HEX 2019-17 Chase Bank at Heritage Bay – Exhibit "A" Page 2 of 4 and Page 3 of 4)
3) Submit a separate sheet providing a detailed explanation of the sign variance request including what signs are existing and what is proposed. Moreover, please address each sign variance criteria (a through f) per LDC Section 5.06.08(B)(1).

Timothy Finn, AICP
Principal Planner

Collier County

Zoning Division
NOTE: New Email Address as of 12/09/2017:
Timothy.Finn@colliercountyfl.gov
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.4312

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

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

EXAMPLE

HEX NO. 2019 - 17

HEARING EXAMINER DECISION

PETITION NO. PDI 20180003088 – JPMorgan Chase Bank, National Association, requests an insubstantial change to Ordinance No. 03-40, as amended, the Heritage Bay PUD, to add one deviation relating to signage for the parcel described as Tract 3, Cameron Commons Unit One subdivision. The subject PUD property consists of 2,562± acres, located on the northeast of corner of Immokalee Road (C.R. 846) and Collier Boulevard (C.R. 951), in Sections 13, 14, 23, and 24, Township 48 South, Range 26 East, Collier County, Florida.

DATE OF HEARING: April 11, 2019

STAFF RECOMMENDATION: Approval.

FINDINGS:

Based on the applicant's written petition, testimony at the hearing of the applicant and the recommendation of staff, the Hearing Examiner finds that the criteria set forth in Sections 10.02.13 E.1 and 10.02.13 E.2 of the Land Development Code has been met and the petition should be approved.

ANALYSIS:
With the exception of the Applicant's representatives, no other members of the public attended this hearing and staff has received no objections.

DECISION:

The Hearing Examiner hereby approves Petition Number PDI-PL20180003088, filed by William Bell of Principal Consulting Group, LLC, representing JPMorgan Chase National Association, with respect to the property described herein, for an insubstantial change to add one deviation relating to signage. Said change is fully described in the Heritage Bay PUD amendment and Site Plan and sign diagrams attached as Exhibit "A", and is subject to the condition(s) set forth below.

ATTACHMENTS: Exhibit A – PUD Amendment and Site Plan and sign diagrams

LEGAL DESCRIPTION: Tract 3, CAMERON COMMONS UNIT ONE, according to the plat thereof as recorded in Plat Book 49, Pages 43 through 45, Public Records of Collier County, Florida.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

CONDITIONS:

1. All other applicable state or federal permits must be obtained before commencement of the development.

DISCLAIMER:

Pursuant to Section 125.022(5) F.S., issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

APPEALS:

This decision becomes effective on the date it is rendered. Pursuant to Ordinance 2013-25, as amended, a Hearing Examiner Decision may be appealed to the Board of County Commissioners or the Board of Zoning Appeals, as appropriate. Appeals must be filed within 30 days of the date the Hearing Examiner Decision is rendered.

RECORD OF PROCEEDINGS AND EXHIBITS: SEE CLERK OF COURT, MINUTES AND RECORDS DEPARTMENT. DECISIONS OF THE HEARING EXAMINER FOR VARIANCES, CONDITIONAL USES, AND BOAT DOCK EXTENSIONS SHALL BE NOTED ON THE ZONING MAP FOR INFORMATIONAL PURPOSES.

4-16-19
Date

Mark Strain, Hearing Examiner

Approved as to form and legality:

Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

1.13 THE FOLLOWING DEVIATION FROM THE LAND DEVELOPMENT CODE IS APPROVED FOR THE PARCEL IN THE AC DISTRICT DESCRIBED AS TRACT 3, OF THE CAMERON COMMONS UNIT ONE SUBDIVISION RECORDED IN PLAT BOOK 49, PAGES 43-45, OF THE PUBLIC RECORDS OF COLLIER COUNTY, ONLY:

A. From Section 5.06.04.F.2.b, which limits an outparcel to a single ground sign with a maximum 60 square feet and a maximum eight feet in height, to instead allow one existing pole sign with a maximum 35.72 square feet and a maximum height of 13 feet, 8 inches on the southeast corner of the property.

Words underlined are added, words ~~struck thru~~ are deleted.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

Exhibit "A"

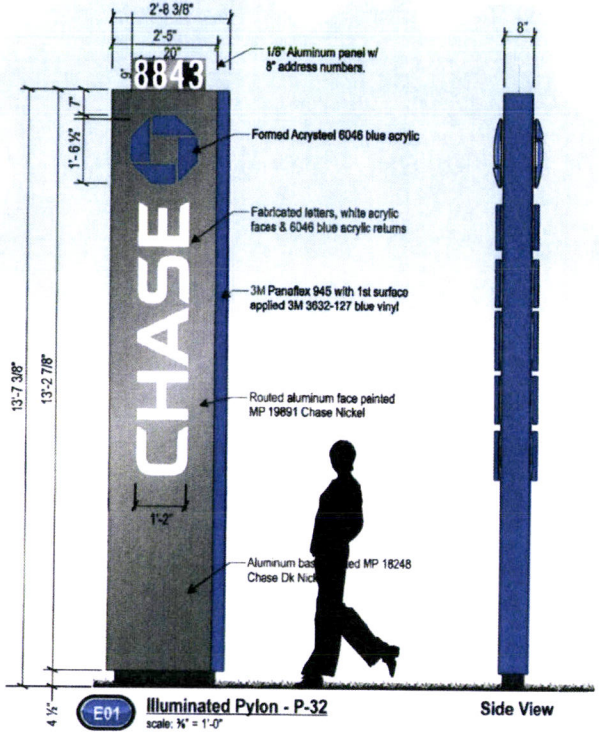
NW SIGN INDUSTRIES
BETTER FASTER SMARTER

Designed Per IBC 2015 FL Edition
FL Building Code 2017 6th Edition

Wind Loads

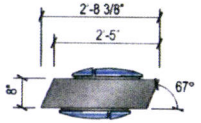
Ultimate Design Wind Speed		170 mph
Nominal Design Wind Speed		132 mph
Risk Cat		II
(3-Sec Peak Gust MPH*)		
Wind Importance Factor	Iw	1
Wind Exposure		C
Gust Factor		0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



E01 **Illuminated Pylon - P-32**
scale: ¾" = 1'-0"

Side View

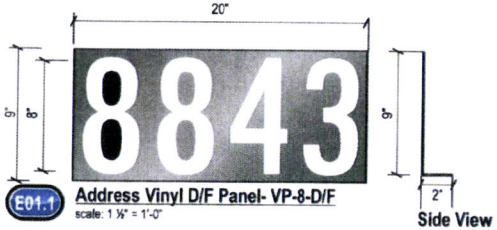


Top View
Scale: 3/8"= 1'-0"

FABRICATION NOTE(S):

UL LABELS ARE TO BE PLACED ON THE SIDE OF THE SIGN, SO THEY ARE VISIBLE TO CITY INSPECTORS.

SIGN TO BE FAB'D TO MATCH LINK SPEC. DRAWING: B224097 (P-32-LED PYLON SIGN). FOUNDATION TO MATCH AUGURED OPTION.



E01.1 **Address Vinyl D/F Panel- VP-8-D/F**
scale: 1 ½" = 1'-0"

Side View

MURDOCH ENGINEERING
2 HUMMINGBIRD CT
HOWELL, NJ 07731
(973) 579-8215

2/28/2018

Jere Murdoch, PE
Professional Engineer
FL PE Lic. #73432

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
CHASE	Northeast Quadrant of Immokalee Rd & Collier Blvd Naples, FL 34120	Immokalee & collier	4	17-63657-07

CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057 P-856-802-1677 F-856-802-0412 **FLORIDA:** 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824 - **TEXAS:** 1170 109th st Grand Prairie, TX 75050 P-972-602-9434

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY NW SIGN INDUSTRIES INC. IT IS PROVIDED FOR THE EXCLUSIVE USE BY THE CUSTOMER AND FOR THE PROJECT NAMED IN THIS TITLE BLOCK. IT SHALL NOT BE PROVIDED TO ANY OTHER SIGN MANUFACTURER OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF NW SIGN INDUSTRIES, INC. THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF NW SIGN INDUSTRIES, INC. © NW SIGN INDUSTRIES, INC. 2017

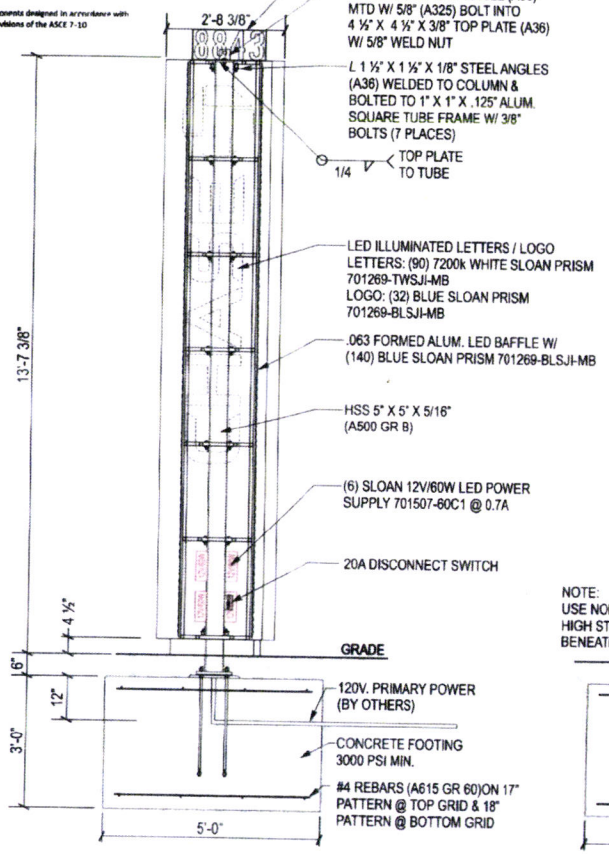
ENGINEERING

Designed Per IBC 2015 FL Edition
FL Building Code 2017 6th Edition

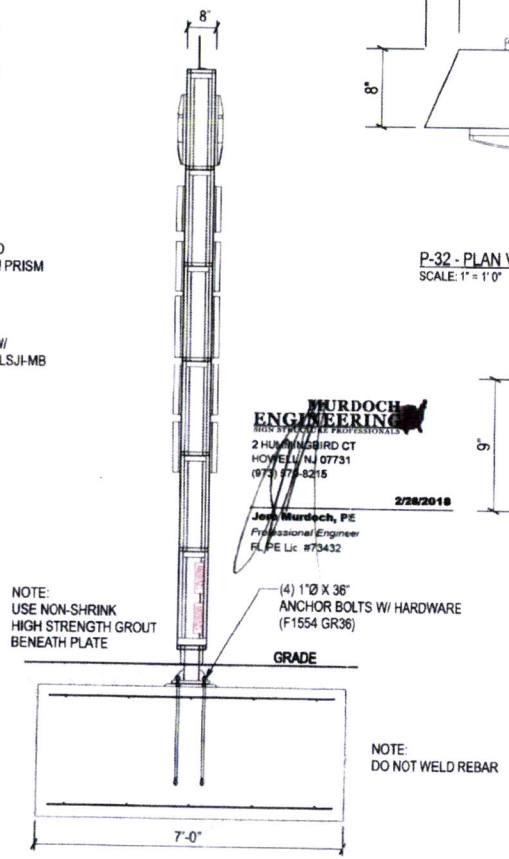
Wind Loads

Ultimate Design Wind Speed		170 mph
Nominal Design Wind Speed		132 mph
Risk Cat		II
(3-Sec Peak Gust MPH*)		
Wind Importance Factor	Iw	1
Wind Exposure		C
Gust Factor		0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10

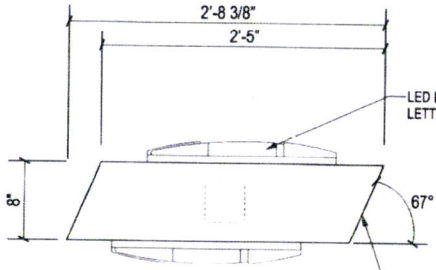


P-32-HW - ILLUMINATED PYLON - DETAIL ELEVATION (SIGN #1)
SCALE: 3/8" = 1' 0"

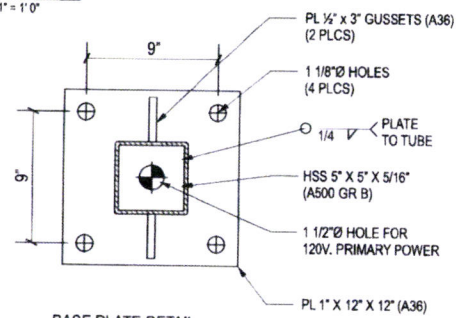


TYPICAL SECTION
SCALE: 3/8" = 1' 0"

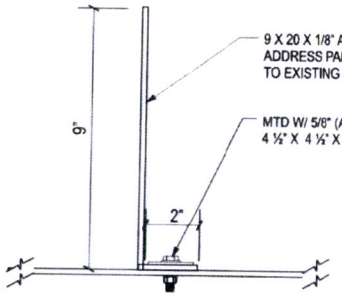
MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT
HOWELL, NJ 07731
(973) 979-8215
2/28/2018
Jon Murdoch, PE
Professional Engineer
FL PE Lic #79432



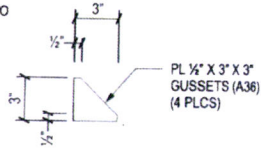
P-32 - PLAN VIEW
SCALE: 1" = 1' 0"



BASE PLATE DETAIL
SCALE: 1¼" = 1' 0"



ADDRESS PANEL DETAIL
SCALE: 3"= 1' 0"



GUSSET DETAIL - (2) REQ'D
SCALE: 1 ½" = 1' 0"

NW SIGN INDUSTRIES BETTER FASTER SMARTER

ULTIMATE WIND SPEED 170 MPH
-3 SEC GUST WIND
EXPOSURE C
CATEGORY II

ESTIMATED SIGN WEIGHT
- 425 lbs. PER SIGN

ESTIMATED ELECTRICAL LOAD
4.2A @ 120VAC
ESTIMATED ELECTRICAL REQ'MENTS
(1)20A circuit @ 120VAC

THIS DRAWING IS INTENDED FOR SITE SPECIFIC MOUNTING AND INSTALLATION PURPOSES. REFER TO THE LATEST LINK ENGINEERING SPECIFICATIONS FOR SPECIFIC FABRICATION METHODS.
SEE LINK DRAWING - BZ24097 - P-32 LED PYLON SIGN

GENERAL NOTES:

-U.L. LISTED - FILE NUMBER E157099
-ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 600
-ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABEL IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
-ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 250
-ALL WIRING CONTAINED IN ENCLOSED AREAS WITH LAMPS SHALL BE FIXTURE RATED
-SPLICING OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
-AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED RUBBER GROMMET

THIS STRUCTURE(S) HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 FLORIDA BUILDING CODE, CHAPTER 16, STRUCTURAL DESIGN. THE FOLLOWING WIND LOAD REQUIREMENTS , IN ACCORDANCE WITH SECTION 1609, WERE EMPLOYED IN THE DESIGN OF THE STRUCTURE.

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
CHASE	Northeast Quadrant of Immokalee Rd & Collier Blvd Naples, FL 34120	Immokalee & collier	9	17-63657-07

CORPORATE OFFICE: 360 CRIDER AVE MOORESTOWN, NJ 08057 P-856-802-1677 F-856-802-0412 **FLORIDA:** 9180 Boggy Creek rd Units 7&8 Orlando, FL 32824 - **TEXAS:** 1170 109th st Grand Prairie, TX 75050 P-972-602-9434

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Exhibit "A"

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

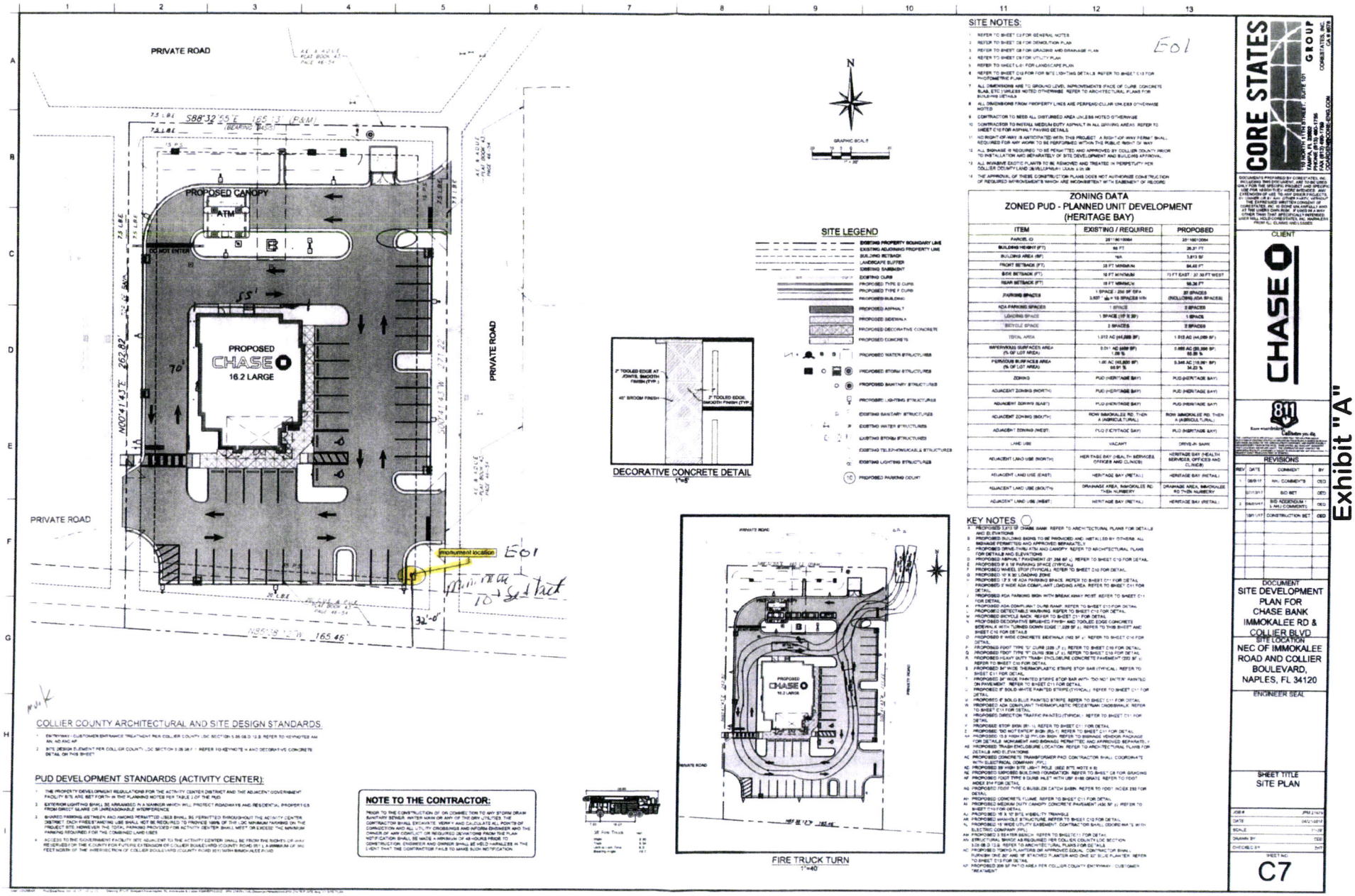


Exhibit "A"

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

TRANSPORTATION PLANNING — NO ISSUES FROM MIKE SAWYER.
SEE ATTACHED EMAIL

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

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

ClarkeThomas

From: SawyerMichael
Sent: Wednesday, May 27, 2020 2:49 PM
To: FinnTimothy; ClarkeThomas
Cc: BeardLaurie
Subject: SV pre app at 3:00

Follow Up Flag: Follow up
Flag Status: Flagged

Transportation Planning has no comments on this Sign Variance. Let me know if there are any questions from the agent.

Thanks much,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Sign-In Sheet
PL# 20200000861

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☒ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☒ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☒ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☒	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☒	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
~~Kirby Tamarind Kirby~~	~~MB - PUB TRANSP~~		
Doug Lewis	Thompson Lewis Law	239 316-3006	DOUG@TLLFIRM.COM

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County
Growth Management Department
Zoning Division

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

PL202000000861 – 4901 Rattlesnake Hammock RD (SV) – Tim Finn PRE-APP

Assigned Ops Staff: Amanda Martin
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Douglas A. Lewis, Esq., Thompson Lewis Law Firm, PLLC, as agent for Wawa, Inc. (lessee)
  239-316-3006
  Doug@tllfirm.com

- **Agent to list for PL#**
  Thompson Lewis Law Firm, PLLC
  Douglas A. Lewis, Esq.

- **Owner of property (all owners for all parcels)**
  Naples South Realty Associates, LLC (lessor)

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

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  Request for LED electronic fuel pricing (in place of approved gas pricing scrollers) on multi-tenant directory sign per Section 5.05.05 C. 4. c. iii e of the LDC.

- **Details about Project:**

  PDI – Plans, Drawings etc.? See attached approval documents for gas pricing scrollers.

REQUIRED Supplemental Information provided by:
Name: Douglas A. Lewis, Esq.
Title: Attorney
Email: Doug@tllfirm.com
Phone: 239-316-3006

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Attachment: Attachment B - Application-Backup Materials (14552 : PL202000000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County
Growth Management Division
2800 Horseshoe Drive N.
Naples, FL 34104
239-252-2400

RECEIPT OF PAYMENT

Receipt Number: 2020730436
Transaction Number: 2020-035684
Date Paid: 04/24/2020
Amount Due: $211.38

Payment Details:

Payment Method	Amount Paid	Check Number
Credit Card	$211.38	16718810-C1571 9894

Amount Paid: $211.38
Change / Overage: $0.00
Contact: THOMAS SIGN & AWNING CO., INC
4590 118TH AVE N
CLEARWATER, FL 34622

FEE DETAILS:

Fee Description	Reference Number	Original Fee	Amount Paid	GL Account
Second and Subsequent Plan Corrections	PRSG20200311782	$65.00	$65.00	113-138900-322110-000000
Inspection Fee	PRSG20200311782	$90.00	$90.00	113-138900-322110-000000
Sign Permit Fee - Review	PRSG20200311782	$50.00	$50.00	113-138900-322110-000000
BCAI	PRSG20200311782	$3.83	$3.83	113-000000-208820
DBPR Surcharge	PRSG20200311782	$2.55	$2.55	113-000000-208800

Cashier Name: AlinaHarris
Batch Number: 9138
Entered By: JenniferBreining

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

INSPECTION JOB CARD – COLLIER COUNTY, FLORIDA
FOR INSPECTIONS PHONE 252-3726

PERMIT NUMBER: PRSG2020031178201	APPLICATION NUMBER: PRSG20200311782	ISSUED:
JOB DESCRIPTION:	NAPLES SOUTH PLAZA DIRECTORY SIGN - 4901 Rattlesnake Hammock RD	
JOB LOCATION:	4901 Rattlesnake Hammock RD, Naples	
LEGAL DESCRIPTION:	LELY GOLF EST TR MAP LOT 13 COMM, NELY R/W U S 41 + SELY R/W SR 864, N 51 DEG E 175FT TO POB, CONT N 51 DEG E	
FOLIO #: 55151440001	SECTION-TOWNSHIP-RANGE: 19 - 50 - 26	
OWNER NAME:	NAPLES SOUTH REALTY ASSOC LLC % AMERICAN COMRC REALTY CORP STE 140	
CONTRACTOR:	THOMAS SIGN & AWNING CO., INC	

SETBACKS:

FRONT:		REAR:		LEFT:		RIGHT:		SPECIAL:		FLOOD ZONE:	FZAE

DESCRIPTION	OUTCOME	COMMENTS
150 - Sign/Flagpole Final		
502 - Electrical Final		

OPEN CONDITIONS

Notice of Commencement: For paper submittals send to inspections@colliercountyfl.gov and for electronic submittals upload to the condition on the portal.
Per NEC – National Electric Code 2014 600.6 (A) (1)
(1) At Point of Entry to a Sign Enclosure. The disconnect shall be located at the point the feeder circuit or branch circuit(s) suppling a sign or outline lighting system enters a sign enclosure or a pole in accordance with 600.5(C) (3) and shall disconnect all wiring where it enters the enclosure of the sign or pole.

NOTE: If you are unable to schedule your inspection, please contact the inspection desk at 252-2406.
NOISE ORDINANCE: Collier County Codes of Laws and Ordinances 54-92(f) Construction Sound. NOISE LIMITATIONS are in effect at all times. Work permitted, RESIDENTIAL Areas – 6:30 AM to 7:00 PM Monday thru Saturday; NON-RESIDENTIAL Areas (more than 500 feet from Residential Area) 6:00AM to 8:00PM Monday thru Saturday.
No Work on Sundays or Holidays. RADIOS, LOUDSPEAKERS, ETC. – Must not disturb peace, quiet and comfort of neighboring inhabitants.
FREE CABLE LOCATIONS – Call 48 Hours prior to digging/FPL 434-1222/UTS 1-800-542-0088/PalmerCATV 783-0638 and all other applicable utilities.

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRSG2020031178201
ISSUED: BY:
MASTER #: COA:

PERMIT TYPE: SF
APPLIED DATE: 03-23-20 APPROVAL DATE: 04-24-20

JOB ADDRESS: 4901 Rattlesnake Hammock RD, Naples
JOB DESCRIPTION: NAPLES SOUTH PLAZA DIRECTORY SIGN - 4901 Rattlesnake Hammock RD JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 55151440001 SECTION-TOWNSHIP-RANGE: 19-50-26

OWNER INFORMATION:
NAPLES SOUTH REALTY ASSOC LLC %
AMERICAN COMRC REALTY CORP STE 140
300 AVENUE OF THE CHAMPIONS
STE 140
PALM BEACH GARDE, FL 33418

CONTRACTOR INFORMATION:
THOMAS SIGN & AWNING CO., INC
4590 118TH AVE N

CLEARWATER, FL 34622

CERTIFICATE #: C15529 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0220
JOB VALUE: $37,917.00 TOTAL RES SQFT: 0 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: LEFT: RIGHT:
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

B Existing Condition

Scale: 1/8"=1'-0"

B Proposed Condition

TOTAL SIGN COPY AREA = 201.95

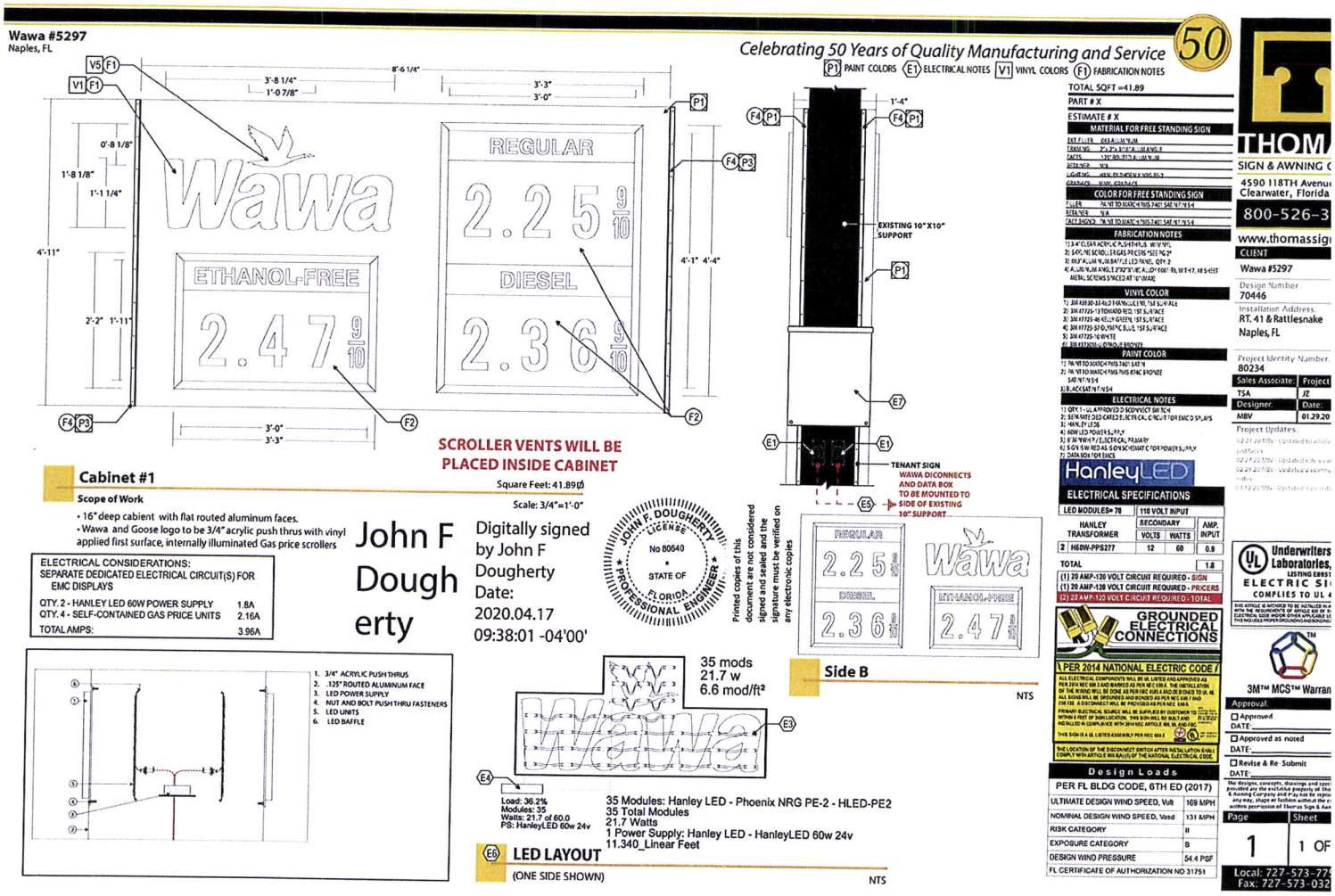
Scale: 1/8"=1'-0"

Collier County
Build It!
REVIEWED FOR CODE COMPLIANCE

THOM
SIGN & AWNING
4590 118TH Avenu
Clearwater, Florida
800-526-3
www.thomassig
CLIENT
Wawa #5297
Design Number:
70446
Installation Address:
4939 Tamiami Trail
Naples, FL
Project Identity Number:
80234
Sales Associate: Project
TSA JZ
Designer: Date:
MBV 04.08.20
Project Updates:
04.16.20 DSN - Updated

3M™ MCS™ Warran
Approval:
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:
The designs, concepts, drawings and spec
provided are the exclusive property of the
& Awning Company and may not be repro
any way, shape or fashion without the p
written permission of Thomas Sign & Aw
Page Sheet
1 Rend
Local: 727-573-77
Fax: 727-573-032

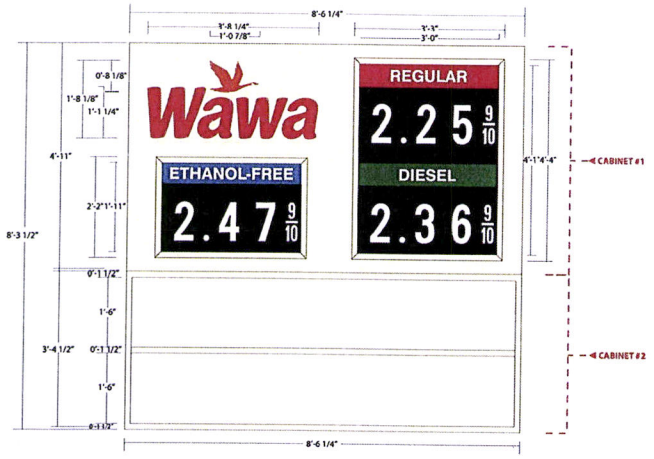
Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

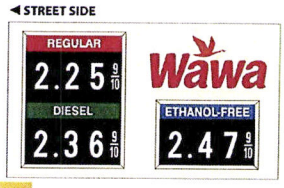


Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50





Wawa Side B

NTS

Existing Condition

NTS

B Retrofit Existing Sign - (2) New D/F Cabinets

Scope of Work

Scale: 1/2"=1'-0"

WAWA
- 16" deep cabinet with flat routed aluminum faces.
- Wawa and Goose logo to be 3/4" acrylic push thrus with vinyl applied first surface, internally illuminated Gas price scrollers

TENANT
- 16" deep cabinet with flat acrylic panels faces separated by T-Bars
- Internally Illuminated using energy efficient LEDs and power-supplies.

Wawa Square Feet : 41.89 ⌀
Tenant Square Feet : 28.75 ⌀
Total Square Feet : 70.64 ⌀

Proposed Condition

Scale: 1/8"=1'-0"

Color Reference

- 3M 3630-33 RED (LETTER FACES)
- 3M 7725-13 TOMATO RED (EMC BORDER & SURCHARGE NOTICE)
- 3M 7725-46 KELLY GREEN (EMC BORDER)
- 3M 7725-57 OLYMPIC BLUE (EMC BORDER)
- 3M 7725-10 WHITE (FUEL GRADES)
- 3M 3630-129 TRANS BRONZE
- PAINT TO MATCH PMS 7401C WITH SATIN FINISH (PYLON STRUCTURE)

THOMA
SIGN & AWNING C
4590 118TH Avenue
Clearwater, Florida
800-526-3
www.thomassig

CLIENT
Wawa #5297

Design Number:
70446

Installation Address:
RT. 41 & Rattlesnake
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project
TSA	JZ
Designer:	Date:
MBV	07.31.19

Project Updates:

Underwriters Laboratories
LISTING E895
ELECTRIC SI
COMPLIES TO UL

3M™ MCS™ Warrar

Approval:
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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written permission of Thomas Sign & Aw

Page	Sheet
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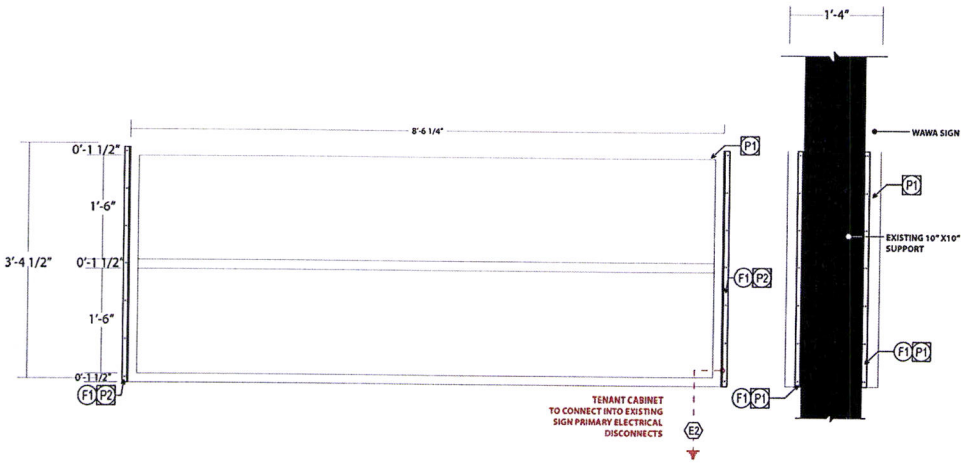
Local: 727-573-77
Fax: 727-573-032

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

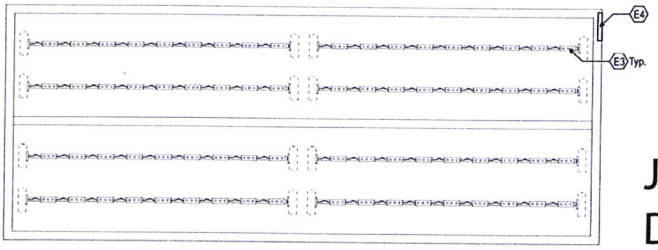
P1 PAINT COLORS (E1) ELECTRICAL NOTES V1 VINYL COLORS (F1) FABRICATION NOTES



Cabinet #2

Square Feet: 28.75 Ø

Scale: 3/4"=1'-0"



E1 LED Layout (One Side Shown)

Scale: 3/4"=1'-0"

JOHN F. DOUGHERTY LICENSE No 80640 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

John F Dougherty

Digitally signed by John F Dougherty
Date: 2020.04.17 09:40:09 -04'00'

TOTAL SQFT = 28.75
PART # X
ESTIMATE # X

MATERIAL FOR FREE STANDING SIGN

COLOR FOR FREE STANDING SIGN

FABRICATION NOTES

PAINT COLOR

ELECTRICAL NOTES

ElectraLED

ELECTRICAL SPECIFICATIONS

SIGNLINE = 33" PER POWER SUPPLY

LED BARS= 16	110 VOLT INPUT		
TRIDONIC POWER SUPPLY	SECONDARY VOLTS	WATTS	AMP. INPUT
2 LC 100/24V ADV UNV	12	100	1.0
TOTAL			2.0

(1) 20 AMP-120 VOLT CIRCUIT REQUIRED

GROUNDED ELECTRICAL CONNECTIONS

PER 2014 NATIONAL ELECTRIC CODE

Design Loads

PER FL BLDG CODE, 6TH ED (2017)

ULTIMATE DESIGN WIND SPEED, Vult	169 MPH
NOMINAL DESIGN WIND SPEED, Vasd	131 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
DESIGN WIND PRESSURE	54.4 PSF
FL CERTIFICATE OF AUTHORIZATION NO 31751	

EngineerSeal

THOMA

SIGN & AWNING C

4590 118TH Avenue
Clearwater, Florida

800-526-3

www.thomassig

CLIENT
Wawa #5297

Design Number
70446

Installation Address
RT. 41 & Rattlesnake
Naples, FL

Project Identity Number
80234

Sales Associate:	Project
TSA	BB
Designer.	Date:
MBV	02.28.20

Project Updates:
03.12.20 MBV-Updated

Underwriters Laboratories LISTING E89 ELECTRIC SI COMPLIES TO UL

3M™ MCS™ Warra

Approval.
☐ Approved DATE
☐ Approved as noted DATE
☐ Revise & Re-Submit DATE

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Page	Sheet
1	1 Of

Local: 727-573-77
Fax: 727-573-03

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

John F Dougherty

Digitally signed by John F Dougherty
Date: 2020.04.17 09:39:10 -04'00'

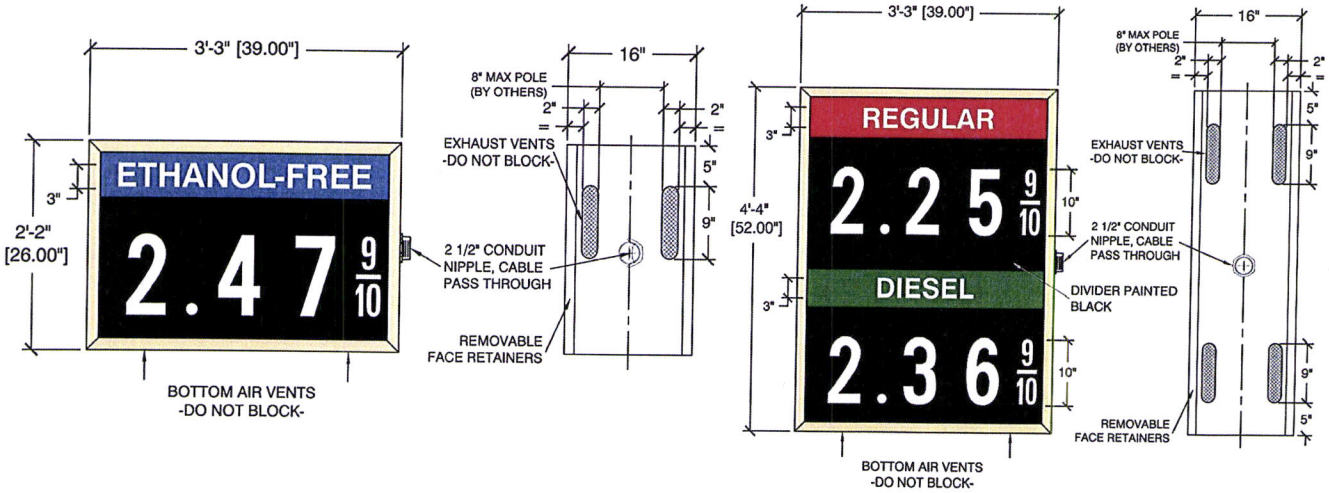
JOHN F. DOUGHERTY LICENSE No 80640 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Design Loads	
PER FL BLDG CODE, 6TH ED (2017)	
ULTIMATE DESIGN WIND SPEED, Vult	169 MPH
NOMINAL DESIGN WIND SPEED, Vasd	131 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
DESIGN WIND PRESSURE	54.4 PSF
FL CERTIFICATE OF AUTHORIZATION NO 31751	

TOTAL SQFT = 42.09
PART # X
ESTIMATE # X

GROUNDED ELECTRICAL CONNECTIONS
PER 2014 NATIONAL ELECTRIC CODE



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TSA	JZ
Designer	Date:
MBV	01.29.20

Project Updates:

Underwriters Laboratories LISTING E89 ELECTRIC SI COMPLIES TO UL

3M™ MCS™ Warran

Approval
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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Page	Sheet
2	2 OF

Local: 727-573-77
Fax: 727-573-032

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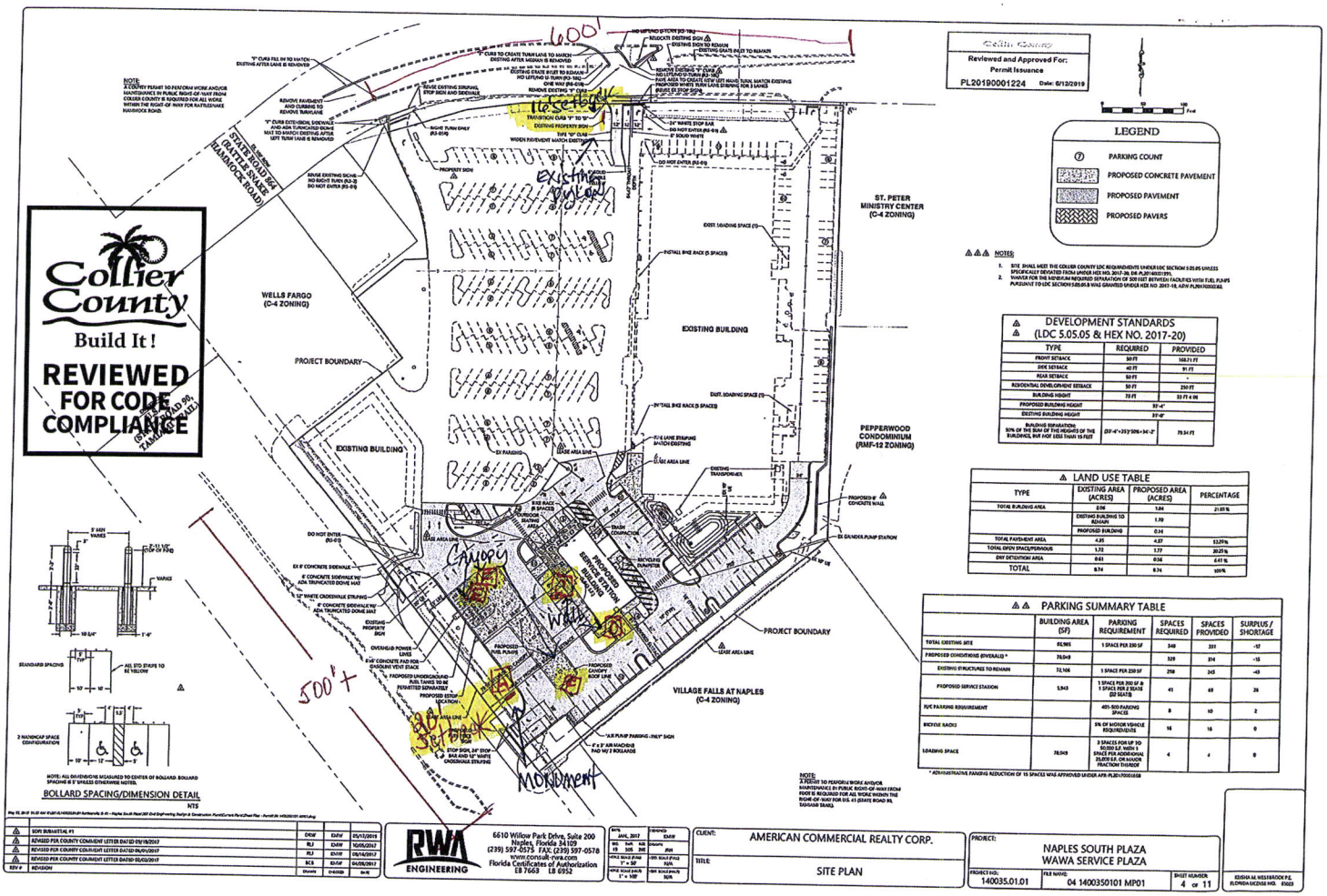

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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 B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

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: Sign Variance Chapter 3 I. of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application meeting notes	1	☒	☐
Affidavit of Authorization signed and notarized	1	☒	
Property Ownership Disclosure Form	1	☒	
Survey or Site Plan of Property	1	☒	☐
Location Map depicting major streets in area for reference	1	☒	☐
Completed Addressing Checklist	1	☒	
Once the first set of review comments are posted, provide the assigned project manager the Property Owner Advisory Letter and Certification	1	☒	☐
Electronic Copy of all documents and plans * Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

FEE REQUIREMENTS:

P.D. → ☒ **Pre-Application Meeting:** $500.00
☒ **Sign Variance Petition:** $2,000.00
☒ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

Fire Code Plans Review 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.

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____

Agent/Owner Signature Date

_____

Applicant/Owner Name (please print)

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) Naples South Plaza Sign Variance Application

I, Brian A. Schaller (print name), as _____ (title, if applicable) of Wawa Florida LLC. (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [ ] applicant [✓] contract purchaser [ ] and that:

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

Wawa Florida, LLC

By: _____ 06·18·2020

Signature **Date**

STATE OF ~~FLORIDA~~ Pennsylvania
COUNTY OF ~~COLLIER~~ Delaware

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 18th day of June, 20 20, 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: Karon C. Hardy

Notary Seal

Commonwealth of Pennsylvania - Notary Seal
KARON C. HARDY, Notary Public
Delaware County
My Commission Expires September 19, 2023
Commission Number 1066747

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRSG2020031178201
ISSUED: BY:
MASTER #: COA:

PERMIT TYPE: SF
APPLIED DATE: 03-23-20 APPROVAL DATE: 04-24-20

JOB ADDRESS: 4901 Rattlesnake Hammock RD, Naples
JOB DESCRIPTION: NAPLES SOUTH PLAZA DIRECTORY SIGN - 4901 Rattlesnake Hammock RD JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 55151440001 SECTION-TOWNSHIP-RANGE: 19-50-26

OWNER INFORMATION:
NAPLES SOUTH REALTY ASSOC LLC %
AMERICAN COMRC REALTY CORP STE 140
300 AVENUE OF THE CHAMPIONS
STE 140
PALM BEACH GARDE, FL 33418

CONTRACTOR INFORMATION:
THOMAS SIGN & AWNING CO., INC
4590 118TH AVE N

CLEARWATER, FL 34622

CERTIFICATE #: C15529 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0220
JOB VALUE: $37,917.00 TOTAL RES SQFT: 0 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: LEFT: RIGHT:
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

B Existing Condition

Scale: 1/8"=1'-0"

B Proposed Condition

TOTAL SIGN COPY AREA = 201.95

Scale: 1/8"=1'-0"

Collier County
Build It!
REVIEWED FOR CODE COMPLIANCE

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Wawa #5297

Design Number
70446

Installation Address
4939 Tamiami Trail
Naples, FL

Project Identity Number
80234

Sales Associate:	Project Team:
TSA	JZ
Designer	Date:
MBV	04.08.20

Project Updates:

3M™ MCS™ Warranty

Approval
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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Page	Sheet
1	Rendering

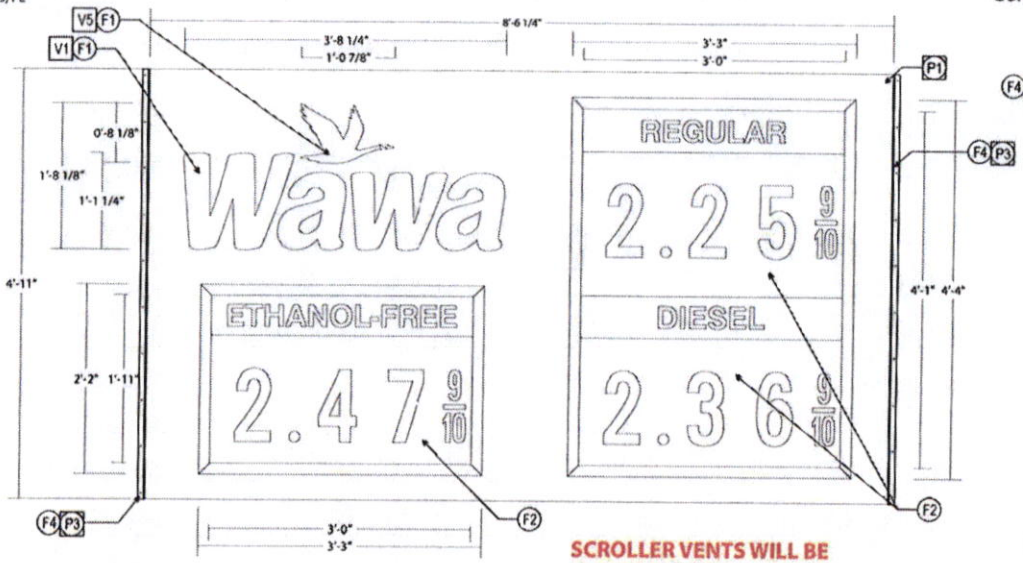
Local: 727-573-7757
Fax: 727-573-0328

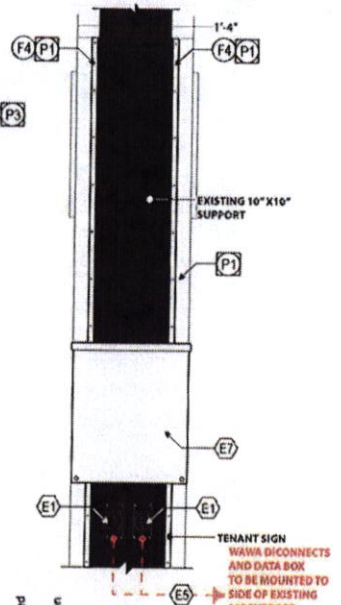
Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

P1 PAINT COLORS E1 ELECTRICAL NOTES V1 VINYL COLORS F1 FABRICATION NOTES





SCROLLER VENTS WILL BE PLACED INSIDE CABINET

Cabinet #1

Square Feet: 41.89ø

Scale: 3/4"=1'-0"

Scope of Work

- 16" deep cabient with flat routed aluminum faces.
- Wawa and Goose logo to be 3/4" acrylic push thrus with vinyl applied first surface, internally illuminated Gas price scrollers

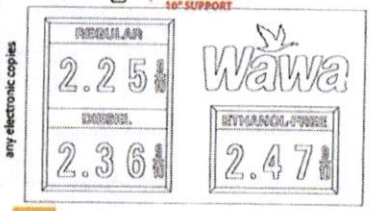
ELECTRICAL CONSIDERATIONS: SEPARATE DEDICATED ELECTRICAL CIRCUIT(S) FOR EMC DISPLAYS	
QTY. 2 - HANLEY LED 60W POWER SUPPLY	1.8A
QTY. 4 - SELF-CONTAINED GAS PRICE UNITS	2.16A
TOTAL AMPS:	3.96A

John F Dough erty

Digitally signed by John F Dougherty
Date: 2020.04.17 09:38:01 -04'00'

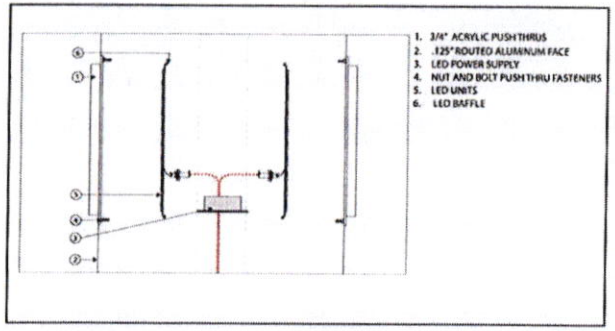
JOHN F. DOUGHERTY LICENSE No 80640 STATE OF FLORIDA PROFESSIONAL ENGINEER

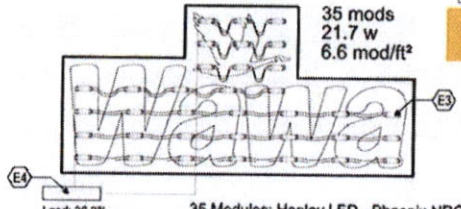
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies



Side B

NTS





35 Modules: Hanley LED - Phoenix NRG PE-2 - HLED-PE2
35 Total Modules
21.7 Watts
1 Power Supply: Hanley LED - HanleyLED 60w 24v
11.340_Linear Feet

E6 LED LAYOUT

(ONE SIDE SHOWN)

NTS

TOTAL SQFT =41.89
PART # X
ESTIMATE # X

MATERIAL FOR FREE STANDING SIGN

COLOR FOR FREE STANDING SIGN

FABRICATION NOTES

VINYL COLOR

PAINT COLOR

ELECTRICAL NOTES

HanleyLED

ELECTRICAL SPECIFICATIONS

LED MODULES= 70	110 VOLT INPUT		
HANLEY TRANSFORMER	SECONDARY VOLTS	SECONDARY WATTS	AMP. INPUT
2 H60W-PPS277	12	60	0.9
TOTAL			1.8

(1) 20 AMP-120 VOLT CIRCUIT REQUIRED - SIGN
(1) 20 AMP-120 VOLT CIRCUIT REQUIRED - PRICERS
(2) 20 AMP-120 VOLT CIRCUIT REQUIRED - TOTAL

GROUNDED ELECTRICAL CONNECTIONS

PER 2014 NATIONAL ELECTRIC CODE

Design Loads

PER FL BLDG CODE, 6TH ED (2017)

ULTIMATE DESIGN WIND SPEED, Vult	169 MPH
NOMINAL DESIGN WIND SPEED, Vasd	131 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
DESIGN WIND PRESSURE	54.4 PSF

FL CERTIFICATE OF AUTHORIZATION NO 31751

THOMAS SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Wawa #5297

Design Number:
70446

Installation Address:
RT. 41 & Rattlesnake
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project Team:
TSA	JZ
Designer:	Date:
MBV	01.29.20

Project Updates:

Underwriters Laboratories, Inc. LISTING E89514 ELECTRIC SIGN COMPLIES TO UL 48

3M™ MCS™ Warranty

Approval:
☐ Approved DATE:
☐ Approved as noted DATE:
☐ Revise & Re-Submit DATE:

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Co.

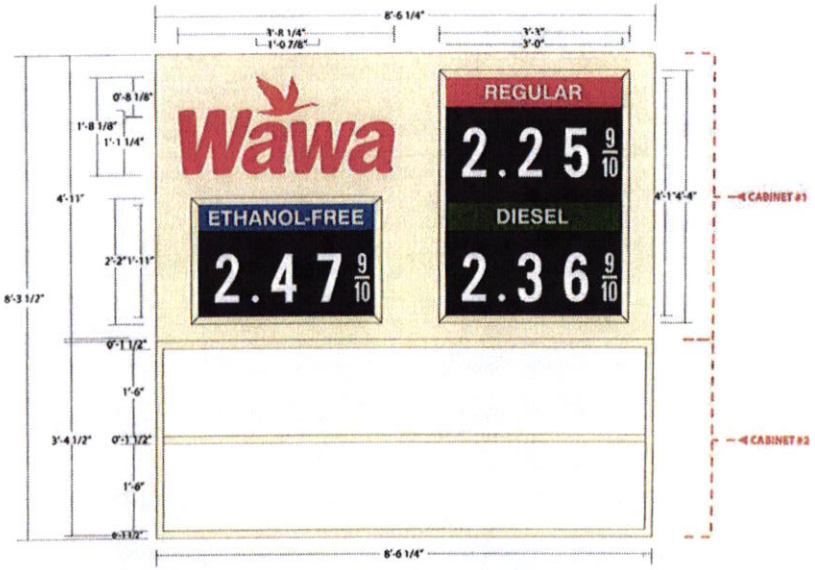
Page	Sheet
1	1 OF 2

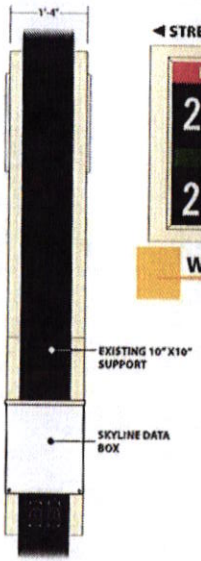
Local: 727-573-7757
Fax: 727-573-0328

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50





STREET SIDE

Wawa Side B

NTS

Existing Condition

NTS

B Retrofit Existing Sign - (2) New D/F Cabinets

Scope of Work

WAWA
- 16" deep cabinet with flat routed aluminum faces.
- Wawa and Goose logo to be 3/4" acrylic push thrus with vinyl applied first surface, internally illuminated Gas price scrollers

TENANT
- 16" deep cabinet with flat acrylic panels faces separated by T-Bars
- Internally illuminated using energy efficient LEDs and power-supplies.

Scale: 1/2"=1'-0"

Wawa Square Feet : 41.89 ☐
Tenant Square Feet : 28.75 ☐
Total Square Feet : 70.64 ☐

Color Reference

- 3M 3630-33 RED (LETTER FACES)
- 3M 7725-13 TOMATO RED (EMC BORDER & SURCHARGE NOTICE)
- 3M 7725-46 KELLY GREEN (EMC BORDER)
- 3M 7725-57 OLYMPIC BLUE (EMC BORDER)
- 3M 7725-10 WHITE (FUEL GRADES)
- 3M 3630-129 TRANS BRONZE
- PAINT TO MATCH PMS 7401C WITH SATIN FINISH (PYLON STRUCTURE)

Proposed Condition

Scale: 1/8"=1'-0"

THOMAS SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT: Wawa #5297
Design Number: 70446
Installation Address: RT. 41 & Rattlesnake Naples, FL
Project Identity Number: 80234

Sales Associate:	Project Team:
TSA	JZ
Designer:	Date:
MBV	07.31.19

Project Updates

Underwriters Laboratories, Inc. LISTING E89514 ELECTRIC SIGN COMPLIES TO UL 48

3M™ MCS™ Warranty

Approval:
☐ Approved DATE:
☐ Approved as noted DATE:
☐ Revise & Re-Submit DATE:

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Page	Sheet
3	3 OF 8

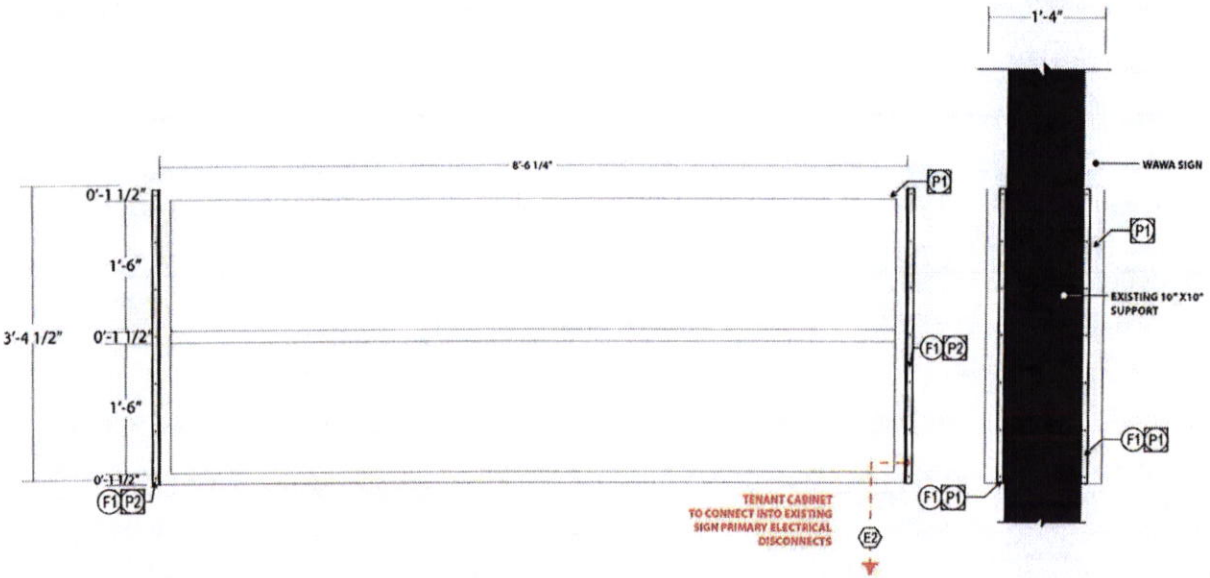
Local: 727-573-7757
Fax: 727-573-0328

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

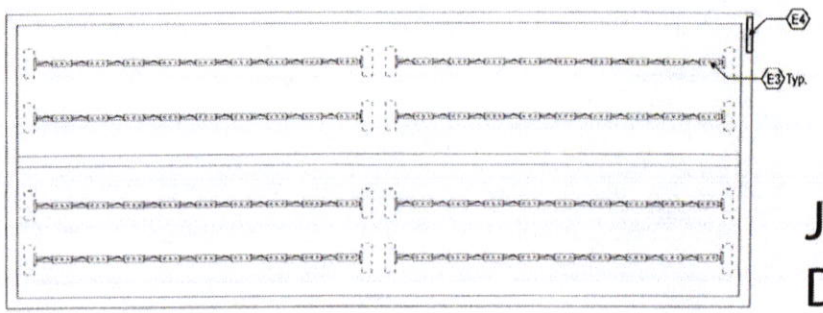
P1 PAINT COLORS E1 ELECTRICAL NOTES V1 VINYL COLORS F1 FABRICATION NOTES



Cabinet #2

Square Feet: 28.75 ⌀

Scale: 3/4"=1'-0"



E1 LED Layout (One Side Shown)

Scale: 3/4"=1'-0"

JOHN F. DOUGHERTY LICENSE No 80640 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

John F Dougherty

Digitally signed by John F Dougherty
Date: 2020.04.17 09:40:09 -04'00'

TOTAL SQFT = 28.75
PART # X
ESTIMATE # X

MATERIAL FOR FREE STANDING SIGN

COLOR FOR FREE STANDING SIGN

FABRICATION NOTES

PAINT COLOR

ELECTRICAL NOTES

ElectraLED

ELECTRICAL SPECIFICATIONS

SIGNLINE = 33' PER POWER SUPPLY

LED BARS= 16	110 VOLT INPUT		
TRIDONIC POWER SUPPLY	SECONDARY VOLTS	SECONDARY WATTS	AMP. INPUT
2 LC 100/24V ADV UNV	12	100	1.0
TOTAL			2.0

(1) 20 AMP-120 VOLT CIRCUIT REQUIRED

GROUNDED ELECTRICAL CONNECTIONS

PER 2014 NATIONAL ELECTRIC CODE

Design Loads

PER FL BLDG CODE, 6TH ED (2017)	
ULTIMATE DESIGN WIND SPEED, Vult	160 MPH
NOMINAL DESIGN WIND SPEED, Vasd	131 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
DESIGN WIND PRESSURE	54.4 PSF
FL CERTIFICATE OF AUTHORIZATION NO 31751	

Engineer Seal

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Wawa #5297

Design Number
70446

Installation Address
RT. 41 & Rattlesnake
Naples, FL

Project Identity Number
80234

Sales Associate:	Project Team:
TSA	BB
Designer:	Date:
MBV	02.28.20

Project Updates:
08.12.2019 - Updated

Underwriters Laboratories, Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48

3M™ MCS™ Warranty

Approval
☐ Approved DATE:
☐ Approved as noted DATE:
☐ Revise & Re-Submit DATE:

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Page	Sheet
1	1 Of 1

Local: 727-573-7757
Fax: 727-573-0328

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

Wawa #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50

John F Dougherty

Digitally signed by John F Dougherty
Date: 2020.04.17 09:39:10 -04'00'

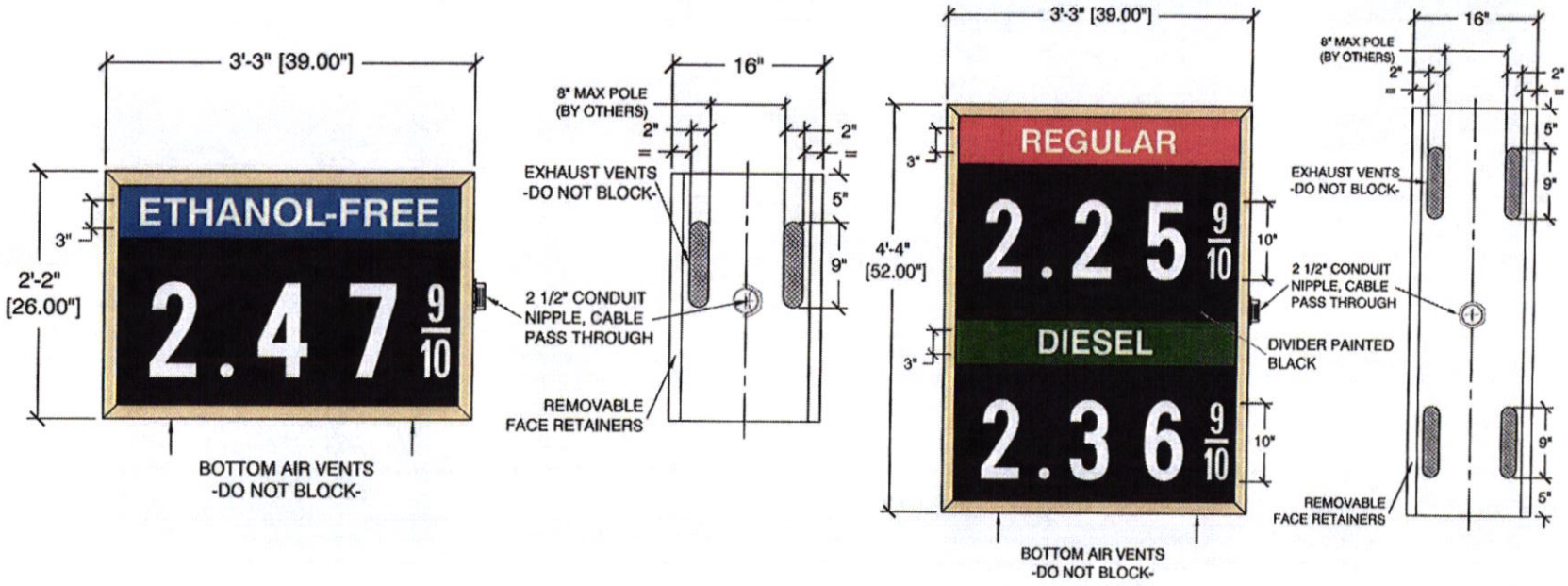
JOHN F. DOUGHERTY LICENSE No 80640 STATE OF FLORIDA PROFESSIONAL ENGINEER

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

TOTAL SQFT = 42.09
PART # X
ESTIMATE # X

Design Loads	
PER FL BLDG CODE, 6TH ED (2017)	
ULTIMATE DESIGN WIND SPEED, Vult	169 MPH
NOMINAL DESIGN WIND SPEED, Vasd	131 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY	B
DESIGN WIND PRESSURE	54.4 PSF
FL CERTIFICATE OF AUTHORIZATION NO 31751	

GROUNDED ELECTRICAL CONNECTIONS
PER 2014 NATIONAL ELECTRIC CODE



THOMAS SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT
Wawa #5297
Design Number
70446
Installation Address:
RT. 41 & Rattlesnake
Naples, FL
Project Identity Number
80234

Sales Associate	Project Team:
TSA	JZ
Designer	Date
MBV	01.29.20

Project Updates:

Underwriters Laboratories, Inc. LISTING E89514 ELECTRIC SIGN COMPLIES TO UL 48

3M™ MCS™ Warranty

Approval
☐ Approved
DATE:
☐ Approved as noted
DATE:
☐ Revise & Re-Submit
DATE:

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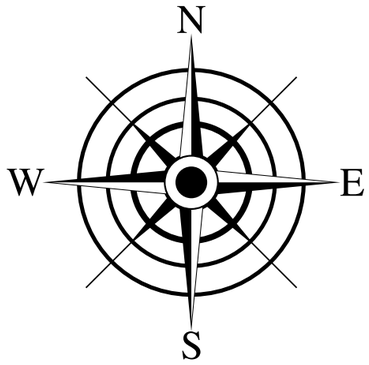
Page	Sheet
2	2 OF 2

Local: 727-573-7757
Fax: 727-573-0328

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

WAWA #5297
Naples, FL

Celebrating 50 Years of Quality Manufacturing and Service 50



LEGEND

B) EXISTING SHARED TENANT DIRECTORY SIGN PANEL (42.09☑)

NOTE: SITE PLAN ADHERES TO 05.05.05 REGARDING ELECTRONIC FUEL PRICING SIGNS

Site Plan with signage location - **WAWA VARIANCE-PL20200000861; 4901 RATTLESNAKE HAMMOCK RD**

SCALE: 120′ = 1″

THOMA
SIGN & AWNING CO
4590 118TH Avenue N
Clearwater, Florida 33
800-526-332
www.thomassign.c

CLIENT

WAWA #5297

Design Number:
88276

Installation Address:
4923 Tamiami Trail E
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project Tea
TSA	BB
Designer:	**Date:**
MBV	09.21.20

Project Updates:
X

3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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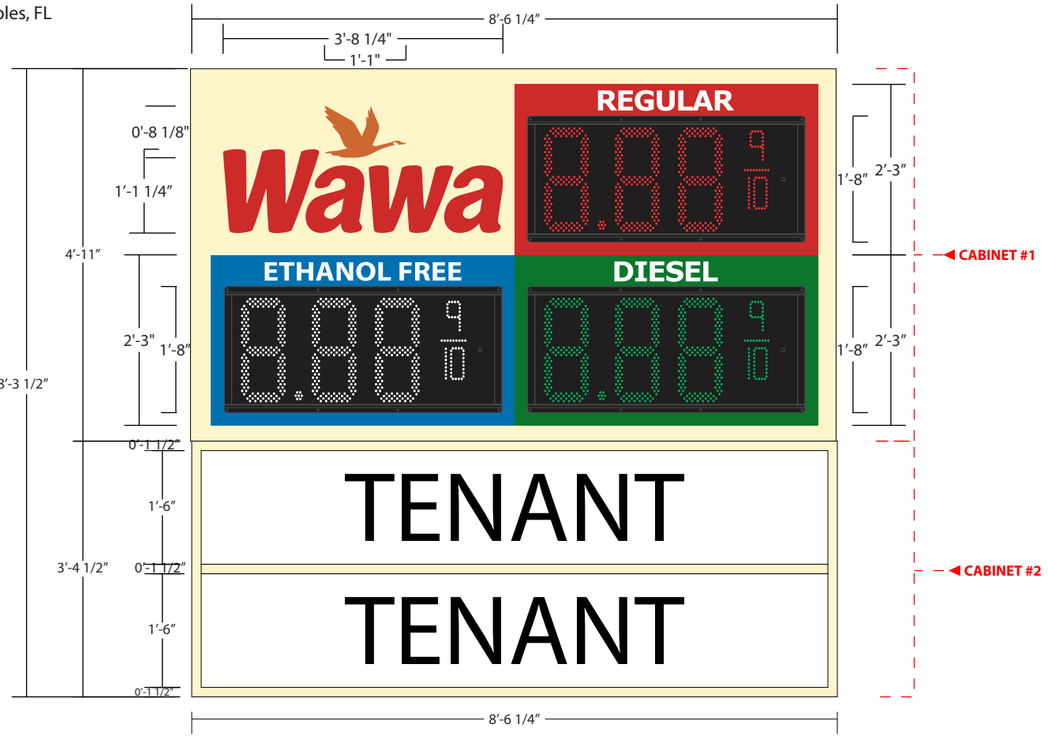
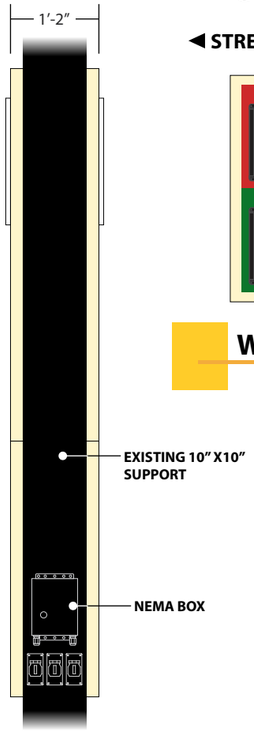
Page	Sheet
1	1 of 3

Local: 727-573-7757
F

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

WAWA #5297
Naples, FL





B Retrofit Existing Sign - (2) New D/F Cabinets

Scope of Work

WAWA
- 14" deep cabinet with flat routed aluminum faces.
- Wawa and Goose logo to be 3/4" acrylic push thrus with vinyl applied first surface, internally illuminated LED Gas Pricers

TENANT
- 14" deep cabinet with flat acrylic panels faces separated by T-Bars
- Internally Illuminated using energy efficient LEDs and power-supplies.

Scale: 1/2"=1'-0"

Wawa Square Feet : 41.89 ⍁
Tenant Square Feet : 28.75 ⍁
Total Square Feet : 70.64 ⍁

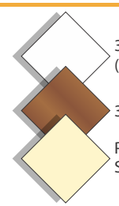
Color Reference

3M 3630-33 RED
(LETTER FACES)

3M 7725-13 TOMATO RED
(EMC BORDER & SURCHARGE NOTICE)

3M 7725-46 KELLY GREEN
(EMC BORDER)

3M 7725-57 OLYMPIC BLUE
(EMC BORDER)



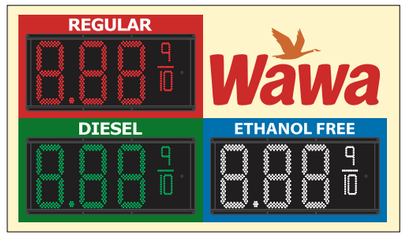
3M 7725-10 WHITE
(FUEL GRADES)

3M 3630-129 TRANS BRONZE

PAINT TO MATCH PMS 7401C WITH SATIN FINISH (PYLON STRUCTURE)

Celebrating 50 Years of Quality Manufacturing and Service 50

◀ STREET SIDE



Wawa Side B

NTS

Existing Condition

NTS

Proposed Condition

Scale: 1/8"=1'-0"

THOMA SIGN & AWNING CO
4590 118TH Avenue N
Clearwater, Florida 33
800-526-332
www.thomassign.c

CLIENT
WAWA #5297

Design Number:
88276

Installation Address:
4923 Tamiami Trail E
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project Tea
TSA	BB
Designer:	**Date:**
MBV	09.21.20

Project Updates:
X

Underwriters Laboratories, In
LISTING E89514
ELECTRIC SIG
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCOR WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NA ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL THIS INCLUDES PROPER GROUNDING AND BONDING OF TH

3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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Page	Sheet
2	2 of 3

Local: 727-573-7757
F

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

B Existing Condition - Night View

NTS

B Proposed Condition - Night View

NTS

3.C.c

THOMA
SIGN & AWNING CO
4590 118TH Avenue N
Clearwater, Florida 33
800-526-332
www.thomassign.c

CLIENT
WAWA #5297

Design Number:
88276

Installation Address:
4923 Tamiami Trail E
Naples, FL

Project Identity Number:
80234

Sales Associate:	Project Tea
TSA	BB
Designer:	**Date:**
MBV	09.21.20

Project Updates:
X

Underwriters Laboratories, In
LISTING E89514
ELECTRIC SIG
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCO WITH THE REQUIREMENTS OF ARTICLE 600 OF THE N ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL THIS INCLUDES PROPER GROUNDING AND BONDING OF T

3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

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Page	Sheet
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Local: 727-573-7757
F

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

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

Wawa Florida, LLC by agent
Thompson Lewis Law Firm, PLLC

By: Douglas A. Lewis
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 10TH day of Nov, 2020 by Douglas A. Lewis, who is personally known to me or who has produced _____ as identification.

KAREN S. NELSON
Notary Public - State of Florida
Commission # HH 48130
My Comm. Expires Oct 17, 2024
Bonded through National Notary Assn.

(Signature of Notary Public)

(Notary Seal)

Karen S. Nelson

Printed Name of Notary

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

LETTER TO PROPERTY OWNERS

AFFIDAVIT OF COMPLIANCE

LIST OF PROPERTIES WITH COPIES OF ENVELOPES

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

THOMPSON LEWIS
counselors at law

850 PARK SHORE DRIVE
SUITE 201-A
NAPLES, FL 34103
239.316.3006 OFFICE
239.307.4839 FACSIMILE
DOUG@TLLFIRM.COM

November 10, 2020

RE: PETITION NO. VA-PL20200000861 – Wawa Florida, LLC – Sign Variance Folio No.

Dear:

This law firm represents Wawa Florida, LLC ("Wawa"), the lessee of real property located at 4901 Rattlesnake Hammock Road, Naples, Florida (the "Property") owned by Naples South Realty Associates, LLC.

Please be advised that Wawa has made formal application to Collier County for a sign variance, pursuant LDC Section 5.05.05.C.4.c.iii.e, to allow electronic fuel pricing in place of an approved scroller gas pricing sign panel on the existing directory sign located on the following described property:

LELY GOLF EST TR MAP LOT 13 COMM, NELY R/W U S 41 + SELY R/W SR 864, N 51 DEG E 175FT TO POB, CONT N 51 DEG E 68.36FT , NELY ALG ARC OF CURVE 260.42FT, E 396.54FT, S 533.08FT, S 51 DEG W 450FT TO ELY R/W U S 41, N 39 DEG W ALG R/W 500FT, N 51 DEG E 175FT, N 39 DEG W 250FT TO POB, LESS OR 2128 PG 2167 ADDT'L R/W, LESS THAT PORTION DESC IN OR 2315 PG 1944 as more particularly described on Exhibit "A" attached hereto (the "Property").

a/k/a 4901 Rattlesnake Hammock Road, Naples, Florida

Wawa's request involves modifying an existing directory sign located on the north end of the Property to allow electronic fuel pricing in place of an approved scroller gas pricing sign panel. A permit has already been issued by the County for a gas pricing sign panel and related improvements using scrollers pursuant to Permit #PRSG2020031178201. The Property is a multi-tenant parcel with the Wawa store at the south entrance.

The request is to be allowed to retrofit the existing sign with a double-faced cabinet that will provide signage with LED/Digital gas price displays. The existing directory sign has multi-

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

tenant panels that provides identification for other tenants in the shopping center. The requested retrofit of LED gas price displays will be a revision to sign permit #PRSG2020031178201.

Should you have any questions or need additional information, please contact me at the address and phone number listed above. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Very truly yours,

Douglas A. Lewis

Douglas A. Lewis
For the Firm

DAL/ksn
Enclosure

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

EXHIBIT "A"

ATTACHED

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

EXHIBIT "A"

That certain piece, parcel of land situate, lying and being in the City of Naples, County of Collier, State of Florida, more particularly described as follows:

Commencing at the Northwesterly corner of Tract M, Lely Golf Estates as recorded in Plat Book 8, Page 20 of the Public Records of Collier County, Florida, said corner also being the intersection of the Easterly right-of-way line of U.S. 41 (SR 90) and the Southerly right-of-way line of S.R. 864; thence along the Southerly right-of-way line of S.R. 864, N50°54'40" E 243.36 feet; thence 31.68 feet along the arc of a circular concave to the Southeast, radius 377.50 feet, chord bearing N53°18'54" E 31.67 feet for a place of beginning; thence 228.74 feet along a continuation of the last prescribed circular curve, chord bearing N73°04'41" E 225.26 feet; thence S89°33'50" E 396.54 feet; thence S0°26'10" W 533.08 feet; thence S50°53'40" W 450.00 feet to the Easterly right-of-way line of U.S. 41; thence N39°06'20" W 500.00 feet; thence N50°54'40" E 175.0 feet; thence N39°06'20" W 100.00 feet; thence N50°54'40" E 100 feet; thence N39°06'20" W 148.67 feet to the place of beginning, being part of said Tract M of said Lely Golf Estates and being subject to a 20 foot wide Florida Power & Light Company easement adjacent to the Easterly right-of-way line of said U.S. 41.

LESS THE FOLLOWING:
Commencing at the Northwesterly corner of Tract M, Lely Golf Estates, as recorded in Plat Book 8, Page 20 of the Public Records of Collier County, Florida said corner also being the intersection of the Easterly right-of-way line of U.S. 41 and the Southerly right-of-way line of S.R. 864; thence along the Southerly right-of-way line of S.R. 864, N50°54'40" E 175.00 feet for a place of beginning; thence continuing along said right-of-way line, N50°54'40" E 68.36 feet; thence 87.75 feet along the arc of a circular curve concave to the Southeast having a radius of 377.50 feet chord bearing N57°34'12" E 87.55 feet; thence leaving said right-of-way S25°21'27" E 86.66 feet; thence 89.32 feet along the arc of a circular curve concave to the West having a radius of 230.00 feet, chord bearing S14°13'57" E 88.76 feet; thence S86°53'37" W 28.72 feet; thence S50°54'40" W 74.15 feet; thence N39°06'20" W 168.00 feet; to the place of beginning.

LESS AND EXCEPT ANY PART OF/AP TION RECORDED IN OFFICIAL RECORDS BOOK 2128, PAGE 2167.

COLLIER COUNTY CLERK OF THE CIRCUIT COURT

Form E (Rev. 6/89) 21:DS1003

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20200000861(SV) | Buffer: 150' | Date: 11/3/2020 | Site Location: 55151440001

NAME1	NAME2	NAME3	NAME4	AME	NAME6	FOLIO	ADDRESSTYPE
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80370040008	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80370080000	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371000005	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371040007	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371080009	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371120008	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371320002	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371360004	U
ANDERER, EMILY	1254 ROBINSON AVE APT #5				SAN DIEGO, CA 92103---0	24170840008	U
ARIOLA, EDWARD T & M ELAINE	46 HORNE CIR				SOUTHINGTON, CT 06489---2219	66732120001	U
ARNSTEIN, TIMOTHY FREDERICK	TARA LYNN ARNSTEIN	4967 PEPPER CIRCLE #E103			NAPLES, FL 34113---0	66731720004	U
AVILA, JOSE	VASQUEZ, ELIZABETH	4936 BISCAYNE DR			NAPLES, FL 34112---6925	63104000008	U
AXTMAN FAMILY IRREV TRUST	46 RAMSHORN RD				DUDLEY, MA 01571---6243	66730720005	U
BAIN, BASIL & TONI C	7852 STRATFORD DR				NAPLES, FL 34104---7448	80370760003	U
BAIN, BASIL & TONI C	7852 STRATFORD DR				NAPLES, FL 34104---7448	80370800002	U
BECK, LAWRENCE L & ELAINE G	4955 PEPPER CIR #B-101				NAPLES, FL 34113---0	66730040002	U
BLACK, HOPE J	4955 PEPPER CIR APT B102				NAPLES, FL 34113---0	66730080004	U
BOETTGER, CHAD	4973 PEPPER CIR # F202				NAPLES, FL 34113---4141	66732400006	U
BONMAR LAND TRUST	% G BONINI & K LEPOSA	20388 LARINO LOOP			ESTERO, FL 33928---0	80371560008	U
BRACK, CLARENITA KAY	4967 PEPPER CIR #E104				NAPLES, FL 34113---0	66731760006	U
BROMLEY, EMILIE Z	4955 PEPPER CIR #B203				NAPLES, FL 34113---0	66730440000	U
BRUSH, JAMES	CAROLANN DAVIDSON BRUS	154 LAKE REGION BLVD			MONROE, NY 10950---0	66732320005	U
BULTINCK, STEFAAN	POPPY LULU LLC	PO BOX 11452			NAPLES, FL 34101---0	24170240006	U
BULTINCK, STEFAAN E	POPPY LULU LLC	PO BOX 11452			NAPLES, FL 34101---0	24170680006	U
CAJUSTE TR, OSNEL & CLONIE F	O & C CAJUSTE REV LIV TRU	4872 CATALINA DR			NAPLES, FL 34112---6904	80370480008	U
CANNON, THOMAS G & GALE	5093 TAMIAMI TRL E				NAPLES, FL 34113---4128	80370120009	U
CANNON, THOMAS G & GALE	5093 TAMIAMI TRL E				NAPLES, FL 34113---4128	80370160001	U
CAPISTRANT, PENNY	23360 FLUSHING DR				MACOMB, MI 48042---0	66730320007	U
CARA INTERNATIONAL LLC	4652 NAVASSA LANE				NAPLES, FL 34119---0	80371640009	U
CARA INTERNATIONAL LLC	4652 NAVASSA LANE				NAPLES, FL 34119---0	80371800001	U
CARA INTERNATIONAL LLC	4652 NAVASSA LANE				NAPLES, FL 34119---0	80371840003	U
CAROL DELARIO IRREV S/N TRUST	1252 12 AVE N				NAPLES, FL 34102---0	24170640004	U
CHAGNON, WILLIAM R	ROSE M CHAGNON	4973 PEPPER CIR UNIT F-206			NAPLES, FL 34113---4141	66732560001	U
CHEN, JENNY	1109 N ALHAMBRA CIR				NAPLES, FL 34103---0	80371480007	U
CHEN, JENNY	1109 N ALHAMBRA CIR				NAPLES, FL 34103---0	80371520006	U
CLEOPHAT, TANIS	3449 29TH AVE SW				NAPLES, FL 34117---0	80372040006	U
CLEOPHAT, TANIS	3449 29TH AVE SW				NAPLES, FL 34117---0	80372080008	U
COLLIER FINANCIAL INC	4985 TAMIAMI TRAIL E				NAPLES, FL 34113---0	80372360003	U
COLLIER FINANCIAL INC	4985 TAMIAMI TRAIL E				NAPLES, FL 34113---0	80372400002	U
COLLIER FINANCIAL INC	4985 TAMIAMI TRL E				NAPLES, FL 34113---4131	80372200008	U
COLLIER FINANCIAL INC	4985 TAMIAMI TRL E				NAPLES, FL 34113---4131	80372240000	U
COOL BOATS LLC	5067 TAMIAMI TRL E				NAPLES, FL 34113---0	80370560009	U
COOPER SR, FRANCIS J	VIRGINIA M COOPER	4973 PEPPER CIR #F105			NAPLES, FL 34113---0	66732280006	U
CORA M GIBEAU TRUST EST	9 CHURCH LN				WESTON, CT 06883---1900	66730760007	U
CRYSTAL CONSULTING LLC	1200 GOODLETTE NORTH #8266				NAPLES, FL 34101---0	80371960006	U
CRYSTAL CONSULTING LLC	1200 GOODLETTE NORTH #8266				NAPLES, FL 34101---0	80372000004	U
D & M PAINE FAMILY REV TRUST	4967 PEPPER CIR # 201				NAPLES, FL 34113---0	66731680009	U
DELGADO, ARISTIDES E & ELENITA	4955 PEPPER CIR #B105				NAPLES, FL 34113---4106	66730200004	U
DELK, MARIA & EDGAR	5011 TAMIAMI TRAIL E				NAPLES, FL 34113---0	80371680001	U
DEREUS, AMINTOR & SELINA J	4930 BISCAYNE DR				NAPLES, FL 34112---6925	63103960000	U
DEUTSCH, BARBARA P	JOHN P STEVENSKY	4973 PEPPER CIRCLE #F 102			NAPLES, FL 34113---0	66732160003	U
DEWANE, BISHOP FRANK J	DIOCESE OF VENICE	1000 PINEBROOK RD			VENICE, FL 34285---6426	55151560004	U
ELEANOR S FIERMONTI LIV TRUST	729 ST ANDREWS BLVD				NAPLES, FL 34113---0	66732520009	U
ENGLISH III, THOMAS A	43 EDGEWATER DRIVE				QUINCY, MA 02169---3648	24170480002	U
EQUITY TRUST COMPANY	% MARTIN LEE SHIPP	7777 SCARLET COURT			NAPLES, FL 34104---0	66731200003	U
EVANS, JANICE LOUISE	133 BLUE RIDGE DRIVE				NAPLES, FL 34112---3726	24170200004	U
FAGAN, MAUREEN K	4967 PEPPER CIR APT E106				NAPLES, FL 34113---4163	66731840007	U

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

FARES L S CORP	3375 TIMBERWOOD CIRCLE			NAPLES, FL	34105---0	80370240002	U
FEMINO, JEANETTE	4963 PEPPER CIR #D-104			NAPLES, FL	34113---0	66731280007	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	63104120001	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	77660040006	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	77660080008	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	77660120007	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	77660160009	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	77660200008	U
FRED & JOAN PERKINS REALTY	TRUST LLC	2735 14TH ST N		NAPLES, FL	34103---4537	77660240000	U
GE THOMAS LIVING TRUST	COLLEEN KATE GALLAGHER	THOMAS LIVING TRUST	706 PILOT HOUSE DR	ANNAPOLIS, MD	21401---0	66731400007	U
GERSCH, JEFFREY A & TERRI E	20835 NUCCI DRIVE			CLINTON TWP, MI	48038---0	66731320006	U
GILLETTI, JOHN L	1645 TEMPLE TERRACE			NORTH FORT MYERS, FL	33917---	24170440000	U
GOEDE TR ESQ, JOHN C	CARBRO LAND TRUST	6609 WILLOW PARK DR 2ND FLOOR		NAPLES, FL	34109---0	66731160004	U
GONZALES, JUAN G & MARIBEL	4900 BISCAYNE DRIVE #13			NAPLES, FL	34112---0	24170520001	U
H & H EAST TRAIL LLC	336 LAGOON AVENUE			NAPLES, FL	34108---0	55151400009	U
H & H EAST TRAIL LLC	336 LAGOON AVENUE			NAPLES, FL	34108---0	55151680104	U
HAGEN, MYRIAM DESOUZA	SANDOR LEONARD DESOUZ	4967 PEPPER CIR #E205		NAPLES, FL	34113---4163	66732040000	U
HAPPY LAND TRUST	5029 MABRY DR			NAPLES, FL	34112---0	66730160005	U
HAUSIN, ROBERT J	13 HAWK ST			NAPLES, FL	34113---4014	80372160009	U
HAUSIN, ROBERT J	13 HAWK STREET			NAPLES, FL	34113---0	80370600008	U
HETZEL, WILLIAM & SANDRA	1921 STINE ROAD			PENINSULA, OH	44264---0	66730640004	U
HETZNER, MARK S	6107 THRESHER DR			NAPLES, FL	34112---1905	24170400008	U
HOCK TR, SUZAN	23 LAURMAND WAY			MANCHESTER, NH	03104---0	66731560002	U
HOCKE, MICHAEL A & RALUCA M	4957 PEPPER CIRCLE #C206			NAPLES, FL	34113---0	66731120002	U
HOWENSTINE, TREVOR	5013 TAMIAMI TRAIL EAST			NAPLES, FL	34113---0	80371720000	U
HOWENSTINE, TREVOR	5013 TAMIAMI TRAIL EAST			NAPLES, FL	34113---0	80371760002	U
HOYT, BRIAN SCOTT	4900 BISCAYNE DR #4			NAPLES, FL	34112---6903	24170160005	U
IADICICCO SR, VINCENT A	DIANA M IADICICCO	53 CRESTWOOD DR		SCHENECTADY, NY	12306---0	66731960000	U
IMODA, MARIA J	2441 WHITE BLVD			NAPLES, FL	34117---0	24170600002	U
JACOBS 2019 LLC	12644 TAMIAMI TRAIL E			NAPLES, FL	34113---0	80370360005	U
JACOBS 2019 LLC	12644 TAMIAMI TRAIL E			NAPLES, FL	34113---0	80370400004	U
JENKINS, CODY	4900 BISCAYNE DR #22			NAPLES, FL	34112---0	24170880000	U
KENCY REALTY LLC	91 3RD STREET NW			NAPLES, FL	34120---0	24170920009	U
KOTECKI, CATHERINE M	JOSEPH H KOTECKI	6610 QUEENS PARK		MAYFIELD HEIGHTS, OH	44124---(	66731920008	U
KRAPE, KAREN L	4957 PEPPER CIR #C-204			NAPLES, FL	34113---0	66731040001	U
KUCHAR, MARCELLA M	4973 PEPPER CIR # F103			NAPLES, FL	34113---4141	66732200002	U
LEE, JILL R	4900 BISCAYNE DR #8			NAPLES, FL	34112---6902	24170320007	U
MARBON LAND TRUST	% G BONINI & K LEPOSA	20388 LARINO LOOP		ESTERO, FL	33928---0	80371600007	U
MARKHAM, PATRICIA W	4955 PEPPER CIR APT B103			NAPLES, FL	34113---4161	66730120003	U
MASSEY, MARK B	PAMELLA M M SALDANA	5037 TAMIAMI TRAIL EAST		NAPLES, FL	34113---0	80371280003	U
MASSEY, MARK B	PAMELLA M MONTALBETTI S	5017 TAMIAMI TR E		NAPLES, FL	34113---0	80371880005	U
MASSEY, MARK B	PAMELLA M MONTALBETTI S	5017 TAMIAMI TR E		NAPLES, FL	34113---0	80371920004	U
MC GONAGLE, WILLIAM J	4900 BISCAYNE DR #7			NAPLES, FL	34112---6902	24170280008	U
MCEVOY, EUGENE JAMES	630 CARROLL AVE			BRIDGEPORT, CT	06607---1125	66730800006	U
MCGONAGLE, WILLIAM J	4900 BISCAYNE DRIVE #7			NAPLES, FL	34112---0	24170360009	U
MCGUINNESS, BRANDON	MICHELLE C MCGUINNESS	8795 CROW DR		MACEDONIA, OH	44056---1647	66730880000	U
MCINTOSH, TRACY L	HEATHER HOPE MCINTOSH	455 MEADOWVIEW LN		GREENWOOD, IN	46142---0	66732080002	U
MICHAEL A MCGEE LNDSCP ARCHT	PO BOX 8052			NAPLES, FL	34101---8052	80370200000	U
MILES, PAULA J	4900 BISCAYNE DR #18			NAPLES, FL	34112---0	24170720005	U
MILLER EST,COLLEEN MARIE	% MICHAEL KENNEDY MOSIE	4967 PEPPER CIRCLE #E101		NAPLES, FL	34113---0	66731640003	U
MORIN, SHERRIE L	4924 BISCAYNE DR			NAPLES, FL	34112---0	63103920008	U
MROZEK, DONIA KERRY	4957 CARNARVON RD			SYRACUSE, NY	13215---0	66731080003	U
NAPLES FREE-NET INC	5035 TAMIAMI TRL E			NAPLES, FL	34113---4127	80371200009	U
NAPLES SOUTH REALTY ASSOC LLC	% AMERICAN COMRC REALT	300 AVENUE OF THE CHAM STE 140		PALM BEACH GARDE, FL	33418---(	55151440001	U
NICKERSON, KENNETH A & YVONNE	4955 PEPPERWOOD CIRCLE	#B205		NAPLES, FL	34113---0	66730520001	U
ORKNEY, SUSAN B	4955 PEPPER CIR #B-207			NAPLES, FL	34113---0	66730600002	U
PANIRA HEALTHCARE SERVICE INC	5045 E TAMIAMI TRIAIL			NAPLES, FL	34113---0	80372280002	U
PANIRA HEALTHCARE SERVICES INC	5045 E TAMIAMI TRAIL			NAPLES, FL	34113---0	80372120007	U
PANIRA HEALTHCARE SERVICES INC	5045 E TAMIAMI TRAIL			NAPLES, FL	34113---0	80372320001	U
PELAEZ, YOELKYS PEREZ	4900 BISCAYNE DR #2			NAPLES, FL	34112---0	24170080004	U

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake

PEREIRO, EDUARDO	LUISA PEREIRO	ELIZABETH P ROSS	PO BOX 7343	NAPLES, FL 34101---7343	80370440006	U
PERRY, VICKI A	4973 PEPPER CIR APT 104F			NAPLES, FL 34113---4141	66732240004	U
PIZZUTI FAMILY TRUST	308 SPIDER LILY LANE			NAPLES, FL 34119---0	80370280004	U
PIZZUTI FAMILY TRUST	308 SPIDER LILY LANE			NAPLES, FL 34119---0	80370320003	U
PIZZUTI FAMILY TRUST	308 SPIDER LILY LANE			NAPLES, FL 34119---0	80371160000	U
ROBERT HOWARD WHITE REV TRUST	4955 PEPPER CIR #B206			NAPLES, FL 34113---4161	66730560003	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN		NAPLES, FL 34104---825	80370520007	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN		NAPLES, FL 34104---825	80370680002	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN		NAPLES, FL 34104---825	80370720001	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN		NAPLES, FL 34104---825	80370840004	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN		NAPLES, FL 34104---825	80370880006	U
ROCCO & ELISE LAND TRUST	% JOHN C GOEDE ESQTRUS	6609 WILLOW PARK DR 2ND FL		NAPLES, FL 34109---0	66730280008	U
RODRIGUEZ, ROSA R	4900 BISCAYNE DR #20			NAPLES, FL 34112---0	24170800006	U
ROGULA, RAYMOND	4963 PEPPER CIR D-206			NAPLES, FL 34113---0	66731600001	U
SANCHIRICO, PAUL M	118 BARRETT HILL RD			CARMEL, NY 10512---4940	66730360009	U
SANDS, MATHEWS P & BOBBIE J	4967 PEPPER CIR # E 204			NAPLES, FL 34113---4163	66732000008	U
SANNER, JOAN S	4955 PEPPER CIR APT 204B			NAPLES, FL 34113---4161	66730480002	U
SAUNDERS, HUBERT J & BETTY L	5025 TAMIAMI TRL E			NAPLES, FL 34113---4126	80371400003	U
SAUNDERS, HUBERT J & BETTY L	5025 TAMIAMI TRL E			NAPLES, FL 34113---4126	80371440005	U
SEAMPLES, MARCEL G	5758 LAGO VILLAGGIO WAY			NAPLES, FL 34104---5742	80370640000	U
SENTOVICH, MITCHELL T & FAYE L	5554 DOGWOOD WAY			NAPLES, FL 34116---4904	24170760007	U
SEYBOLD JR, JAMES EARL	4955 PEPPER CIRCLE B-106			NAPLES, FL 34113---0	66730240006	U
SHAFER, CYNTHIA	7584 MCKINLEY ST NE			FRIDLEY, MN 55432---3641	66731520000	U
SMITH GREFE REV LIV TRUST	708 WALDSMITH WAY			VANDALIA, OH 45377---8604	66731800005	U
STOLPINSKI, GEORGE R	FLORENCE M STOLPINSKI	4973 PEPPER CIR UNIT 201-F		NAPLES, FL 34113---0	66732360007	U
STRECK, ROBERT C & LINDA	10 HOMESTEAD LN			EAST HAMPTON, NY 11937---3006	66730400008	U
SUTTON, RICHARD E	MARY ANN L SUTTON	4973 PEPPER CIR #F-204		NAPLES, FL 34113---0	66732480000	U
SZAJKOWSKI, JACEK	4973 PEPPER CIRCLE #F-203			NAPLES, FL 34113---0	66732440008	U
TODORESKI, ALECSANDER	JOANN VETRO	4957 PEPPER CIR APT 203C		NAPLES, FL 34113---4140	66731000009	U
TOOMAJIAN, HARRY & JANE	4957 PEPPER CIRCLE	UNIT C 101		NAPLES, FL 34113---0	66730840008	U
TOOMAJIAN, HARRY & JANE A	4957 PEPPER CIR #C-101			NAPLES, FL 34113---0	66730680006	U
TREMBLAY, MAUDE	4900 BISCAYNE DR #24			NAPLES, FL 34112---0	24170960001	U
UNDERWOOD, RITA B	357 GORHAM POND RD			GOFFSTOWN, NH 03045---0	66731680005	U
VASQUEZ, ELIZABETH	AVILA-H, JOSE	4936 BISCAYNE DR		NAPLES, FL 34112---6925	63104040000	U
VF5049 LLC	800 WILLOW CT			MARCO ISLAND, FL 34145---0	80370960007	U
VILLAGE FALLS SEVEN INC	4987 TAMIAMI TRL E			NAPLES, FL 34113---4131	80370920005	U
WADE JR, ROBERT J & JEANETTE I	4963 PEPPER CIR #D202			NAPLES, FL 34113---0	66731440009	U
WALLACE, ROBERT P & DONNA L	147 HAWTHORNE CT			DELMONT, PA 15626---1674	66730960001	U
WARES, EBEN A & MEGAN A	28 BAINBRIDGE RD			WEST HARTFORD, CT 06119---11	66731240005	U
WHIDDEN, RAY A	4900 BISCAYNE DR #1			NAPLES, FL 34112---6903	24170040002	U
ZIEGELMAIER, JENNIFER L MULLER	5033 TAMIAMI TRL E # H-3			NAPLES, FL 34113---4126	80371240001	U
REFERENCE ONLY	BISCAYNE APARTMENTS	A CONDOMINIUM	4900 BISCAYNE DRIVE	C/O MANAGERS BOX NAPLES, FL 3	63103880009	N
REFERENCE ONLY	PEPPERWOOD A CONDOMIN	COLLIER FINANCIAL, INC.		4985 TAMIAMI TRAIL E NAPLES, FL	55151640005	N
REFERENCE ONLY	TROPICAL MANOR CONDOMINIUM			2500 COUNTY BARN RD NAPLES, F	63104080002	N
REFERENCE ONLY	VILLAGE FALLS AT NAPLES,	NAPLES, FL 34113	Associates Real Estate Services	5045 E Tamiami Trail Naple	55151520002	N
CINAT, BRUNO & LINDA	2756 LIONEL			WINDSOR N8X 4X4 CANADA	66730920009	F
INGRATTA, SANDRA HOBART	2674 QUILL CRES			MISSISSAUGA L5N 2G9 CANADA	66731360008	F
KOLTCHAGOV, KOSTADIN	PAVLINA KOLTCHAGOVA	643 CHARLEVOIX		MONTREAL H3K 2X8 CANADA	24170120003	F
PETERS, JOHN J	64 CULMORE ROAD	PALMERSTOWN		DUBLIN 20 IRELAND	24170560003	F
SKILTON, ARIEL & JENNIFER	454 WAGG ROAD			UXBRIDGE L9P 1R4 CANADA	66731480001	F

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EDWARD T & M ELAINE ARIOLA
46 HORNE CIR
SOUTHINGTON, CT 06489-2219

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TIMOTHY FREDERICK ARNSTEIN
TARA LYNN ARNSTEIN
4967 PEPPER CIRCLE #E103
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AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145

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EMILY ANDERER
1254 ROBINSON AVE APT #5
SAN DIEGO, CA 92103

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JOSE AVILA
ELIZABETH VASQUEZ
4936 BISCAYNE DR
NAPLES, FL 34112-6925

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AXTMAN FAMILY IRREV TRUST
46 RAMSHORN RD
DUDLEY, MA 01571-6243

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BASIL & TONI C BAIN
7852 STRATFORD DR
NAPLES, FL 34104-7448

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LAWRENCE L & ELAINE G BECK
4955 PEPPER CIR #B-101
NAPLES, FL 34113

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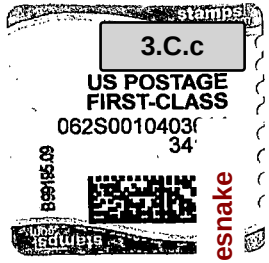

HOPE J BLACK
4955 PEPPER CIR APT B102
NAPLES, FL 34113

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Naples, FL 34103

CHAD BOETTGER
4973 PEPPER CIR # F202
NAPLES, FL 34113-4141

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BONMAR LAND TRUST
G BONINI & K LEPOSA
20388 LARINO LOOP
ESTERO, FL 33928

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CLARENITA KAY BRACK
4967 PEPPER CIR #E104
NAPLES, FL 34113

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EMILIE Z BROMLEY
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JAMES BRUSH
CAROLANN DAVIDSON BRUSH
154 LAKE REGION BLVD
MONROE, NY 10950

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STEFAAN BULTINCK
POPPY LULU LLC
PO BOX 11452
NAPLES, FL 34101

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Suite 201-A
Naples, FL 34103

OSNEL & CLONIE F CAJUSTE TR
O & C CAJUSTE REV LIV TRUST
4872 CATALINA DR
NAPLES, FL 34112-6904

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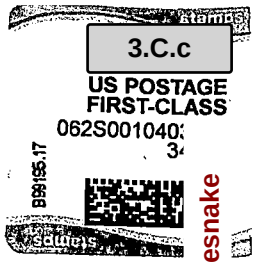
THOMAS G & GALE CANNON
5093 TAMIAMI TRL E
NAPLES, FL 34113-4128



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PENNY CAPISTRANT
23360 FLUSHING DR
MACOMB, MI 48042

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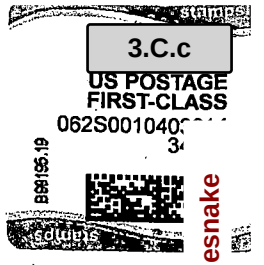
CARA INTERNATIONAL LLC
4652 NAVASSA LANE
NAPLES, FL 34119



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CAROL DELARIO IRREV S/N TRUST
1252 12 AVE N
NAPLES, FL 34102

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WILLIAM R & ROSE M CHAGNON
4973 PEPPER CIR UNIT F-206
NAPLES, FL 34113-4141

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CLEOPHAT TANIS
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NAPLES, FL 34117

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Cool Boats LLC
5067 Tamiami Trail E.
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Francis J. Cooper, Sr.
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Cora M. Gibeau Trust
9 Church Lane
Weston, CT 06883-1900

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Crystal Consulting LLC
1200 Goodlette North #8266
Naples, FL 34101

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D&M Paine Family Rev. Trust
4967 Pepper Circle #201
Naples, FL 34113

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Aristides & Elenita Delgado
4955 Pepper Circle #B105
Naples, FL 34113

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Edgar and Maria Delk
5011 Tamiami Trail E
Naples, FL 34113

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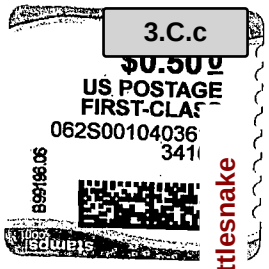

Barbara P. Deutsch
John Stevensky
4973 Pepper Circle #F102
Naples, FL 34113

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Naples, FL 34103

Bishop Frank J. Dewane
Diocese of Venice
1000 Pinebrook Road
Venice, FL 34285

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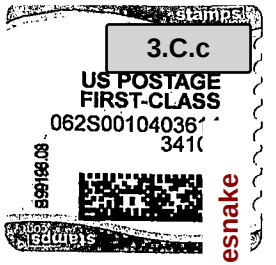

Amintor & Selina J. Dereus
4930 Biscayne Drive
Naples, FL 34112

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Naples, FL 34103

Collier Financial Inc.
4985 Tamiami Trail E.
Naples, FL 34113

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Eleanor S. Fiermonti Living Trust
729 St. Andrews Blvd.
Naples, FL 34113

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Thomas A. English, III
43 Edgewater Drive
Quincy, MA 02169-3648

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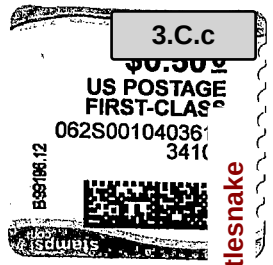

Equity Trust Company
c/o Martin Lee Shipp
7777 Scarlet Court
Naples, FL 34104

Thompson Lewis Law Firm, PLLC
850 Park Shore Drive, Suite 201
Naples, FL 34103

Janice Louise Evans
133 Blue Ridge Drive
Naples, FL 34112

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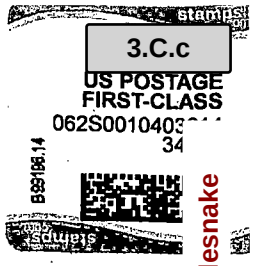

Maureen K. Fagan
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Naples, FL 34113

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Fares L S Corp
3375 Timberwood Circle
Naples, FL 34113

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Jeanette Femino
4963 Pepper Circle #D-104
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Fred & Joan Perkins Realty Trust LLC
2735 14th Street N
Naples, FL 34103

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GE Thomas Living Trust
Colleen Kate Gallagher Thomas Living Trust
706 Pilot House Drive
Annapolis, MD 21401

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Naples, FL 34103

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Jeffrey & Terri Gersch
20835 Nucci Drive
Clinton TWP, MI 48038

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John L. Gilletti
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N. Fort Myers, FL 34117

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John C. Goede TR, Esq.
Carbro Land Trust
6609 Willow Park Drive, 2nd Floor
Naples, FL 34109

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Juan & Maribel Gonzales
4900 Biscayne Drive #13
Naples, FL 34112

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H & H East Trail LLC
336 Lagoon Avenue
Naples, FL 34108

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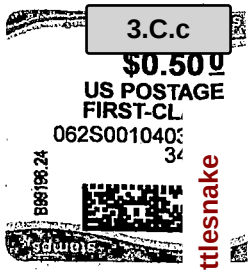

Myriam Desouza Hagen
Sandor Desouza Hagen
4967 Pepper Circle #E205
Naples, FL 34113

Thompson Lewis Law Firm, PLLC
850 Park Shore Drive, Suite 201
Naples, FL 34103

Happy Land Trust
5029 Mabry Drive
Naples, FL 34112

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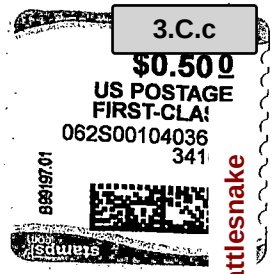

Robert J Hausin
13 Hawk Street
Naples, FL 34113

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850 Park Shore Drive, Suite 201
Naples, FL 34103

William and Sandra Hetzel
1921 Stine Road
Peninsula, OH 44264

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850 Park Shore Dive
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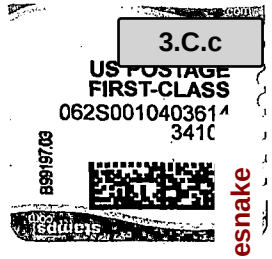

MARK S HETZNER
6107 THRESHER
NAPLES, FL 34112

Thompson Lewis Law Firm, PLLC
850 Park Shore Drive, Suite 201
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Suzan Hock TR
23 Laurmand Way
Manchester, NH 03104

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Michael and Raluca Hocke
4957 Pepper Circle #C206
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Brian Scott Hoyt
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Naples, FL 34112

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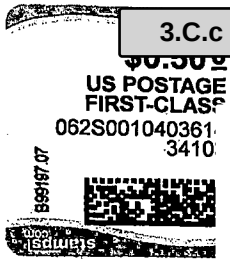
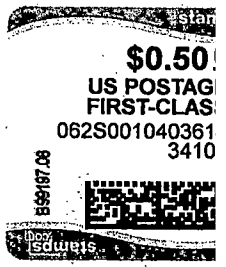
850 Park Shore Drive, Suite 201
Naples, FL 34103



Vincent A Iadicicco, Sr.
Diana M Iadicicco
53 Crestwood Dr.
Schenectady, NY 12306

Thompson Lewis Law Firm, PLLC
850 Park Shore Drive, Suite 201
Naples, FL 34103



Trevor Howenstine
5013 Tamiami Trail East
Naples, FL 34113

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Thompson Lewis Law Firm, PLLC
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Maria Imoda
2441 White Blvd
Naples, FL 34117

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341

JACOBS 2019 LLC
12644 TAMIAMI TRAIL E
NAPLES, FL 34113

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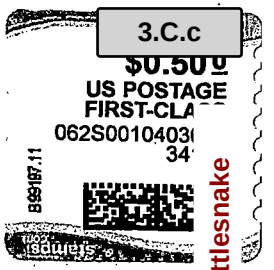

CODY JENKINS
4900 BISCAYNE DR #22
NAPLES, FL 34112

Thompson Lewis
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Suite 201-A
Naples, FL 34103

KENCY REALTY LLC
91 3RD STREET NW
NAPLES, FL 34120

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CATHERINE M & JOSEPH H KOTECKI
6610 QUEENS PARK
MAYFIELD HEIGHTS, OH 44124

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Suite 201-A
Naples, FL 34103

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KAREN L KRAPE
4957 PEPPER CIR #C-204
NAPLES, FL 34113

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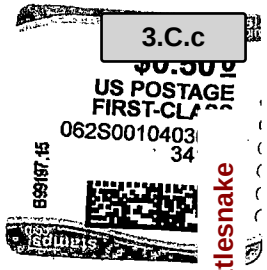

MARCELLA M KUCHAR
4973 PEPPER CIR # F103
NAPLES, FL 34113-4141

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

JILL R LEE
4900 BISCAYNE DR #8
NAPLES, FL 34112-6902

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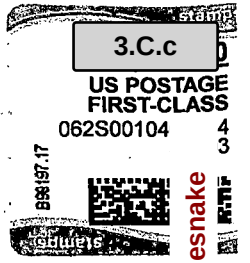
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

MARBON LAND TRUST
G BONINI & K LEPOSA
20388 LARINO LOOP
ESTERO, FL 33928



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850 Park Shore Dive
Suite 201-A
Naples, FL 34103

PATRICIA W MARKHAM
4955 PEPPER CIR APT B103
NAPLES, FL 34113-4161

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MARK B MASSEY
PAMELLA M SALDANA
5037 TAMIAMI TRAIL EAST
NAPLES, FL 34113

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

WILLIAM J MC GONAGLE
4900 BISCAYNE DR #7
NAPLES, FL 34112-6902

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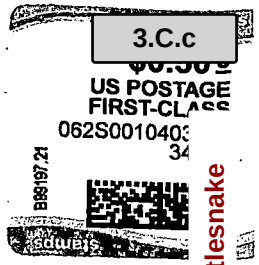
Naples, FL 34103



EUGENE JAMES MCEVOY
630 CARROLL AVE
BRIDGEPORT, CT 06607-1125

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

BRANDON & MICHELLE C MCGUINNESS
8795 CROW DR
MACEDONIA, OH 44056-1647

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TRACY L & HEATHER HOPE MCINTOSH
455 MEADOWVIEW LN
GREENWOOD, IN 46142

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MICHAEL A MCGEE LNDSCP ARCHT
PO BOX 8052
NAPLES, FL 34101-8052

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PAULA J MILES
4900 BISCAYNE DR #18
NAPLES, FL 34112

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

COLLEEN MARIE MILLER EST
MICHAEL KENNEDY MOSIER PR
4967 PEPPER CIRCLE #E101
NAPLES, FL 34113

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SHERRIE L MORIN
4924 BISCAYNE DR
NAPLES, FL 34112

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DONIA KERRY MROZEK
4957 CARNARVON RD
SYRACUSE, NY 13215

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NAPLES FREE-NET INC
5035 TAMIAMI TRL E
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NAPLES SOUTH REALTY ASSOC LLC
AMERICAN COMRC REALTY CORP
300 AVENUE OF THE CHAMPIONS
STE 140
PALM BEACH GARDE, FL 33418

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850 Park Shore Dive
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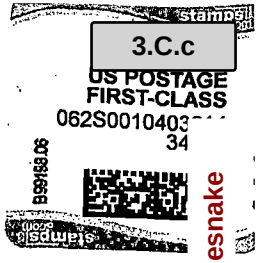

KENNETH A & YVONNE NICKERSON
4955 PEPPERWOOD CIRCLE #B205
NAPLES, FL 34113

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

SUSAN B ORKNEY
4955 PEPPER CIR #B-207
NAPLES, FL 34113

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PANIRA HEALTHCARE SERVICE INC
5045 E TAMIAMI TRIAIL
NAPLES, FL 34113

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YOELKYS PEREZ PELAEZ
4900 BISCAYNE DR #2
NAPLES, FL 34112

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EDUARDO & LUISA PEREIRO
ELIZABETH P ROSS
PO BOX 7343
NAPLES, FL 34101-7343

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

VICKI A PERRY
4973 PEPPER CIR APT 104F
NAPLES, FL 34113-4141

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PIZZUTI FAMILY TRUST
308 SPIDER LILY LANE
NAPLES, FL 34119

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ROBERT HOWARD WHITE REV TRUST
4955 PEPPER CIR #B206
NAPLES, FL 34113-4161

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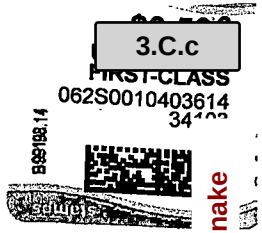

ROCCO & ELISE LAND TRUST
JOHN C GOEDE ESQ TRUSTEE
6609 WILLOW PARK DR 2ND FL
NAPLES, FL 34109

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

ROSA R RODRIGUEZ
4900 BISCAYNE DR #20
NAPLES, FL 34112

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RAYMOND ROGULA
4963 PEPPER CIR D-206
NAPLES, FL 34113

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PAUL M SANCHIRICO
118 BARRETT HILL RD
CARMEL, NY 10512-4940

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850 Park Shore Dive
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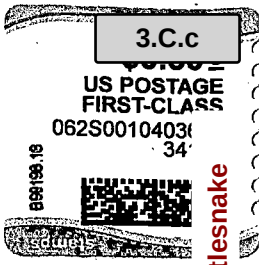

MATHEWS P & BOBBIE J SANDS
4967 PEPPER CIR # E 204
NAPLES, FL 34113-4163

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

JOAN S SANNER
4955 PEPPER CIR APT 204B
NAPLES, FL 34113-4161

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HUBERT J & BETTY L SAUNDERS
5025 TAMIAMI TRL E
NAPLES, FL 34113-4126

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

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MARCEL G SEAMPLES
5758 LAGO VILLAGGIO WAY
NAPLES, FL 34104-5742

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Thompson Lewis
850 Park Shore Dive
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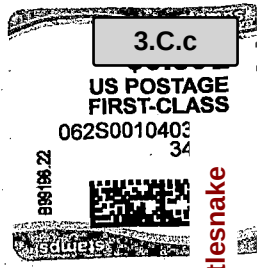

MITCHELL T & FAYE L SENTOVICH
5554 DOGWOOD WAY
NAPLES, FL 34116-4904

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

JAMES EARL SEYBOLD JR
4955 PEPPER CIRCLE B-106
NAPLES, FL 34113

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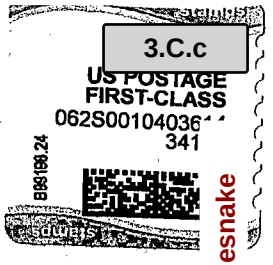

CYNTHIA SHAFER
7584 MCKINLEY ST NE
FRIDLEY, MN 55432-3641

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

SMITH GREFE REV LIV TRUST
708 WALDSMITH WAY
VANDALIA, OH 45377-8604

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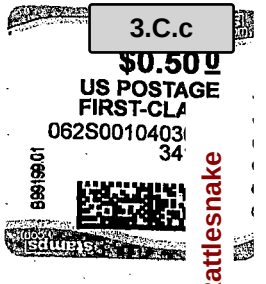

GEORGE R & FLORENCE M STOLPINSKI
4973 PEPPER CIR UNIT 201-F
NAPLES, FL 34113

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

ROBERT C & LINDA STRECK
10 HOMESTEAD LN
EAST HAMPTON, NY 11937-3006

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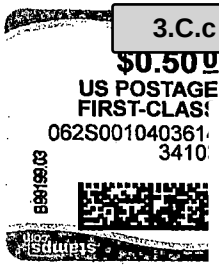

RICHARD E & MARY ANN L SUTTON
4973 PEPPER CIR #F-204
NAPLES, FL 34113

Thompson Lewis
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Suite 201-A
Naples, FL 34103

JACEK SZAJKOWSKI
4973 PEPPER CIRCLE #F-203
NAPLES, FL 34113

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ALECSANDER TODORESKI
JOANN VETRO
4957 PEPPER CIR APT 203C
NAPLES, FL 34113-4140

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850 Park Shore Dive
Suite 201-A
Naples, FL 34103

HARRY & JANE TOOMAJIAN
4957 PEPPER CIRCLE UNIT C 101
NAPLES, FL 34113

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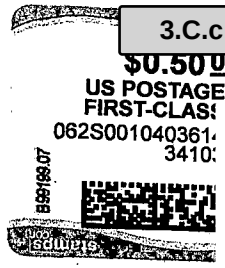

MAUDE TREMBLAY
4900 BISCAYNE DR #24
NAPLES, FL 34112

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

RITA B UNDERWOOD
357 GORHAM POND RD
GOFFSTOWN, NH 03045

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850 Park Shore Dive
Suite 201-A
Naples, FL 34103

ELIZABETH VASQUEZ
JOSE AVILA-H
4936 BISCAYNE DR
NAPLES, FL 34112-6925

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

VF5049 LLC
800 WILLOW CT
MARCO ISLAND, FL 34145

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850 Park Shore Dive
Suite 201-A
Naples, FL 34103

VILLAGE FALLS SEVEN INC
4987 TAMIAMI TRL E
NAPLES, FL 34113-4131

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

ROBERT J WADE JR, & JEANETTE I
4963 PEPPER CIR #D202
NAPLES, FL 34113

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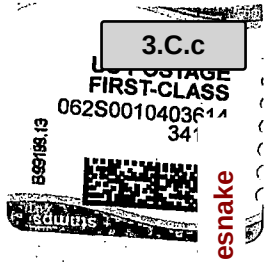

ROBERT P & DONNA L WALLACE
147 HAWTHORNE CT
DELMONT, PA 15626-1674

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

EBEN A & MEGAN A WARES
28 BAINBRIDGE RD
WEST HARTFORD, CT 06119-1145

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Thompson Lewis
850 Park Shore Dive
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BISCAYNE APARTMENTS
4900 BISCAYNE DRIVE
C/O MANAGERS BOX
NAPLES, FL 34112

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

PEPPERWOOD CONDOMINIUM
COLLIER FINANCIAL, INC.
4985 TAMIAMI TRAIL E
NAPLES, FL 34113

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TROPICAL MANOR CONDOMINIUM
2500 COUNTY BARN RD
NAPLES, FL 34112

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THE VILLAGE FALLS AT NAPLES
ASSOCIATES REAL ESTATE SERVICES
5045 E TAMIAMI TRAIL
NAPLES, FL 34112

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Thompson Lewis
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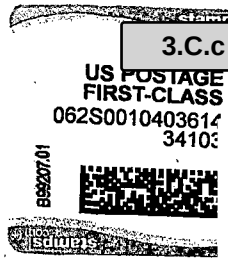

BRUNO & LINDA CINAT
2756 LIONEL
WINDSOR N8X 4X4 CANADA

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

SANDRA HOBART INGRATTA
2674 QUILL CRES
MISSISSAUGA L5N 2G9 CANADA

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850 Park Shore Dive
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KOSTADIN KOLTCHAGOV
PAVLINA KOLTCHAGOVA
643 CHARLEVOIX
MONTREAL H3K 2X8 CANADA

Thompson Lewis
850 Park Shore Dive
Suite 201-A
Naples, FL 34103

JOHN J PETERS
64 CULMORE ROAD
PALMERSTOWN
DUBLIN 20 IRELAND

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ARIEL & JENNIFER SKILTON
454 WAGG ROAD
UXBRIDGE L9P 1R4 CANADA

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ROBERT SCHICKLING
ELIZABETH SCHICLKING LIVING TRUST
1974 TERRAZO LANE
NAPLES, FL 34104

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WILLIAM J MC GONAGLE
4900 BISCAYNE DR #7
NAPLES, FL 34112-6902

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
N/A	

b. If the property is ~~owned~~ Leased by a ~~CORPORATION~~ Limited Liability Company Managers Members, list the ~~officers~~ and ~~stockholders~~ and the percentage ~~of stock~~ owned by each:

Name and Address	% of Ownership
Wawa Inc., 260 W. Baltimore Pike, Wawa PA 19063	100%

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

Name and Address	% of Ownership
N/A	

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership
N/A	

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

Name and Address	% of Ownership
N/A	

Date of Contract: _____

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

Name and Address
N/A

g. Date subject property acquired _____

☒ **Leased: Term of lease** 20 years **years /months**

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Collier County

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

Wawa Florida, LLC

By: Terri E. Mcklin
Agent/Owner Signature

06.18.2020
Date

TERRI E. MCKLIN
Agent/Owner Name (please print)

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Wawa Inc

Wawa, Inc. operates a chain of convenience stores. The Company retails food, beverages, gasoline, and convenience products. Wawa serve customers in the United States.

SECTOR	INDUSTRY	SUB-INDUSTRY	FOUNDED
Consumer Staples	Retail & Wholesale - Staples	Retail - Consumer Staples	03/10/1865

ADDRESS	PHONE	WEBSITE	NO. OF EMPLOYEES
260 West Baltimore Pike Wawa, PA 19063 United States	1-610-358-8000	--	--

Press Releases

UPDATE – Vertical Farming Leader Kalera Adds Two New Board Members, Including Red Lobster CEO Kim Lopdrup

Nov 20, 2020

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign

UPDATE – Vertical Farming Leader Kalera Adds Two New Board Members, Including Red Lobster CEO Kim Lopdrup

Nov 20, 2020

Vertical Farming Leader Kalera Adds Two New Board Members, Including Red Lobster CEO Kim Lopdrup

Nov 20, 2020

Wawa Honors Our Troops and Their Families with Free Coffee of Any Size on Nov. 11, Veterans Day

Nov 10, 2020

VIEW MORE

Executives

NAME/TITLE

Christopher T Gheysens "Chris"
President/CEO

Catherine Pulos "Cathy"
CFO/Chief People Officer

Jim Morey
Exec VP/Chief Mkt OFC/Brand Ofcr

Board Members

NAME/COMPANY

Howard B Stoeckel

Blythe J McGarvie

Stephen L Cropper "Steve"

VIEW

Attachment: Attachment B - Application-Backup Materials (1452 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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 B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership
Naples South Realty Associates, LLC	100%
See attached for members who own more than 6%	
No other party owns greater than 6%	

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 09/08/2003

☑ **Leased: Term of lease** 20 _____ **years /months**

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

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

Naples South Realty Associates, LLC
By: AJC Naples South Corp.

_____
Agent/Owner Signature

10/30/20
Date

Richard Baer, Vice President
Agent/Owner Name (please print)

Created 9/28/2017

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

Attachment to Collier County Property Ownership Disclosure Form

Richard Baer	15.302%
Andrew Cohen	10.497%
SF Tawil Family LP	12.951%

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

RE: 4901 Rattlesnake Hammock Rd (SV) PL20200000861 - HEX Materials

MH

Madeleine Humphreys <mhumphreys@amcomrealty.com>
To Douglas Lewis
Cc Gerard, Scott

Douglas,

Below is the list of partners in the SF Tawil Family LP

1. Ira and Robin Bogart 30%
2. Ezra Tawil 30%
3. Joyce Tawil 20%
4. Adrian Tawil 20%

If you have any questions or need any additional information, please contact me.

From: Douglas Lewis <Doug@tllfirm.com>
Sent: Monday, December 21, 2020 1:01 PM
To: Madeleine Humphreys <mhumphreys@amcomrealty.com>
Cc: Gerard, Scott <scott.h.gerard@wawa.com>
Subject: FW: 4901 Rattlesnake Hammock Rd (SV) PL20200000861 - HEX Materials

Ms. Humphreys,

I just left you a voice mail. Any progress on the updated County disclosure form addressing ownership of SF Tawil Family LP? Best,

Douglas A. Lewis
Douglas A. Lewis, For the Firm

T&L THOMPSON LEWIS
counselors at law

Martindale-Hubbell DISTINGUISHED Peer Rated for High Professional Achievement 2019

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RATED BY Super Lawyers Rising Stars Douglas A. Lewis SuperLawyers.com

Attachment: Attachment B - Application-Backup Materials (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): PL20200000861 - 4901 Rattlesnake Hammock RD (SV)

Regarding the above subject petition number(s), Wawa Florida, LLC c/o Mr. Scott Gerard (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Agent: Douglas A. Lewis, TLLF Date: 12/18/2020

Signature:

☐ Applicant*

☑ Legal Counsel to Applicant

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

Attachment: Attachment C - Public Hearing Waiver (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

The DANGEROUS CURVE on RATTLESNAKE HAMMOCK ROAD

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

Mark Hetzner

President of THE BISCAYNE CONDOMINIUM BOARD OF DIRECTORS

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

I want to thank Michael Brownlee
And Mark Strain
For answering my questions and responding to my emails in a timely manner.

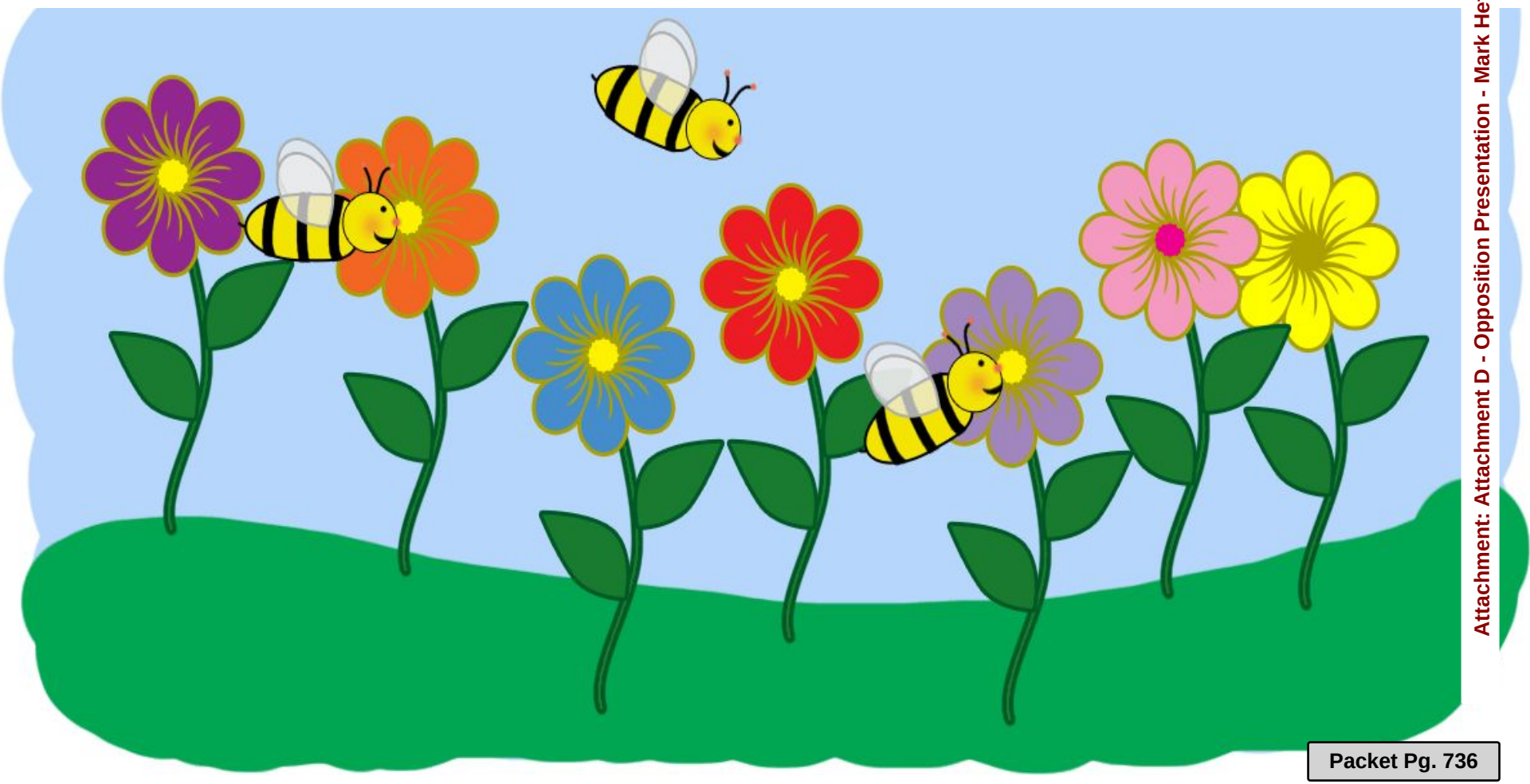
I also want to thank the Traffic Div. of the Collier County Sheriffs office
Who – I think was responsible for adding some signage to the area near our parking lot.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

The DANGEROUS Curve on RATTLESNAKE HAMMOCK ROAD

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

Common sense is a flower that does not grow in Everyone's Garden



Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

Approximately 18 years ago, When Collier county was widening the west end of Rattlesnake Hammock Road – the county PURCHASED part of our Parking lot at Biscayne Condominiums – making the road CLOSER to our property.

I have since been told – at that time – the county did not have a Noise Mitigation Policy

And NO TRAFFIC STUDY WAS CONDUCTED AT THAT TIME -- as it is ALWAYS DONE NOW.

JUST BECAUSE IT WAS NOT DONE AT THAT TIME…..DOES NOT MEAN IT SHOULD NOT HAVE BEEN DONE.

IF IT HAD BEEN DONE…..MANY OF OUR PROBLEMS CREATED BY THIS NOW - HAZARDOUS AND DANGEROUS PIECE OF COUNTY ROAD WOULD **NOT** HAVE OCCURRED.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

THERE HAVE BEEN THREE CRASHES INTO OUR PARKING LOT DURING THE LAST 12 MONTHS and at LEAST 2 MORE BEFORE THAT !

FEB 26, 2017

AUG 22, 2017

And

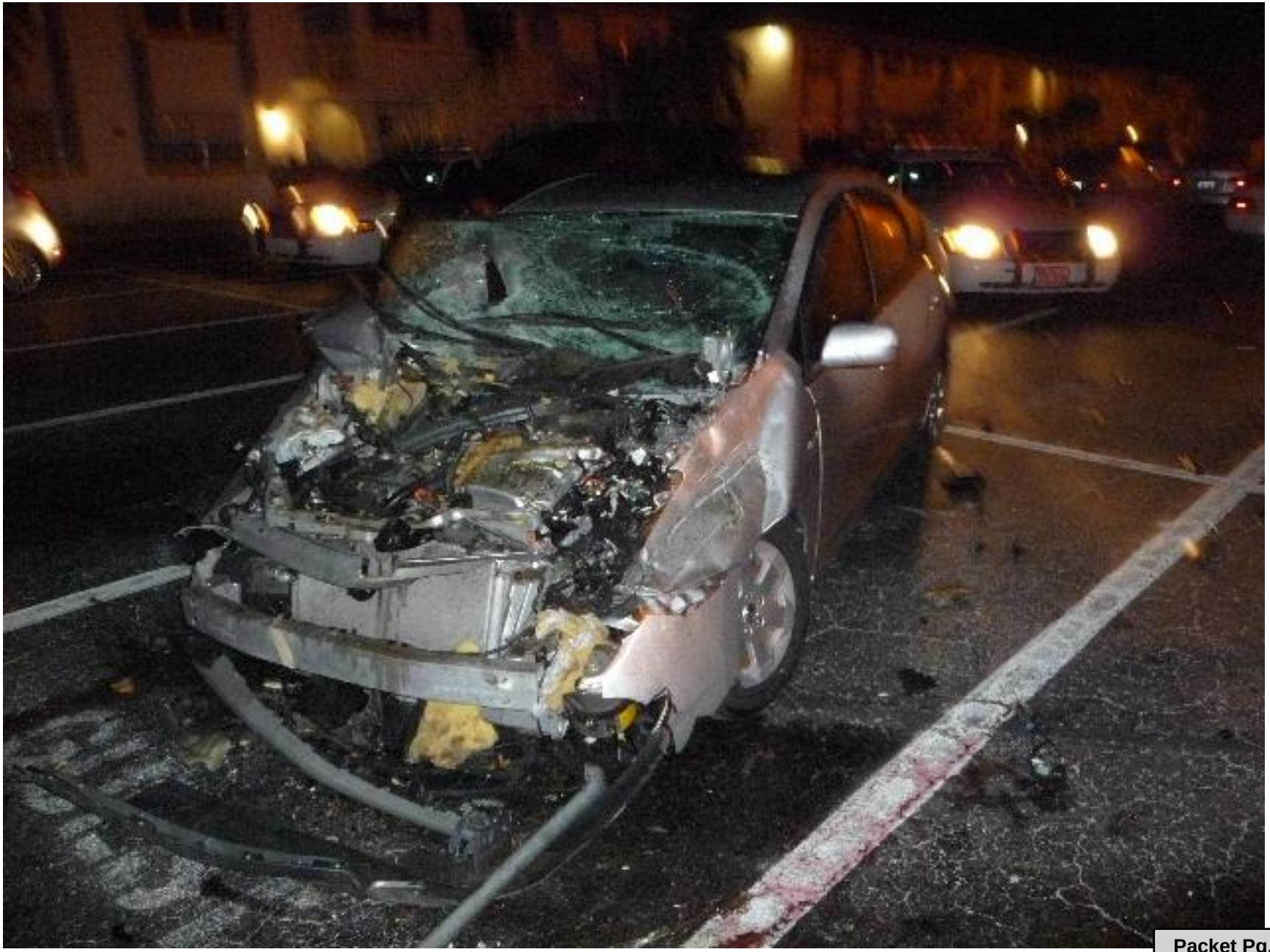
DEC 11. 2017

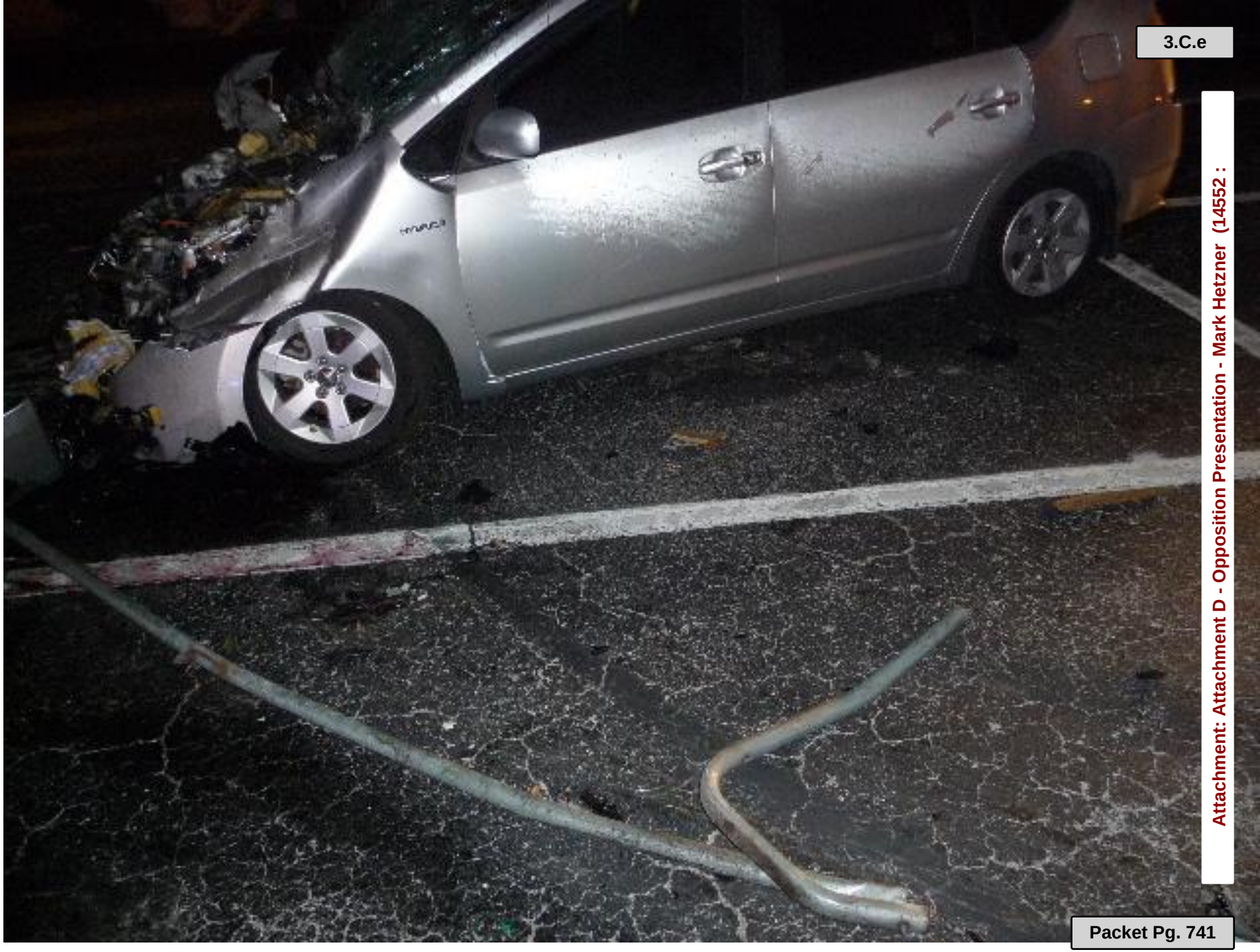
Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

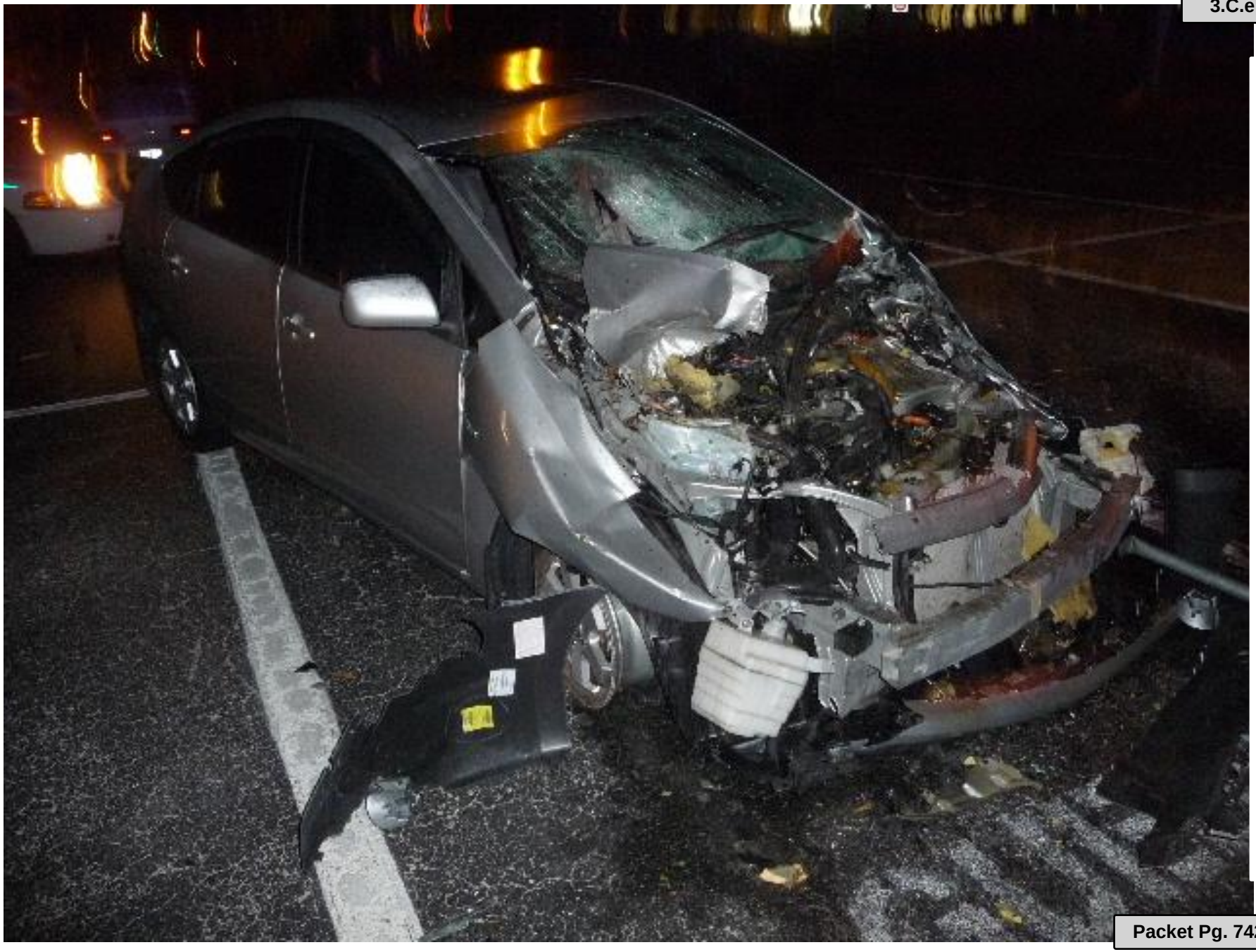
These photos are from the most recent crash into our Parking Lot that Damaged Multiple cars, a Dumpster, a bike rack, several bicycles, a fence and a gate.

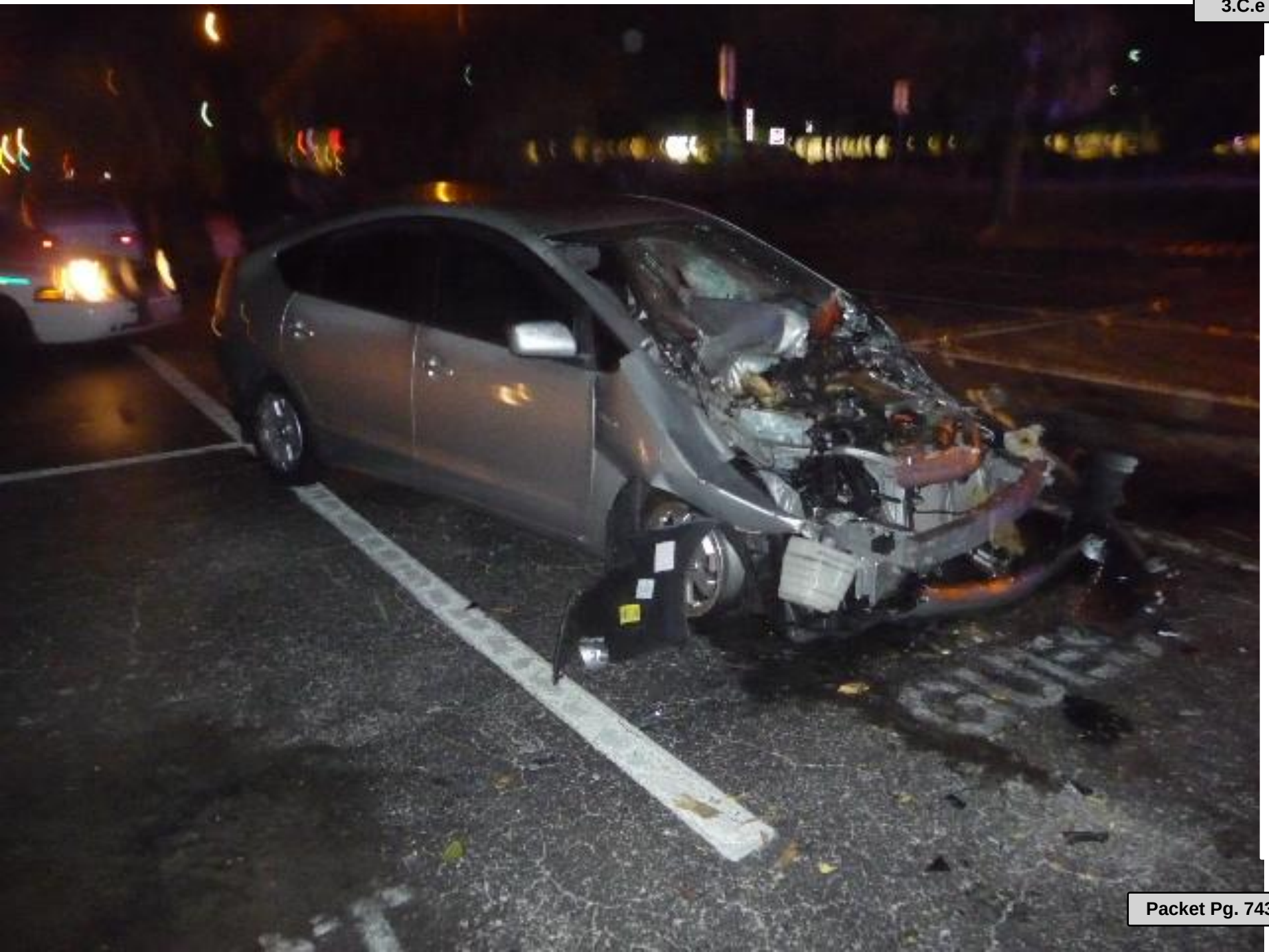
THIS ACCIDENT HAPPENED ON DEC 11, 2017

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :









SHERIFF

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

NO
TRESPASSING

PLEASE USE YOUR COMMON SENSE AND THINK ABOUT 3 ACCIDENTS AT THE EXACT SAME SPOT – IN LESS THAN ONE YEAR. THIS HAS RESULTED IN BODILY INJURY TO THE DRIVERS AND LOTS AND LOTS OF PROPERTY DAMAGE TO THE RESIDENTS OF BISCAYNE CONDOMINIUMS.

FEB 26, 2017

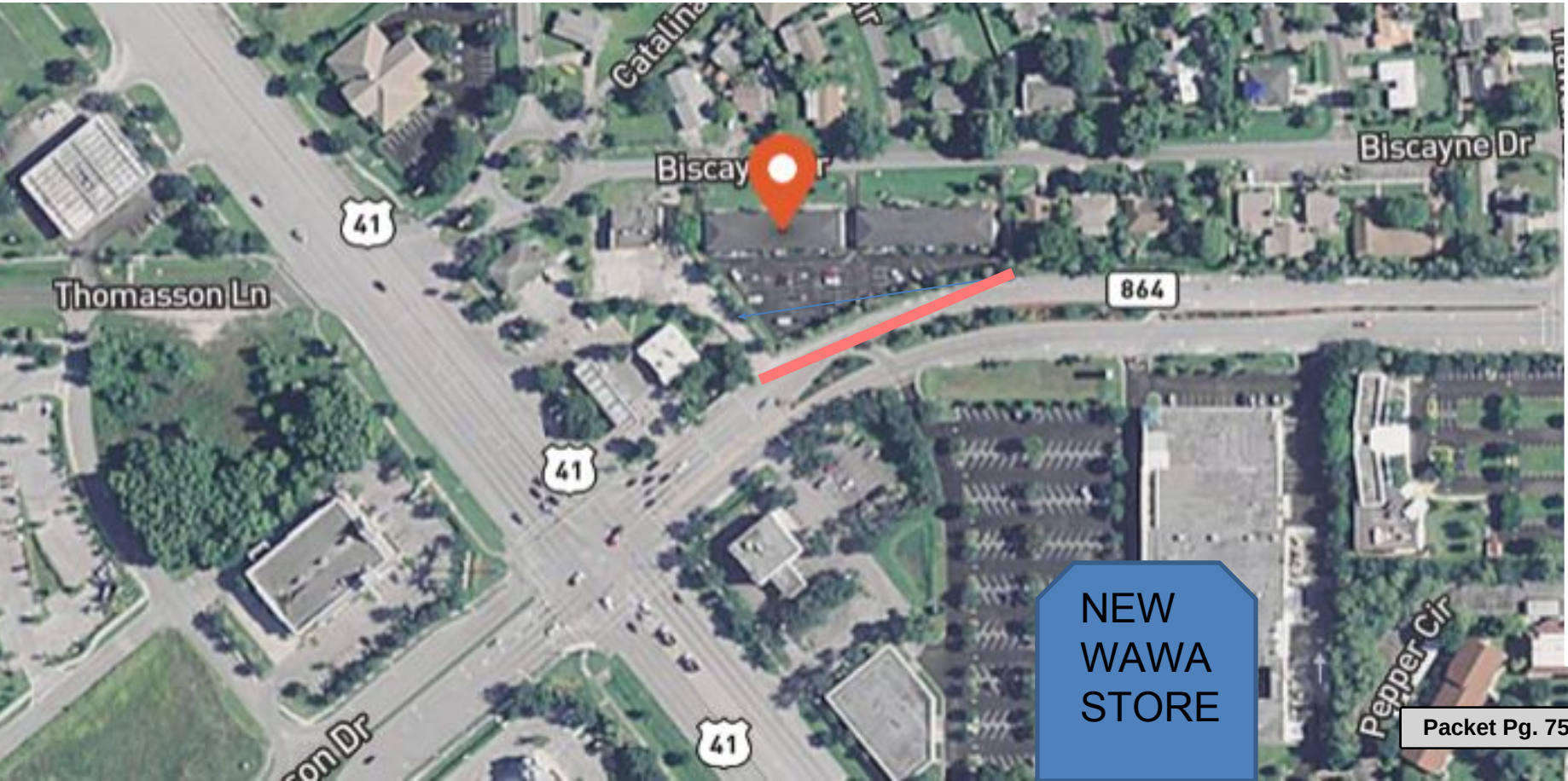
AUG 22, 2017

And

DEC 11. 2017

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

This curve will continue to have more traffic when the New WAWA store opens across the street at the Naples South Shopping Center. A traffic study is probably NOT NEEDED TO PROVE THAT !

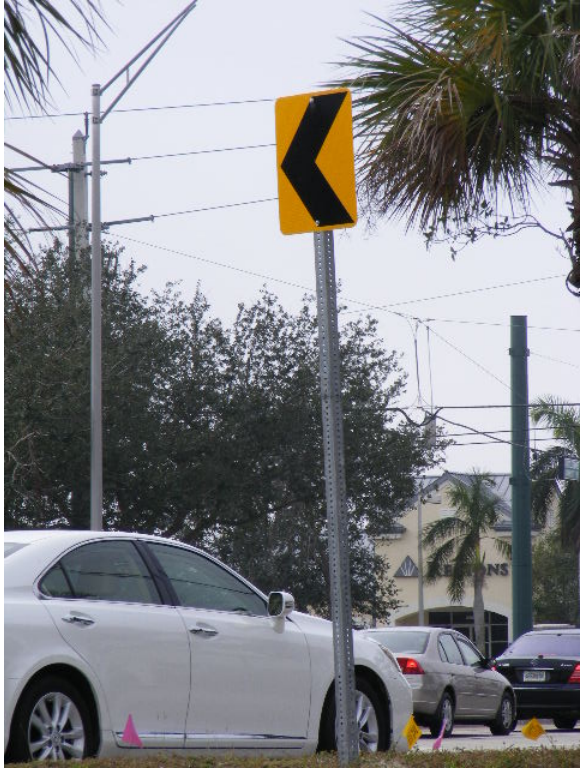


Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

AFTER NUMEROUS PHONE CALLS AND E-MAILS TO OFFICIALS IN COLLIER COUNTY AND THE TRAFFIC DIV. OF THE COLLIER COUNTY SHERIFFS DEPT.

THIS WAS THE RESULT – WHICH OCCURRED LAST DECEMBER :

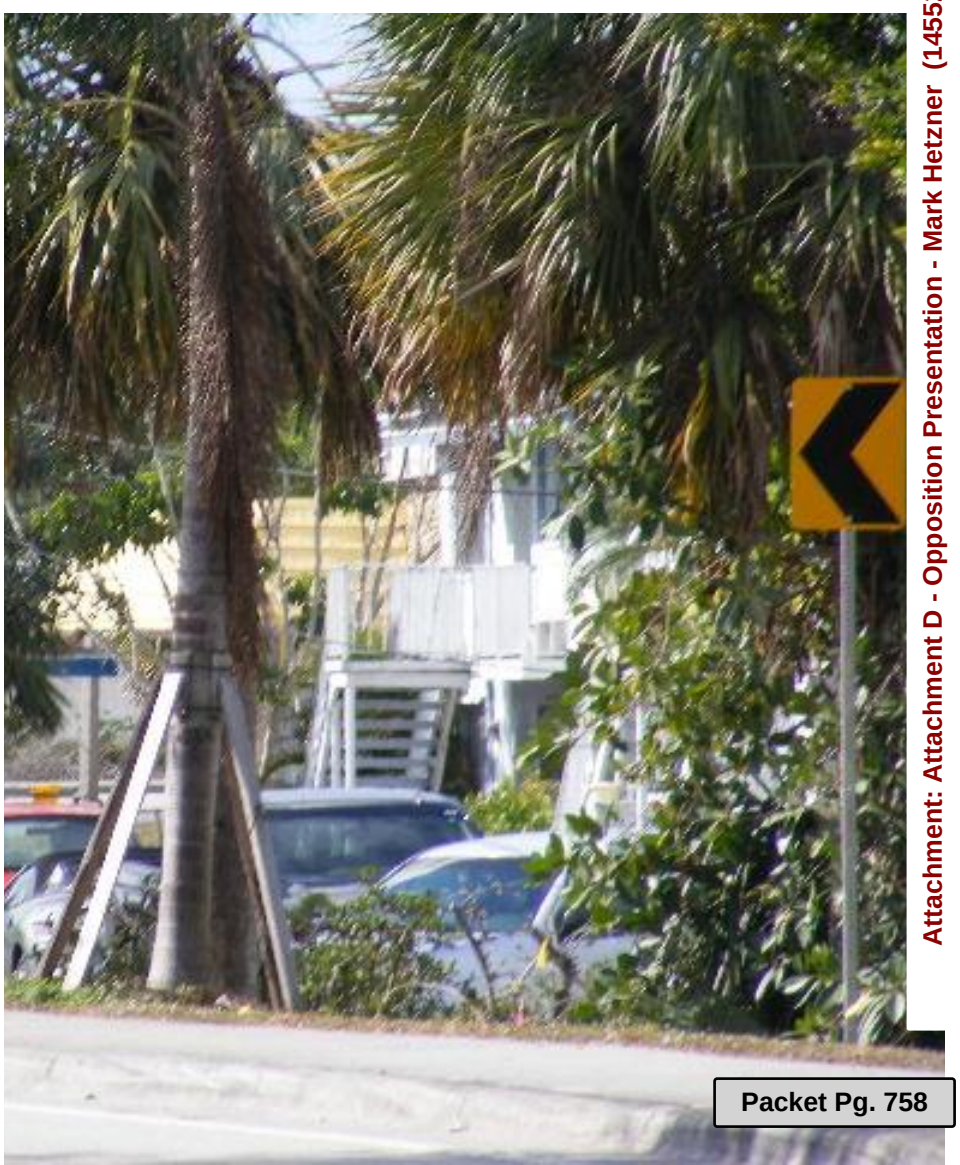
Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :



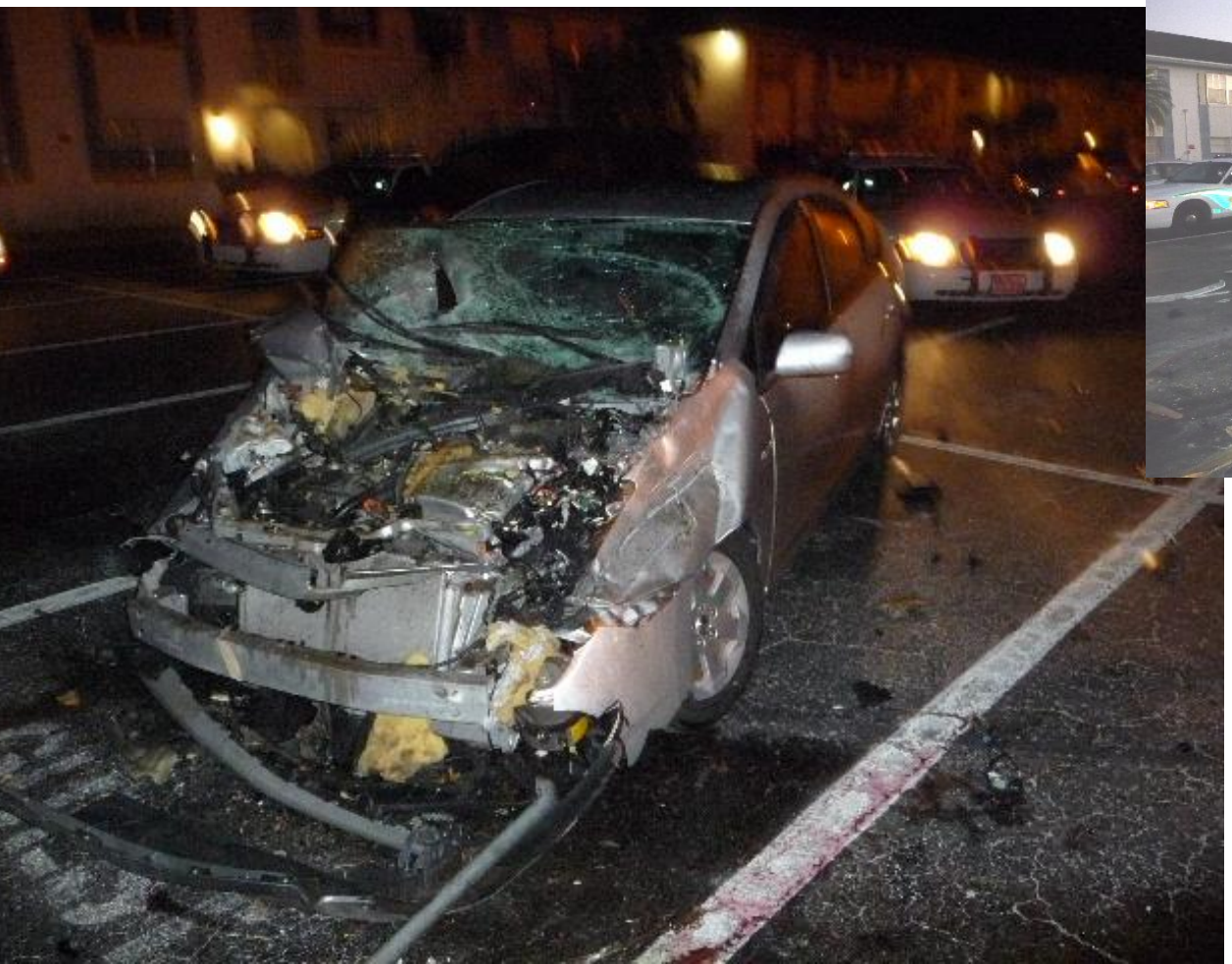
For all our efforts – We are thankful that 4 new “ ARROW ” signs have been installed along the road next to our parking lot.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

WHILE WE ARE THANKFUL FOR THE NEW SIGNS --- PLEASE ONCE AGAIN ..... USE YOUR COMMON SENSE and I THINK YOU WILL AGREE THAT THIS :



IS NOT GOING TO PREVENT……



THIS !

NOW – HERE ARE SOME IDEAS THAT HAVE BEEN RECOMMENDED BY THE BOARD OF DIRECTORS AT BISCAYNE CONDOMINIUMS

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

A FEW YEARS AFTER
THIS PART OF RHR WAS
WIDENED…ANOTHER
ROAD PROJECT
TOOK PLACE AT THE OTHER
END OF RHR….

THEN A NOISE MITIGATION STUDY WAS DONE.

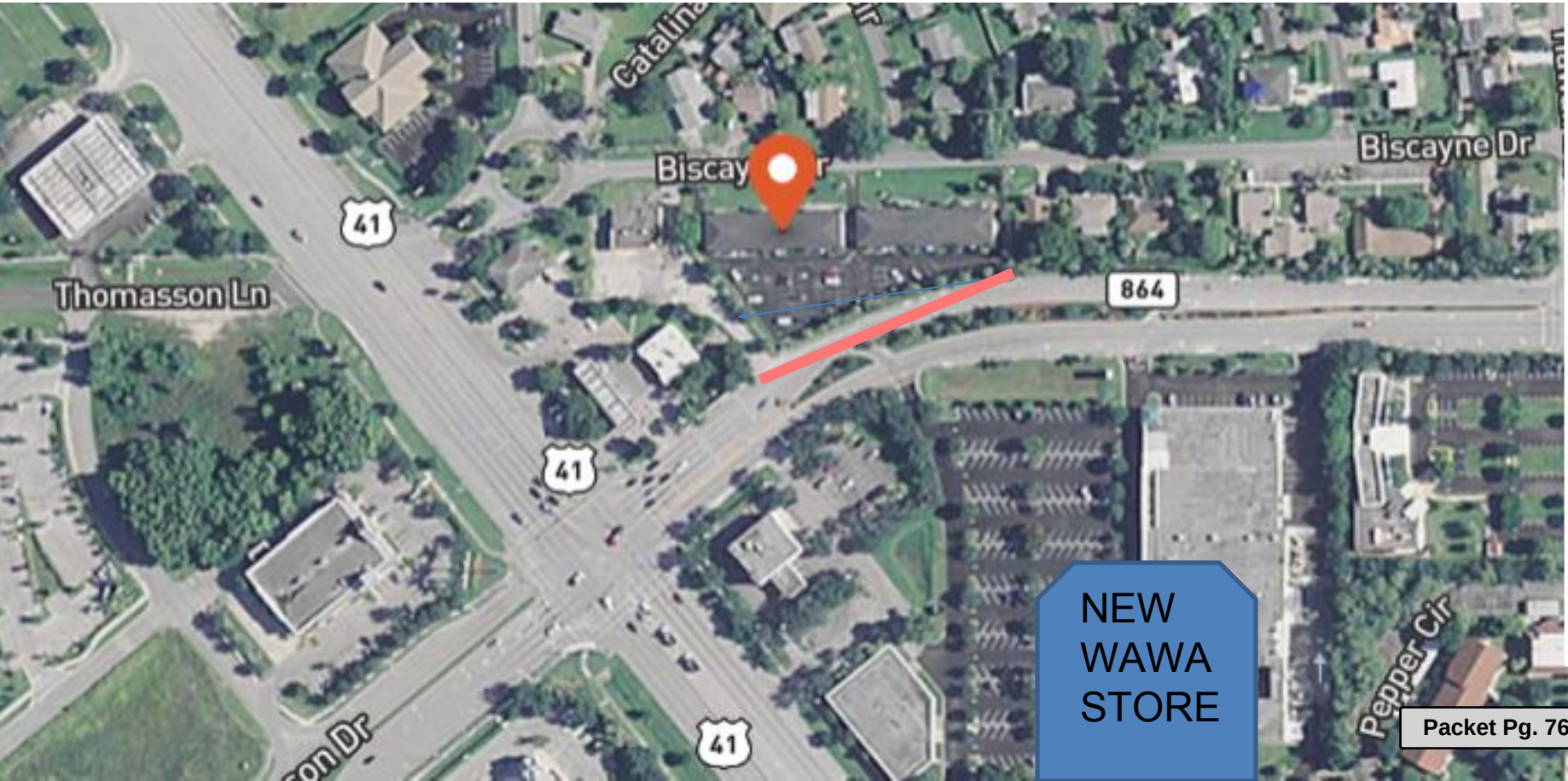
THEN THE COUNTY BUILT
A WALL NEXT TO
SHADOWOOD VILLAS

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

This wall was built and paid for by Collier County after they completed a Traffic and Noise Mitigation study.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

WHY NOT DO THE SAME THING AT THIS END OF RATTLESNAKE HAMMOCK ROAD ? AFTER ALL – THERE WILL BE EVEN MORE TRAFFIC AFTER THE NEW WA WA STORE IS COMPLETED NEXT YEAR. I KNOW IT SOUNDS LIKE A BROKEN RECORD....BUT I AM ASKING YOU AGAIN TO USE YOUR COMMON SENSE.



Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

OR UNTIL A WALL CAN BE BUILT… HOW ABOUT A GUARD RAIL ? CAN THERE BE ANY QUESTION THAT ONE IS NEEDED HERE ?

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

LIKE THIS :

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

OR AT THE VERY LEAST.. DO A TRAFFIC OR SOUND MITIGATION STUDY OF THE AREA – WHICH SHOULD HAVE BEEN DONE YEARS AGO. AT THE EXPENSE OF COLLIER COUNTY.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

SINCE THIS CURRENT ROAD HAZARD WAS CREATED BY COLLIER COUNTY….

YOU SHOULD NOW BE RESPONSIBLE FOR CORRECTING IT.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

THANK YOU FOR YOUR TIME.

Attachment: Attachment D - Opposition Presentation - Mark Hetzner (14552 :

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

PUBLIC HEARING NOTICE

Wawa Gas Station -
Naples South Plaza Directory Sign
Sign Variance
Petition No. PL20200000861
HEX: January 14, 2021 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Timothy Finn: 239-252-4312

Dec 28, 2020 1:37:18 PM

Attachment: Attachment E: Property Hearing Signs (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

PUBLIC HEARING NOTICE
Wawa Gas Station -
Naples South Plaza Directory Sign
Sign Variance
Petition No. PL20200000861
HEX: January 14, 2021 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Timothy Finn: 239-252-4312

Dec 28, 2020 1:54:01 PM
5011 Tamiami Trail East
Naples
Collier County
Florida

Attachment: Attachment E - Property Hearing Signs (14552 : PL20200000861 4901 Rattlesnake Hammock Rd (Sign Variance))

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Item Summary: PETITION NO. CU PL20200001301 - CAT Radio Road Transfer Facility - Request to amend an existing Conditional Use, Resolution No. 10-70, that authorized a Bus Transfer Station as an Essential Services Government Facility pursuant to Land Development Code Section 2.01.03.G.1.e, within the Gallman Olds PUD zoning District, by expanding the use to allow the facility to act as a transfer station and transit hub for regional transportation services, by removing condition 5 that permitted the transfer station use and provided fixed-route restrictions, and by removing condition 6 that restricted bus trips, on a ±10.04 acre property located approximately 1,000 feet west of the intersection of Radio Road and Davis Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commissioner District 3

Meeting Date: 01/14/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
12/22/2020 1:34 PM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
12/22/2020 1:34 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Rose Burke		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	12/23/2020 3:50 PM
Zoning	Ray Bellows	Review Item	Completed	12/29/2020 4:22 PM
Zoning	Anita Jenkins	Review Item	Completed	12/30/2020 9:50 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/14/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING: JANUARY 14, 2020

SUBJECT: CU-PL20200001301; CAT RADIO ROAD TRANSFER FACILITY

PROPERTY OWNER/AGENT:

Owner: Collier County Board of County Commissioners
Collier County Public Transit and Neighborhood Enhancement Department
Michelle Edwards-Arnold, Director
3299 Tamiami Trail East, Suite 103
Naples, FL 34112

Agent: Kenrick S. Gallander, AICP
RWA, Inc.
6610 Willow Park Dr, Suite 200
Naples, FL 34109

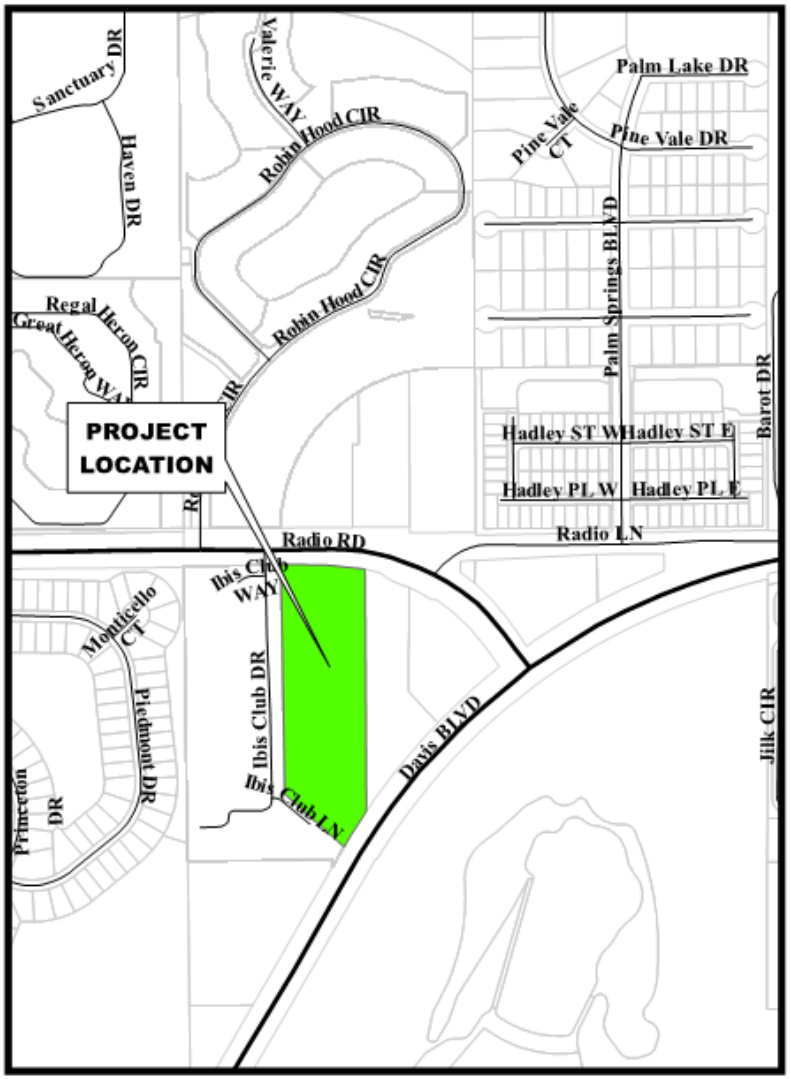
REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application to amend an existing Conditional Use (CU), Resolution NO. 10-70, that authorized a Bus Transfer Station as an Essential Services Government Facility pursuant to Land Development Code Section 2.01.03.G.1.e, within the Bill Gallman Oldsmobile Dealership PUD zoning district, by expanding the use to allow the facility to act as a transfer station and transit hub for regional transportation services, by removing condition 5 that permitted the transfer station use and provided fixed-route restrictions, and by removing condition 6 that restricted bus trips.

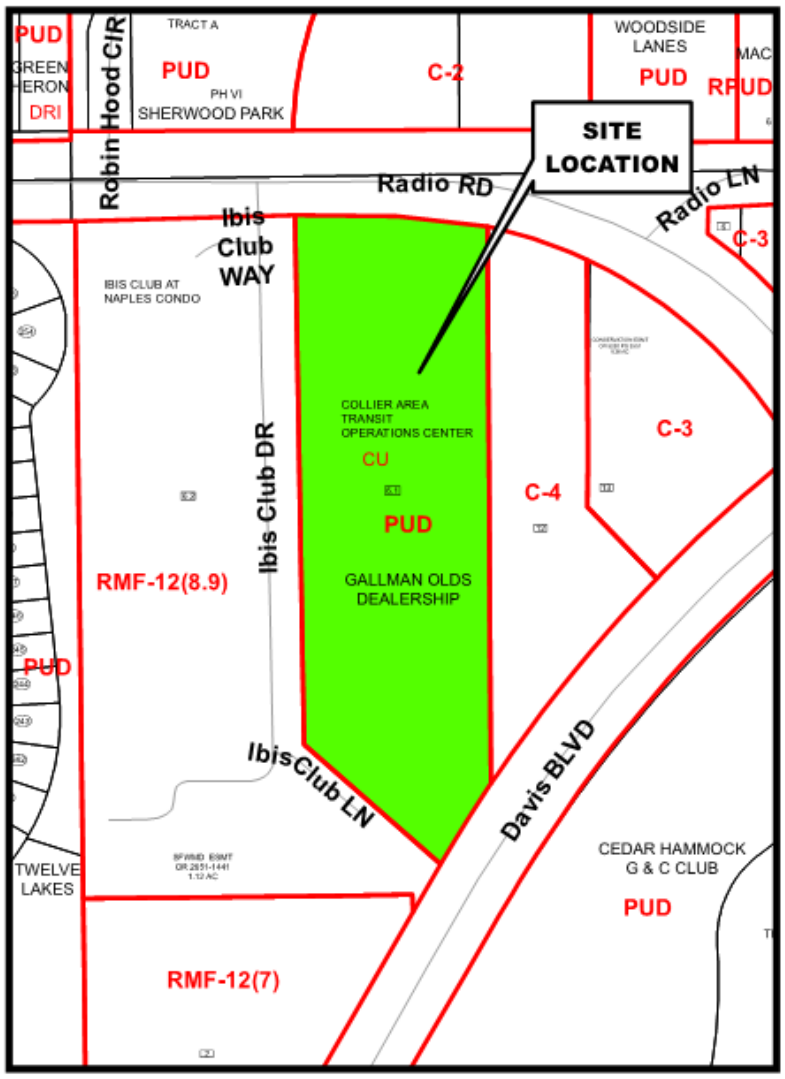
GEOGRAPHIC LOCATION:

The subject 10.04±-acre property is located approximately 1,000 feet west of the intersection of Radio Road and Davis Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. (S*ee location map on the following page*)

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



Location Map



Zoning Map

Petition Number: PL20200001301

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT

PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within the Bill Gallman Oldsmobile Dealership PUD, Ordinance 86-6, adopted by the Board of County Commissioners (BCC) on February 4, 1986. The BCC subsequently adopted Resolution No. 10-70 on March 23, 2010, authorizing a Government Facility, limited to a Bus Transfer Station pursuant to LDC Section 2.01.03.G.1.e, Essential Services, as a Conditional Use. The site has since been developed in conjunction with the County's Site Development Plan (SDP) process by means of the following: SDP-2004-AR-5653, SDPA-2007-AR-11842, and SDPA-PL20130000237. The petitioner now desires to remove conditions 5 and 6 and to expand the approved use by allowing the facility to act as a transit hub for regional bus services. The proposed changes are to the operational characteristics of the facility only and not to the physical site.

As per the existing CU Conditions of Approval, any expansion of the uses identified and approved, or major changes to the approved plan, requires that the CU be re-evaluated by means of a new CU application. Zoning Staff notes that this requirement does not mean that the existing use ceases to exist, said requirement pertains only to the review criteria to be used to evaluate any proposed amendment to the existing CU. The applicant has provided all such information that is required for the evaluation of a Conditional Use; See Attachment C. Despite the requested CU Amendment, the facility will continue to operate as a Government Facility: limited to a Collier County Collier Area Transit (CAT) Transfer Station Facility. Additionally, condition 4 will not change; this condition limits this CAT Transfer facility to that of a "secondary transfer site" which is further defined within said condition.

The applicant states the proposed CU amendment helps to ensure that CAT will remain adaptable and responsive to changing needs. Allowing more route flexibility and ensuring regional bus service is available at this facility will help maintain the intent of transit to provide mobility options and reduce personal automotive vehicular trips on the surrounding transportation network. More effective and efficient transit service is known to remove personal vehicle trips, thus, alleviating congestion impacts on the roadways. The effort to relocate and consolidate the complimentary regional bus service from random commercial properties and potential stops within the public right-of-way to this CAT Transfer facility provides a safer method and more appropriate facility for riders and the regional bus service providers. Based on the TIS Memorandum, revised September 28, 2020 and provided as part of the submittal, the proposed CU amendment will not negatively impact the surrounding roadway network system. Additionally, a trip cap is not an appropriate condition for the proposed CU application since CAT and regional bus services reduce and remove trips associated with the personal automobile from the roadway network system. The proposed CU amendment ensures consistency with County Transportation initiatives to promote alternative modes of transportation to reduce traffic congestion, enhance mobility options, and to improve bicycle and pedestrian safety.

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Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SURROUNDING LAND USE & ZONING:

North: Radio Road (Right-of-Way) then two undeveloped properties under separate ownership within a Commercial Convenience (C-2) Zoning District

East: An Extra Space Storage self-storage facility located within a General Commercial (C-4) Zoning District

South: Davis Boulevard, then the preserve area of Cedar Hammock golf community with a zoning designation of PUD; the Cedar Hammock Golf and Country Club PUD, Ordinance No. 98-115, approved at a density of 1.09 units per acre

West: The Ibis Club at Naples, a multi-family residential project with a zoning designation of Residential Multiple-Family-12 (RMF-12) with a density limitation of 8.9 units per acre

Collier County - GIS

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Comprehensive Planning staff has reviewed this request and offered the following comments:

Future Land Use Element (FLUE): FLUE Land Use Designation is Urban Designation, Urban Mixed Use District, Urban Residential Subdistrict. Urban designated areas will accommodate residential and non-residential uses. The #1 nonresidential use listed in the FLUE is "essential services as defined by the most recent Land Development Code."

The LDC does not specifically name public transportation/transit as Essential Services, however, the LDC Section 2.01.03 1(e) does state, "Government facilities, including where not identified as a permitted use in this section, safety service facilities such as including law enforcement, fire, emergency medical services." CAT provides transportation services to the public and is operated by Collier County government through a Collier County contract, and the project site is owned by Collier County, therefore operates as a government facility. And, the LDC defines Essential Services as "services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers which have been approved and authorized according to laws having appropriate jurisdiction, and government facilities." Therefore, the proposed uses are consistent with the FLUE.

Transportation Element: The project is consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan, which states,

"The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:

a. *For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*

b. *For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*

c. *For all other links the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*

Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."

According to the TIS provided with this petition dated September 28, 2020 the proposed CAT Transfer Station on Radio Road will generate a projected +/- 30 PM Peak Hour, 2-way trips on the

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

adjacent roadways which are Radio Road and Davis Boulevard. According to the current 2020 AUIR the Radio Road segment from Santa Barbara Boulevard to Davis Boulevard, link 71.0, currently operates at a LOS of "B" with a remaining capacity of 980 trips based on a peak capacity-peak direction service volume of 1,800 trips. The Davis Boulevard segment from Santa Barbara Boulevard to Radio Road, link 16.1, currently operates at a LOS of "B" with a remaining capacity of 968 trips based on a peak capacity-peak direction service volume of 3,300 trips. Staff notes that all CAT facility especially those that have transfer operations remove trips from the overall transportation network and therefore result in fewer net trips on our roadways both those adjacent to the facility as well as the overall roadway network. Therefore, the subject Conditional Use is be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan, and as noted above the Traffic Impact Statement (TIS) indicates that the adjacent roadway network has sufficient capacity to accommodate this project within the 5-year planning period.

Transportation Review: Transportation Division staff has reviewed the petition request, the CU document and Master Plan for right-of-way and access issues and is recommending approval.

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site is 10.4 acres and consists of an existing Collier County Area Transit Facility.

Environmental Review: Environmental Services staff has reviewed the conditional use petition to address environmental concerns. The property has been historically cleared and maintained clear of native vegetation required to be preserved; the property was cleared in accordance with PUD Ordinance 86-06. The Master Plan does not show a preserve, since no minimum preservation is required. There were no observed listed species on the property. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Landscape Review: A new plan is not required for the requested changes; therefore, no landscape review is required. The site must comply with the current Site Development Plan.

STAFF ANALYSIS:

When considering a Conditional Use petition, the Hearing Examiner must make findings that: 1) approval of the Conditional Use will not adversely affect the public interest and will not adversely affect other property of uses in the same district of neighborhood; and 2) all specific requirements for the individual Conditional Use will be met; and 3) satisfactory provisions have been made concerning the following matters, where applicable:

1. Section 2.01.03.G.1.e of the LDC permits conditional uses in the PUD zoning district.

The requested use for an Essential Service, Government Facility, limited to a bus transfer station is permitted as a Conditional Use in every zoning districted except the RFMU district sending lands, CON districts, NRPAs, and RLSA designated HSAs and FSAs. Conditional uses are subject to the standards and procedures established in section 10.08, conditional uses procedures, of the LDC.

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

2. Consistency with the Land Development Code and the Growth Management Plan.

Maintaining existing and providing for future transit/bus service flexibility ensures consistency with Transportation Element Objective 12, which is to *"Encourage the efficient use of transit services now and in the future."*

The proposed project of providing for continued and further transit service opportunities is consistent with FLUE Policy 3.2, which states that the LDC contains regulations to ensure the availability of suitable lands for essential services.

The petition is consistent with FLUE Policy 5.5 which states:

> *Encourage the use of land presently designated for urban intensity uses before designating other areas for urban intensity uses. This shall occur by planning for the expansion of County owned and operated public facilities and services to existing lands designated for urban intensity uses…*

The subject site is already zoned for commercial uses.

The subject property is consistent with Policy 7.1 since in connects to Radio Road as well as Davis Boulevard, both arterial roadways. Policy 7.3 indicates that "all new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type." The CAT Transfer Facility is an existing development. There are no proposed changes to the existing development, thus there is no opportunity under this petition to connect with either of the adjoining developments to the east or west.

3. Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Transportation Planning staff states that ingress and egress to the subject property will not be changing from its current configuration, as shown on the master plan. Access points are located on both Davis Boulevard and Radio Road. The TIS submitted by the applicant indicates that the adjacent roadway network has sufficient capacity to accommodate this project within the 5-year planning period as noted above and not adversely impact the surrounding roadway network.

4. **The effect the Conditional Use would have on neighboring properties in relation to noise, glare, economic or odor effects.**

The proposed conditional use amendment is related to the existing government facility for the CAT Transfer facility will not be generating any product, providing additional services, or alter the hours the hours of operation that will generate noise beyond that which is existing that would be deemed to adversely affect the public's health, safety, or well-being. CAT has used the subject property as a fully operational transit transfer facility for the last 5 years. There are no proposed structural or site improvements that would affect current noise levels and alter the

existing separation of the transit facility from the surrounding properties. The existing buffering and screening will continue to provide benefits of reducing noise impacts that may exist. Providing for the flexibility to have additional routes and regional service will not generate additional noise that would be considered adverse or significant to neighboring properties.

The proposed amendment will not produce any glare beyond that which may currently exist. The subject property provides existing buffering and screening ensuring glare will not negatively impact neighboring properties. With respect to noxious odors, none are known to exist, the proposed expansion should not result in any increase.

The proposed flexibility of transportation service routes through the proposed elimination of conditions limiting transit services should have a positive direct and indirect economic impact on the local community. The added flexibility of providing transit services will improve the overall CAT system's level of service and provide safety and convenience for the community, many of whom use transit to commute to their place of employment.

5. **Compatibility with adjacent properties and other property in the district.**

The existing CAT Transfer facility on the subject property was found to be compatible in 2010 under the approved CU; Resolution No. 10-70, see Attachment B. There has been no change to the adjacent land uses other than the addition of the mini-storage facility to the immediate east which was permitted through the allowance of a Growth Management Plan amendment and Rezoning in 2016. The applicant states that since the CAT Transfer facility has been in operation there are no known or documented complaints or concerns related to compatibility with adjacent properties.

The proposed CU amendment will allow CAT to maintain a facility that will help promote and enhance ridership experience; provide shelter, administration offices and bathroom facilities; improve safety; and improve transit logistics functionality. The additional level of service resulting from the ability to adjust the number of routes and adding limited regional bus service helps improve the level of service provided to the community but will not impact the compatibility with the adjacent multi-family residential and newer commercial uses developed over the last several years.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a duly noticed NIM on October 15, 2020 at the Collier Area Transit Facility Lobby, located at 8300 Radio Road, Naples, Florida. The meeting commenced at approximately 5:30 p.m. In addition to the applicant's team and representatives of CAT there were four members of the public in personal attendance, together with another 11 that attended the via Zoom; Zoning Services Staff was also present. At the beginning of the meeting Mr. Gallander

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

introduced himself and ensured that those attending via Zoom could hear and see the meeting online. Once confirmed, Mr. Gallander proceeded with explaining each element of the project. After explaining that CAT desires to remove route and trip limitations, they'd also like to incorporate the ability to use the facility as a transit hub for regional carriers. Mr. Gallander explained that the regional carriers and CAT local services are complimentary as their clients tend to use each other for their transportation needs. It was confirmed that the request does not include any expansion of the facility, buildings, structures, or other site alterations. Upon conclusion of the presentation the floor was opened to questions; please refer to Attachment D – NIM Summary. At the conclusion of the meeting Mr. Galander responded to several additional questions from Zoom participants. Mr. Gallander did commit that the number of CAT fixed routes to be served at this CAT Transfer facility will be limited to the 40-percent cap contained within Condition #4 and that regional carriers will only use the facility to pick up and drop off passengers; regional busses will only use the interstate interchange for access. The NIM was adjourned at approximately 5:58 p.m.

In response to advertising of the NIM, Zoning Staff received two letters of objection prior to the scheduled meeting. Zoning Staff received two letters of objection after the meeting was conducted, one of which was from a pre-meeting objector, and a letter of support. All correspondence is included in Attachment C.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition **CU-PL20200001301**, to amend the Conditions of Approval contained within Resolution No. 10-70, as set forth in Attachment A.

Attachments:

A) Conditions of Approval – Amended
B) Resolution No. 10-70 and Staff Report, CU-PL20090000405
C) Public Correspondence
D) Application/Backup Package including NIM Information and TIS Report

Attachment: CU-PL20200001301 CAT Radio Rd Staff Report 121820 (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

CONDITIONS OF APPROVAL
Collier County CAT Transfer Station
~~CU-PL2009-405~~ CU-PL20200001301

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use as well as all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SOP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

~~5. This transfer station use shall be added to the existing uses permitted on site and shall allow the addition of transfer activities for no more than four CAT fixed routes.~~

~~6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.~~

5. There will be no onsite vehicle service or storage facilities for regional service providers.

~~7.~~6. The CAT Transfer Station may utilize Davis Boulevard to the extent that the Florida Department of Transportation design allows the necessary turning movements and operation and safety allows or warrants.

~~8.~~7. The driveway layout on Radio Road may be two, one-way pairs rather than one driveway opening.

~~Revised 3/23/10 per BCC action~~

EXHIBIT C

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

[20-CPS-02022/1590957/1]

Attachment: Attachment A - Amended Conditions of Approval (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RESOLUTION NO. 10- 70

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA, PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ADD A GOVERNMENT FACILITY LIMITED TO A BUS TRANSFER STATION WITHIN THE BILL GALLMAN OLDSMOBILE DEALERSHIP PUD ZONING DISTRICT PURSUANT TO SUBSECTION 2.01.03.G.1.e. OF THE COLLIER COUNTY LAND DEVELOPMENT CODE FOR PROPERTY LOCATED IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to add a government facility limited to a bus transfer station within the Bill Gallman Oldsmobile Dealership PUD zoning district pursuant to Subsection 2.01.03.G.1.e. of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

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

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number CU-PL2009-405 filed by Abra Horne, AICP, of Wilbur Smith Associates, representing Collier County Alternative Transportation Modes Department, with respect to the property hereinafter described in Exhibit "A", be and the same is hereby approved to add a Conditional Use to add a government facility limited to a bus transfer station within the Bill Gallman Oldsmobile Dealership PUD zoning district pursuant to Subsection 2.01.03.G.1.e. of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit "B" and subject to the conditions found in Exhibit "C". Exhibits "A","B", and "C" are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 23ED day of March, 2010.

ATTEST:
Dwight E. Brock, Clerk

By: _____
Deputy Clerk

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
Fred W. Coyle, Chairman

Approved as to form and legal sufficiency:

_____
Jennifer B. White
Assistant County Attorney

Exhibits attached:
A. Legal Description
B. Conceptual Site Plan
C. Conditions

09-CPS-00965/72

CU-PL2009-405
Rev. 3/24/10 - JBW

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 2987, PAGE 3420

BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, RUN N89°54'20"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE S00°05'40"E, 50.00 FEET TO THE POINT OF BEGINNING, AND ALSO BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE S-856 (RADIO ROAD/C.R. 856); THENCE N89°54'20"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 380.65 FEET; THENCE S00°31'13"W, 1147.78 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 84 (DAVIS BOULEVARD), SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2939.79 FEET, AND WHOSE CHORD BEARS S32°55'16"W FOR 187.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 187.73 FEET; THENCE N48°09'02"W 357.67 FEET; THENCE N00°05'40"W 1066.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N89°53'12"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE LEAVING SAID NORTHERLY LINE S00°06'48"E FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RADIO ROAD (C.R. 856) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. THENCE N89°53'12"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 380.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE S00°30'11"W FOR A DISTANCE OF 42.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS S11°09'05"W; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 914.64 FEET, A CENTRAL ANGLE OF 11°15'53" FOR AN ARC DISTANCE OF 179.82 FEET TO A POINT OF TANGENCY; THENCE S89°53'12"W FOR A DISTANCE OF 201.52 FEET; THENCE N00°06'48"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SUBJECT PARCEL CONTAINS 10.04± ACRES OF LAND, MORE OR LESS.

FOLIO NO. 00399360008 / ADDRESS #8315 DAVIS BOULEVARD

NOTE: LESS & EXCEPT PORTION HAS A DIFFERENT BEARING BASIS THAT THE ORIGINALLY DESCRIBED PARENT PARCEL OF LAND.

NOTE: SURVEY FIELD BEARINGS ARE BASED ON NAD83 (99 ADJUSTMENT), STATE PLANE COORDINATES, FLORIDA EAST ZONE.

CAT Transfer Station
CU-PO2009-405
Exhibit A

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

PLANS FOR

CAT TRANSFER STATION CONDITIONAL USE

GALLMAN OLDS P.U.D. (ORDINANCE #86-6)

PART OF SECTION 3, TOWNSHIP 50 S, RANGE 26 E, COLLIER COUNTY, FLORIDA

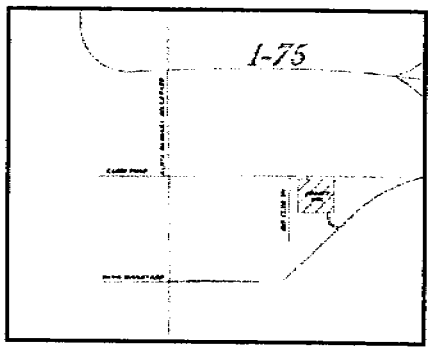
DEVELOPED BY:

COLLIER COUNTY TRANSPORTATION SERVICES DIVISION

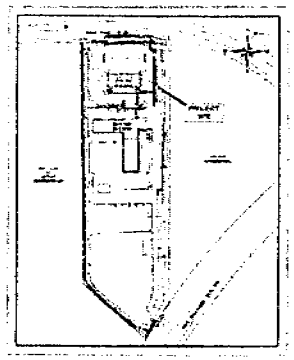
2885 SOUTH HORSESHOE DRIVE

NAPLES, FLORIDA 34104

(239) 213-5841



LOCATION MAP



SITE MAP

SHEET INDEX

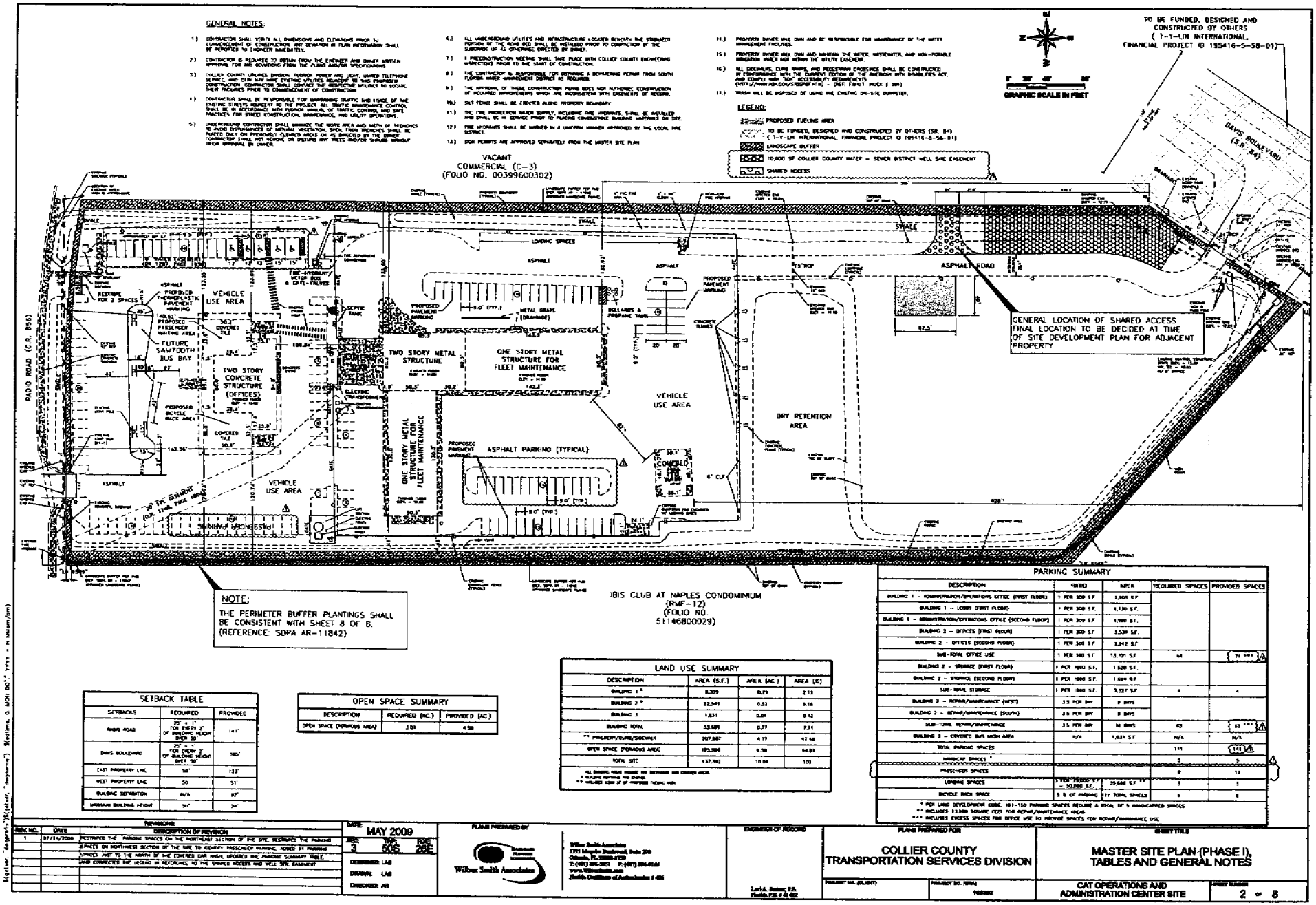
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN (PH 1)
3	MASTER SITE PLAN (PH 2)
4	BOUNDARY SURVEY
5	FLUCCS MAP
6	AERIAL PHOTOGRAPH
7	ELEVATIONS
8	LANDSCAPE PLANS

REVISIONS		
1	7.28.	Sheet 2, revised.
2	7.28.	Sheet 3, revised.
3	7.28.	Sheet 8, replaced.
4	8.31.	Sheet 1, revised.
5	8.31.	Sheet 4, revised.

DATE: AUGUST 2009

Exhibit B

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301



SETBACK TABLE		
SETBACKS	REQUIRED	PROVIDED
RADIO ROAD	25' + 1' FOR EVERY 2' OF BUILDING HEIGHT OVER 30'	141'
DAVIS BOULEVARD	25' + 1' FOR EVERY 2' OF BUILDING HEIGHT OVER 30'	165'
EAST PROPERTY LINE	50'	133'
WEST PROPERTY LINE	50'	51'
BUILDING SEPARATION	N/A	80'
MAXIMUM BUILDING HEIGHT	50'	34'

OPEN SPACE SUMMARY		
DESCRIPTION	REQUIRED (AC.)	PROVIDED (AC.)
OPEN SPACE (PERVIOUS AREA)	3.81	4.59

LAND USE SUMMARY			
DESCRIPTION	AREA (S.F.)	AREA (AC.)	AREA (%)
BUILDING 1 *	8,309	0.21	2.13
BUILDING 2 *	22,549	0.52	5.18
BUILDING 3	1,831	0.04	0.42
BUILDING TOTAL	32,689	0.77	7.51
** PAVEMENT/CURB/SIDEWALK	207,867	4.77	47.48
OPEN SPACE (PERVIOUS AREA)	195,398	4.59	44.81
TOTAL SITE	437,343	10.04	100

* ALL BUILDING AREAS INCLUDE AIR CONDITIONED AND ENCLOSED AREAS
** INCLUDES 4,269 SF OF PROPOSED PATHWAY AREA

PARKING SUMMARY				
DESCRIPTION	RATIO	AREA	REQUIRED SPACES	PROVIDED SPACES
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (FIRST FLOOR)	1 PER 300 S.F.	3,000 S.F.		
BUILDING 1 - LOBBY (FIRST FLOOR)	1 PER 300 S.F.	1,130 S.F.		
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (SECOND FLOOR)	1 PER 300 S.F.	1,980 S.F.		
BUILDING 2 - OFFICES (FIRST FLOOR)	1 PER 300 S.F.	3,534 S.F.		
BUILDING 2 - OFFICES (SECOND FLOOR)	1 PER 300 S.F.	3,342 S.F.		
SUB-TOTAL OFFICE USE	1 PER 300 S.F.	13,101 S.F.	44	74 ***
BUILDING 2 - STORAGE (FIRST FLOOR)	1 PER 1800 S.F.	1,528 S.F.		
BUILDING 2 - STORAGE (SECOND FLOOR)	1 PER 1800 S.F.	1,699 S.F.		
SUB-TOTAL STORAGE	1 PER 1800 S.F.	3,227 S.F.	4	4
BUILDING 3 - REPAIR/MAINTENANCE (WEST)	3.5 PER BAY	9 BAYS		
BUILDING 2 - REPAIR/MAINTENANCE (SOUTH)	3.5 PER BAY	9 BAYS		
SUB-TOTAL REPAIR/MAINTENANCE	3.5 PER BAY	18 BAYS	63	63 ***
BUILDING 3 - COVERED BUS WASH AREA	N/A	1,831 S.F.	N/A	N/A
TOTAL PARKING SPACES			111	141
HANDICAP SPACES *			5	5
PASSENGER SPACES			8	12
LOADING SPACES	1 PER 25,000 S.F. = 10,000 S.F.	20,646 S.F. **	3	3
BICYCLE RACK SPACE	5 % OF PARKING	111 TOTAL SPACES	6	6

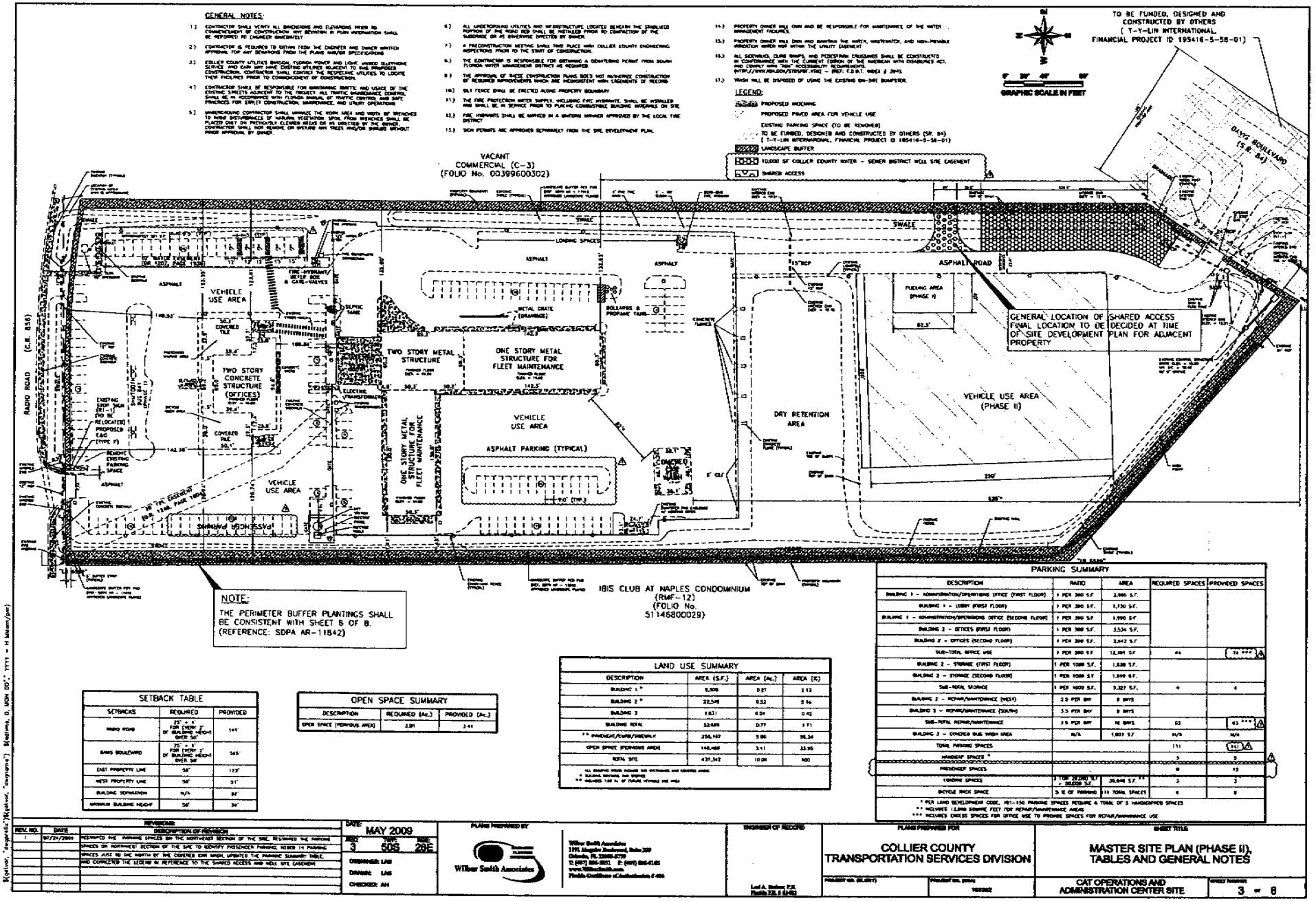
* PER LAND DEVELOPMENT CODE, 101-150 PARKING SPACES REQUIRE A TOTAL OF 5 HANDICAPPED SPACES
** INCLUDES 13,800 SQUARE FEET FOR REPAIR/MAINTENANCE AREAS
*** INCLUDES EXCESS SPACES FOR OFFICE USE TO PROVIDE SPACES FOR REPAIR/MAINTENANCE USE

REVISIONS		
REV. NO.	DATE	DESCRIPTION OF REVISION
1	07/14/2009	RESTRIPED THE PARKING SPACES ON THE NORTHWEST SECTION OF THE SITE, RESTRIPED THE PARKING SPACES ON NORTHWEST SECTION OF THE SITE TO IDENTIFY PASSENGER PARKING, ADDED 14 PARKING SPACES JUST TO THE NORTH OF THE CONCRETE CAR WASH, UPDATED THE PARKING SUMMARY TABLE AND CORRECTED THE LEGEND IN REFERENCE TO THE SHARED ACCESS AND WELL SITE EASEMENT

DATE: MAY 2009
SEC 3 TWP. 50S RGE 26E
DESIGNED: LAB
DRAWN: LAB
CHECKED: AH

PLANS PREPARED BY: Wilson Miller Associates
ENGINEER OF RECORD: Lori A. Rabon, P.E. Florida P.E. # 61462
PLANS PREPARED FOR: COLLIER COUNTY TRANSPORTATION SERVICES DIVISION
SHEET TITLE: MASTER SITE PLAN (PHASE I), TABLES AND GENERAL NOTES
CAT OPERATIONS AND ADMINISTRATION CENTER SITE
SHEET NUMBER: 2 OF 8

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301

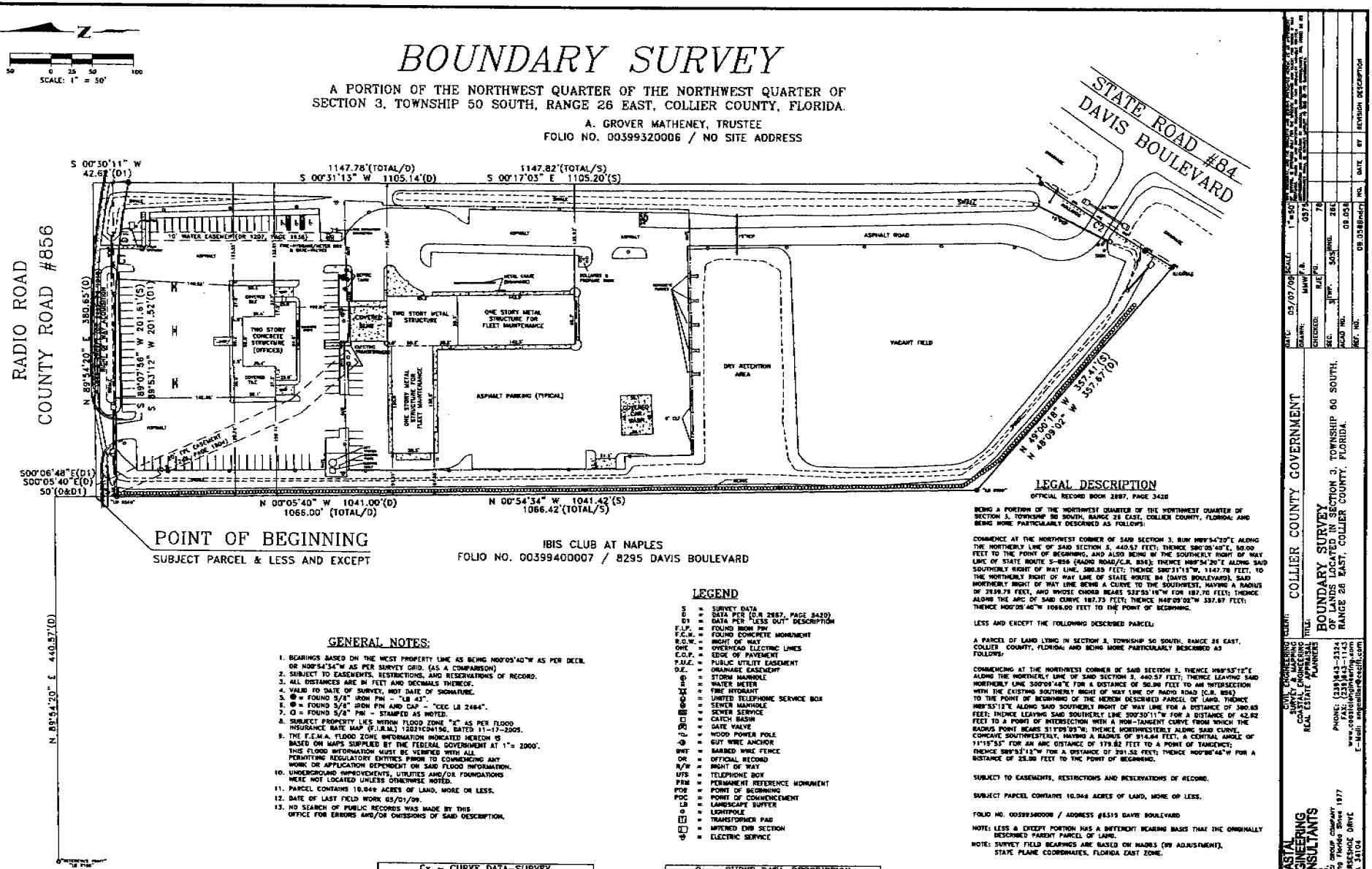


Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301

BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

A. GROVER MATHENEY, TRUSTEE
FOLIO NO. 00399320006 / NO SITE ADDRESS



IBIS CLUB AT NAPLES
FOLIO NO. 00399400007 / 8295 DAVIS BOULEVARD

GENERAL NOTES:

1. BEARINGS BASED ON THE WEST PROPERTY LINE AS BEING N00°05'40"W AS PER DEED. OR N00°54'54"W AS PER SURVEY GRID. (AS A COMPARISON)
2. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. VALID TO DATE OF SURVEY, NOT DATE OF SIGNATURE.
5. ● = FOUND 5/8" IRON PIN - "LB 43".
6. ● = FOUND 5/8" IRON PIN AND CAP - "CEC LB 2464".
7. ○ = FOUND 5/8" PIN - STAMPED AS NOTED.
8. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) 12021C0619G, DATED 11-17-2005.
9. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT AT 1"= 2000'. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
10. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
11. PARCEL CONTAINS 10.046 ACRES OF LAND, MORE OR LESS.
12. DATE OF LAST FIELD WORK 05/01/09
13. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE FOR ERRORS AND/OR OMISSIONS OF SAID DESCRIPTION.

LEGEND

S	=	SURVEY DATA
D	=	DATA PER (O.R 2687, PAGE 3420)
D1	=	DATA PER "LESS OUT" DESCRIPTION
F.I.P.	=	FOUND IRON PIN
F.C.M.	=	FOUND CONCRETE MONUMENT
R.O.W.	=	RIGHT OF WAY
OHE	=	OVERHEAD ELECTRIC LINES
E.O.P.	=	EDGE OF PAVEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
	=	STORM MANHOLE
	=	WATER METER
	=	FIRE HYDRANT
	=	UNITED TELEPHONE SERVICE BOX
	=	SEWER MANHOLE
	=	SEWER SERVICE
	=	CATCH BASIN
	=	GATE VALVE
	=	WOOD POWER POLE
	=	GUY WIRE ANCHOR
BWF	=	BARBED WIRE FENCE
OR	=	OFFICIAL RECORD
R/W	=	RIGHT OF WAY
UTS	=	TELEPHONE BOX
PRM	=	PERMANENT REFERENCE MONUMENT
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
LB	=	LANDSCAPE BUFFER
	=	LIGHTPOLE
	=	TRANSFORMER PAD
	=	MITERED END SECTION
	=	ELECTRIC SERVICE

Cx - CURVE DATA-SURVEY

NO.	RADIUS	DELTA	LENGTH	DISTANCE	BEARING
C1	914.64'	11°17'26"	180.24'	179.94'	S 88°22'15" E
C2	2939.79'	03°39'49"	187.98'	187.95'	S 31°52'20" W

Cx - CURVE DATA-DESCRIPTION

NO.	RADIUS	DELTA	LENGTH	DISTANCE	BEARING
C1	914.64'	11°15'53"	179.82'	179.54'	S 84°27'43" E
C2	2939.79'	03°39'32"	187.75'	187.70'	S 32°55'16" W

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 2687, PAGE 3420

BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, RUN N89°54'20"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE S00°05'40"E, 50.00 FEET TO THE POINT OF BEGINNING, AND ALSO BEING W THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE S-856 (RADIO ROAD/C.R. 856); THENCE N89°54'20"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 380.65 FEET; THENCE S89°31'13"W, 1147.78 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 84 (DAVIS BOULEVARD), SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2939.79 FEET, AND WHOSE CHORD BEARS S32°55'16"W FOR 187.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 187.75 FEET; THENCE N48°09'02"W 357.67 FEET; THENCE N00°05'40"W 1066.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N89°53'12"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE LEAVING SAID NORTHERLY LINE S00°08'48"E FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RADIO ROAD (C.R. 856) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89°53'12"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 380.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE S00°30'11"W FOR A DISTANCE OF 42.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS S11°09'09"W; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 914.64 FEET, A CENTRAL ANGLE OF 11°15'53" FOR AN ARC DISTANCE OF 179.82 FEET TO A POINT OF TANGENCY; THENCE S89°53'12"W FOR A DISTANCE OF 201.52 FEET; THENCE N00°05'40"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SUBJECT PARCEL CONTAINS 10.046 ACRES OF LAND, MORE OR LESS.

FOLIO NO. 00399380008 / ADDRESS #8315 DAVIS BOULEVARD

NOTE: LESS & EXCEPT PORTION HAS A DIFFERENT BEARING BASIS THAT THE ORIGINALLY DESCRIBED PARENT PARCEL OF LAND.

NOTE: SURVEY FIELD BEARINGS ARE BASED ON NAD83 (99 ADJUSTMENT), STATE PLANE COORDINATES, FLORIDA EAST ZONE.

COASTAL ENGINEERING CONSULTANTS, INC.
A CEC GROUP COMPANY SINCE 1977
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104

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

RICHARD J. EVONG, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5299
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 05/07/09
DATE OF SIGNATURE:

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ZONE MANAGEMENT
REAL ESTATE DEVELOPMENT
PLANNERS

PHONE: (239)643-2324
FAX: (239)643-1143
www.coastaleng.com
E-Mail: mail@coastaleng.com

CLIENT: COLLIER COUNTY GOVERNMENT

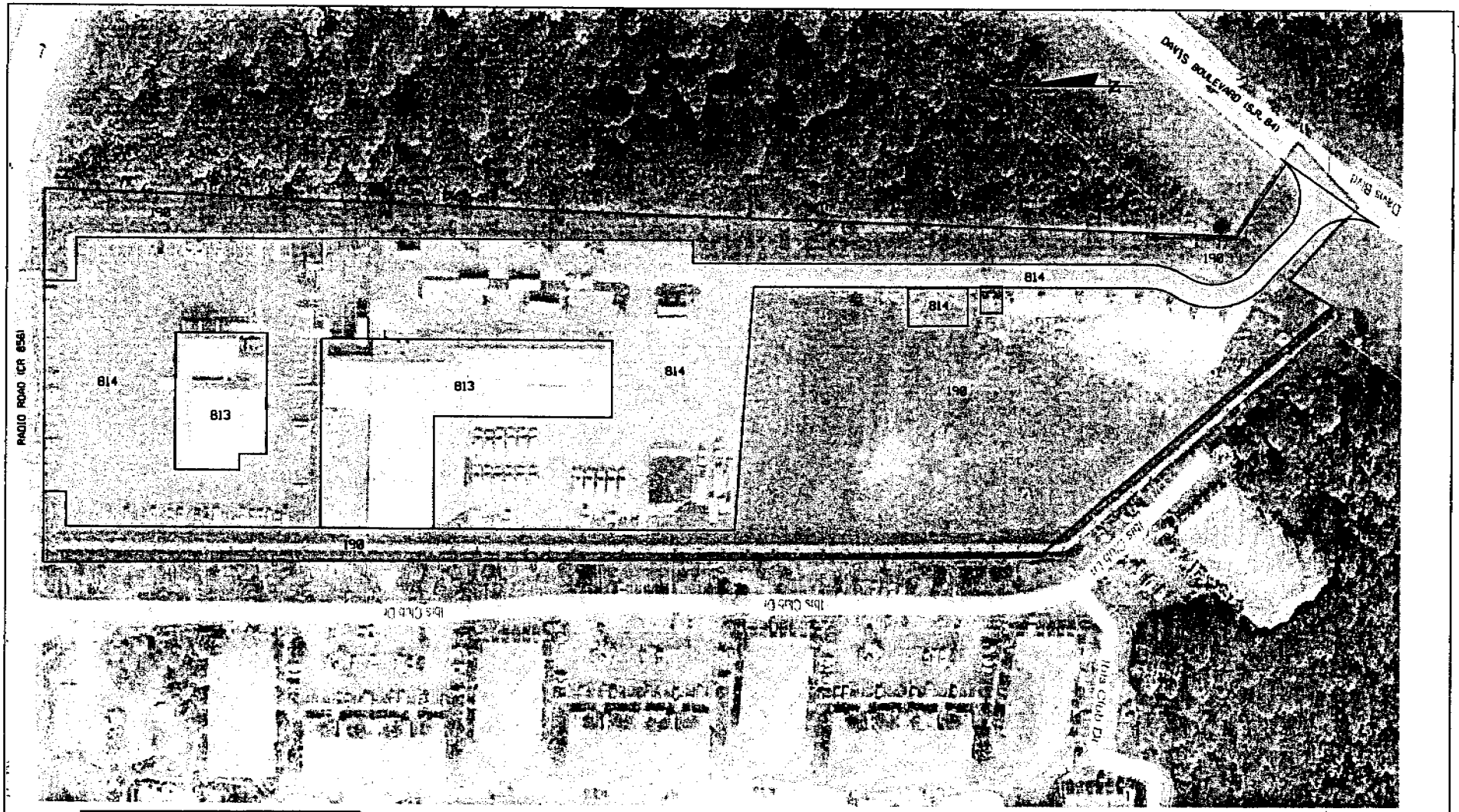
TITLE: BOUNDARY SURVEY
OF LANDS LOCATED IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

DATE:	05/07/09
DRAWN:	MWW
CHECKED:	RJE
SEC.	3
TWP.	50S
RNG.	26E
ACAD NO.	09.058
REF. NO.	09.058Bndry
SCALE	1"=50'
P.B.	0575
PG.	76

NO.	DATE	BY	REVISION DESCRIPTION

SHEET 4 OF 5
FILE NO.: 09.058

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301



LAND USE		
DESCRIPTION	CODE	AREA (AC.)
BUS AND TRUCK TERMINAL OPERATIONS FACILITY	813	8.77
ROADS (PAVEMENT/CURB/SIDEWALK)	814	4.77
OPEN LAND PERVIOUS AREA	190	4.88
TOTAL SITE		18.64

REVISIONS		
REV. NO.	DATE	DESCRIPTION OF REVISION

DATE: APRIL 2009
SEC: 3 TWP: 50S RGE: 26E
DESIGNED: KJR
DRAWN: KJR
CHECKED: AH

PLANS PREPARED BY
Wilbur Smith Associates

PLANS PREPARED FOR
COLLIER COUNTY
TRANSPORTATION SERVICES DIVISION

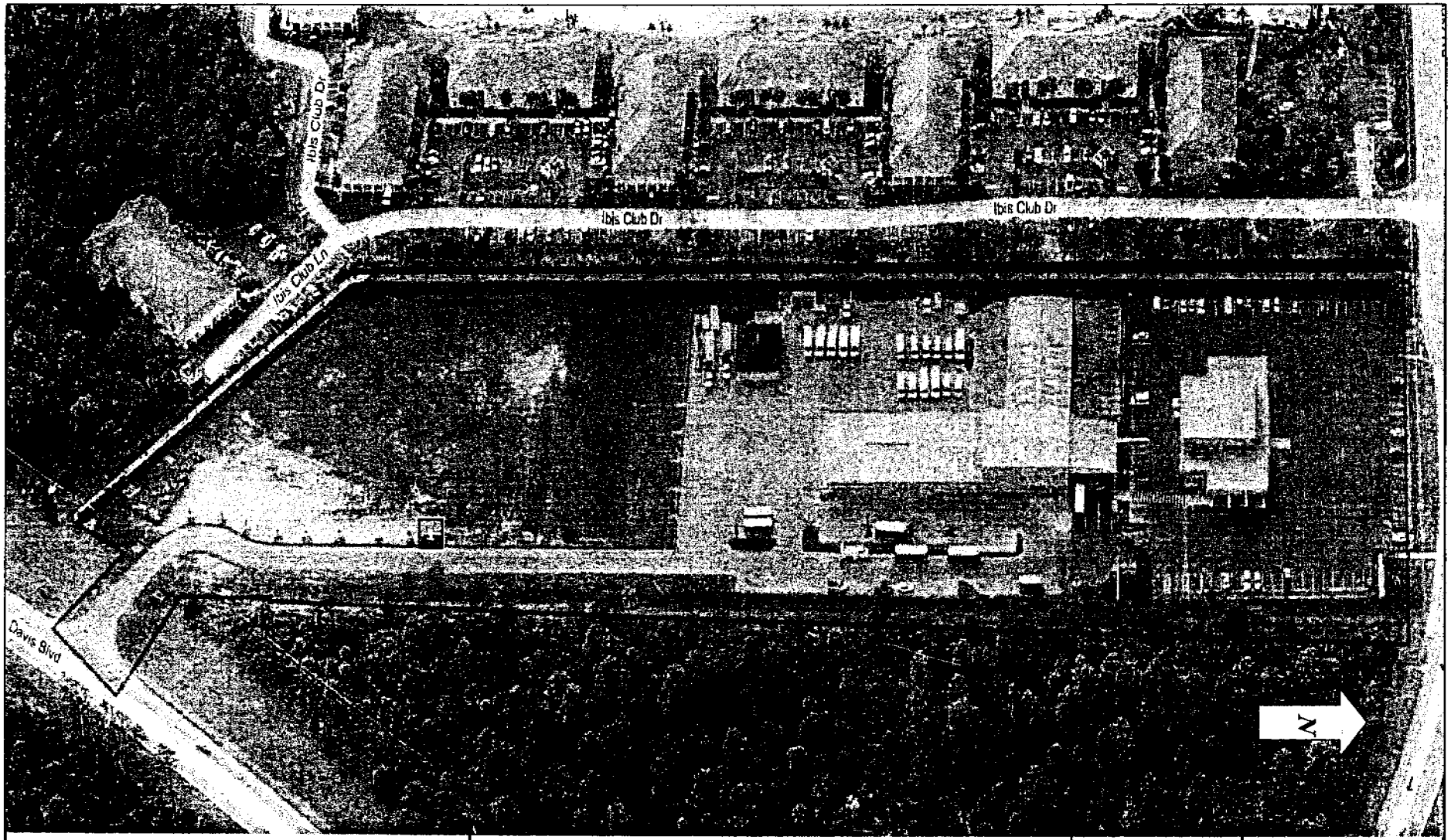
PROJECT NO. (CLIENT): ATM Department
PROJECT NO. (WSA): 155217

SHEET TITLE
FLUCCS MAP

CAT Operations and Administration Facility

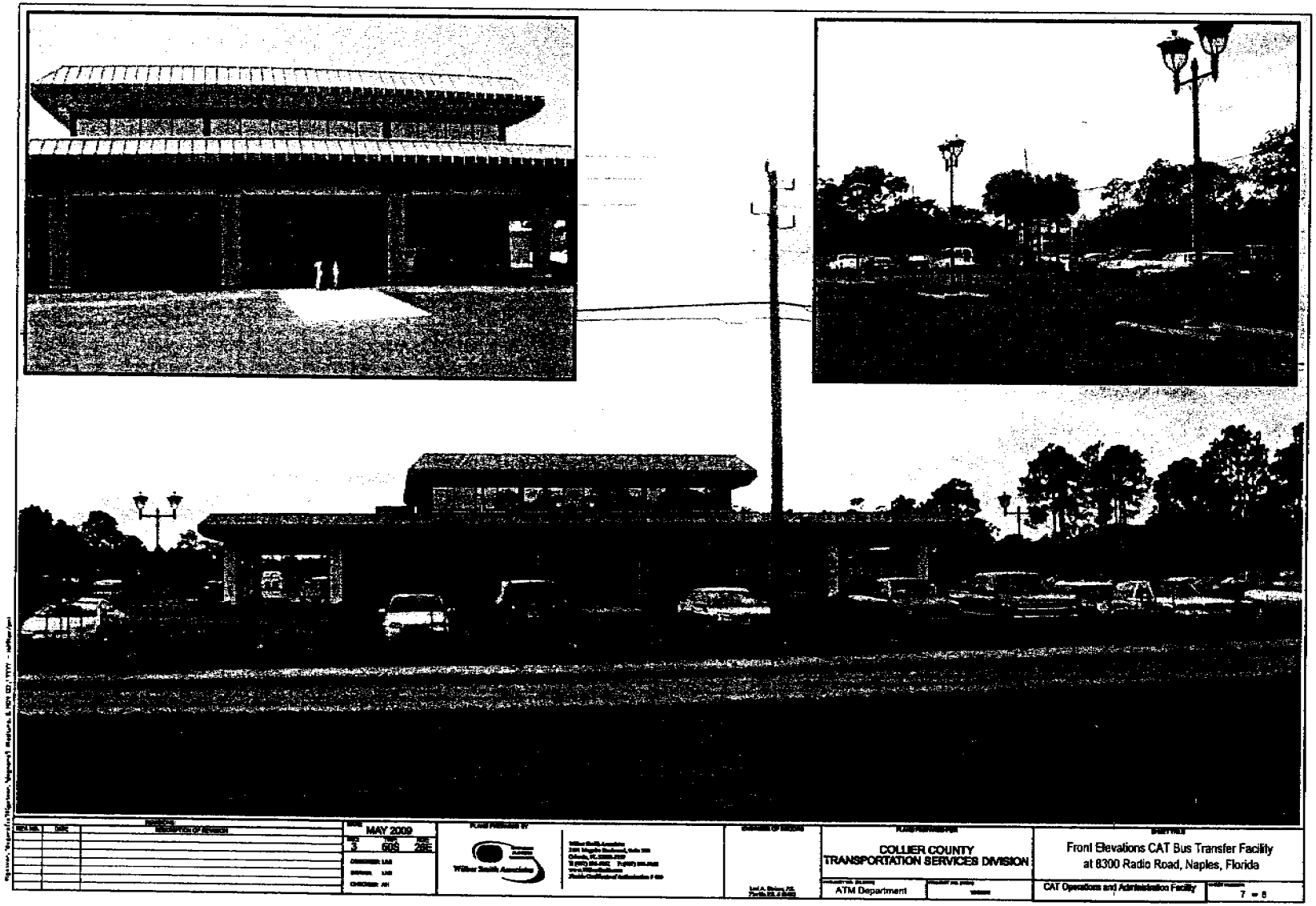
SHEET NUMBER 5 of 8

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301

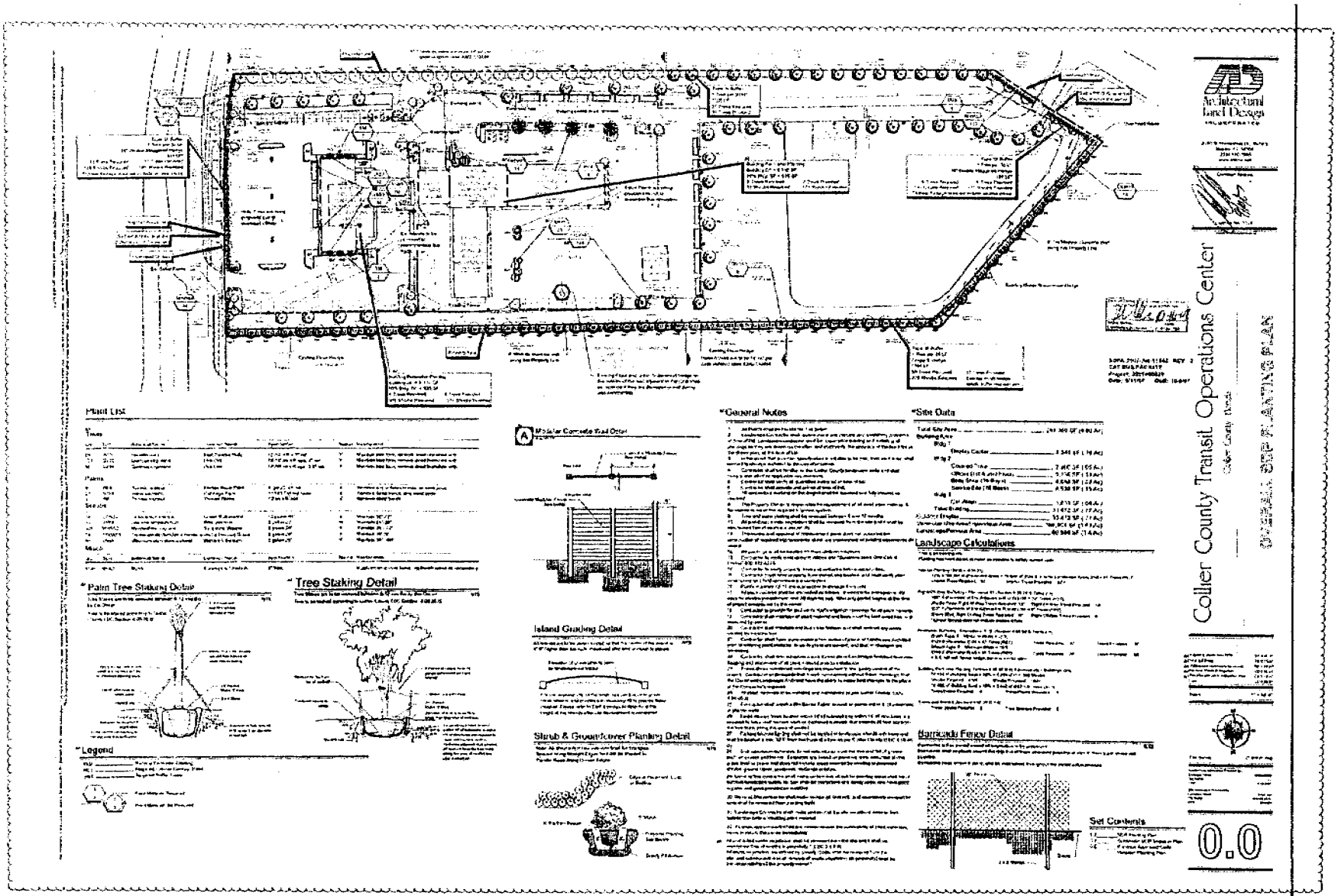


Collier Area Transit Operations Center	8300 Radio Road Naples, Florida	Sheet 6 of 8 Project: CUP-2009	WilburSmith

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301



Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301



Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301

CONDITIONS OF APPROVAL
Collier County CAT Transfer Station
CU-PL2009-405

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use as well as all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SDP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

5. This transfer station use shall be added to the existing uses permitted on-site and shall allow the addition of transfer activities for no more than four CAT fixed-routes.

6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.

7. The CAT Transfer Station may utilize Davis Boulevard to the extent that the Florida Department of Transportation design allows the necessary turning movements and operation and safety allows or warrants.

8. The driveway layout on Radio Road may be two, one-way pairs rather than one driveway opening.

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

Collier County

STAFF REPORT

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: DEPARTMENT OF ZONING AND LAND DEVELOPMENT REVIEW
COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES DIVISION

HEARING: JANUARY 7, 2010

SUBJECT: CU-PL2009-405; CAT TRANSFER FACILITY

PROPERTY OWNER/AGENT:

Owner: Collier County Board of County Commissioners
Collier County Alternative Transportation Modes Department
Michelle Edwards-Arnold, Director
3301 East Tamiami Trail, Bldg H
Naples, FL 34112

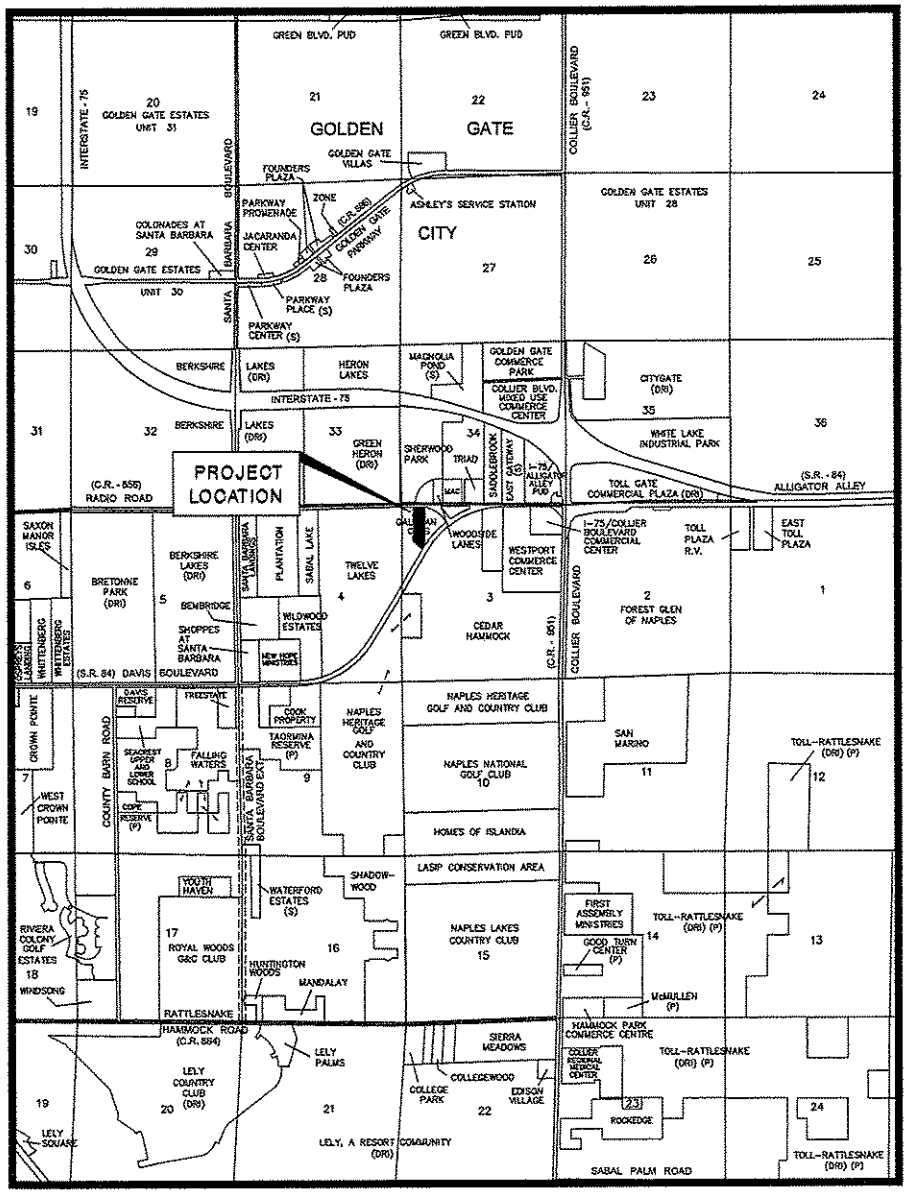
Agents: Abra Horne, AICP
Wilbur Smith Associates
3191 Maguire Boulevard
Orlando, FL 32803

REQUESTED ACTION:

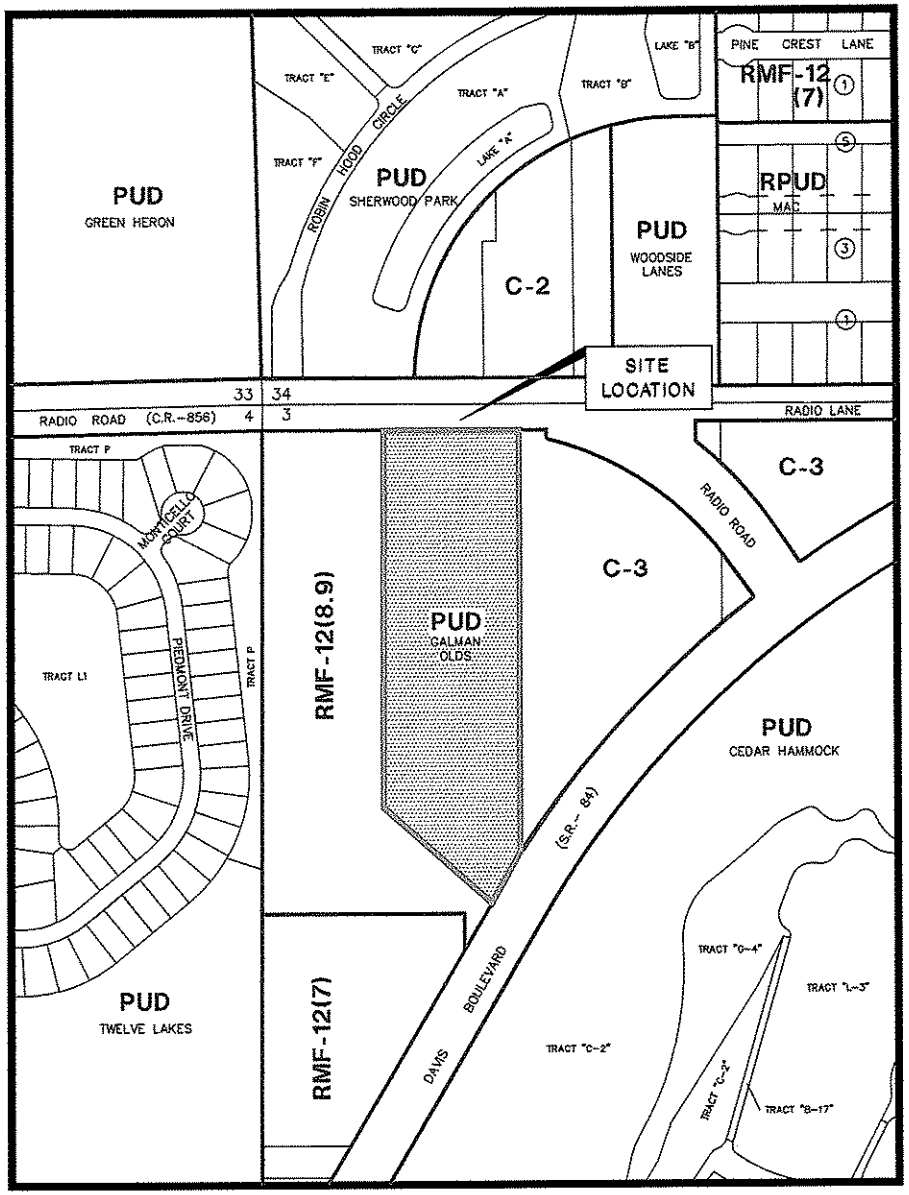
To have the Collier County Planning Commission (CCPC) consider an application for a Conditional Use (CU) in the Gallman Olds PUD zoning district as provided in Land Development Code (LDC) Section 2.01.03.G.1.e -- Essential Services, to add Government Facility as a use, but limit the use to a Bus Transfer Station. This 10.04±-acre project is known as the (Collier Area Transit) CAT Transfer Facility.

GEOGRAPHIC LOCATION:

The subject 10.04± acre property is located on the south side of Radio Road extending to Davis Boulevard, approximately 1,000 feet from the Radio Road and Davis Boulevard intersection in Section 3, Township 50 South, Range 26 East, Collier County, Florida. (*See location map on the following page*)



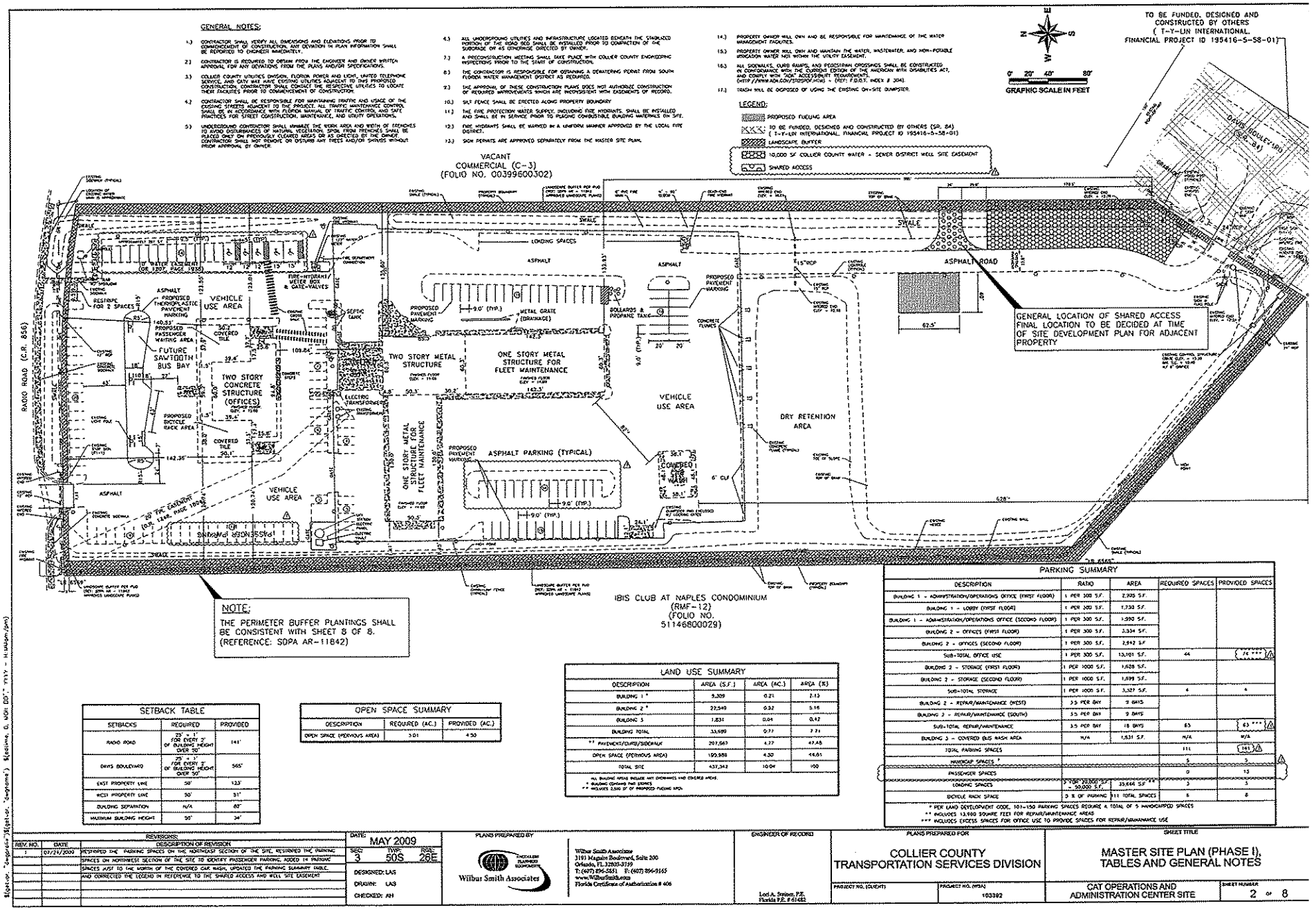
LOCATION MAP



ZONING MAP

PETITION # CU - PL - 2009 - 405

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :



SETBACK TABLE		
SETBACKS	REQUIRED	PROVIDED
RADIO ROAD	25' + 1' FOR EVERY 3' OF BUILDING HEIGHT OVER 50'	141'
DAVIS BOULEVARD	25' + 1' FOR EVERY 3' OF BUILDING HEIGHT OVER 50'	565'
EAST PROPERTY LINE	50'	123'
WEST PROPERTY LINE	50'	51'
BUILDING SEPARATION	N/A	85'
MAXIMUM BUILDING HEIGHT	50'	34'

OPEN SPACE SUMMARY		
DESCRIPTION	REQUIRED (AC.)	PROVIDED (AC.)
OPEN SPACE (PERVIOUS AREA)	3.01	4.50

LAND USE SUMMARY			
DESCRIPTION	AREA (S.F.)	AREA (AC.)	AREA (%)
BUILDING 1 *	9,309	0.21	2.13
BUILDING 2 *	22,549	0.52	5.16
BUILDING 3	1,831	0.04	0.42
BUILDING TOTAL	33,689	0.77	7.71
** PAVEMENT/CURB/SIDEWALK	201,661	4.77	47.48
OPEN SPACE (PERVIOUS AREA)	190,988	4.50	44.01
TOTAL SITE	437,342	10.04	100

* ALL BUILDING AREAS INCLUDE ANY OVERHANGS AND ENCLOSED AREAS.
* BUILDING CONTAINS TWO STORIES
** INCLUDES 2,550 SF OF PROPOSED FUELING AREA

PARKING SUMMARY				
DESCRIPTION	RATIO	AREA	REQUIRED SPACES	PROVIDED SPACES
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (FIRST FLOOR)	1 PER 300 S.F.	2,905 S.F.		
BUILDING 1 - LOBBY (FIRST FLOOR)	1 PER 300 S.F.	1,733 S.F.		
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (SECOND FLOOR)	1 PER 300 S.F.	1,950 S.F.		
BUILDING 2 - OFFICES (FIRST FLOOR)	1 PER 300 S.F.	3,334 S.F.		
BUILDING 2 - OFFICES (SECOND FLOOR)	1 PER 300 S.F.	2,842 S.F.		
SUB-TOTAL OFFICE USE	1 PER 300 S.F.	13,101 S.F.	44	74 ***
BUILDING 2 - STORAGE (FIRST FLOOR)	1 PER 1000 S.F.	1,828 S.F.		
BUILDING 2 - STORAGE (SECOND FLOOR)	1 PER 1000 S.F.	1,899 S.F.		
SUB-TOTAL STORAGE	1 PER 1000 S.F.	3,327 S.F.	4	4
BUILDING 2 - REPAIR/MAINTENANCE (WEST)	3.5 PER BAY	9 BAYS		
BUILDING 2 - REPAIR/MAINTENANCE (SOUTH)	3.5 PER BAY	9 BAYS		
SUB-TOTAL REPAIR/MAINTENANCE	3.5 PER BAY	18 BAYS	63	63 ***
BUILDING 3 - COVERED BUS WASH AREA	N/A	1,531 S.F.	N/A	N/A
TOTAL PARKING SPACES			111	141
HANDICAP SPACES *			6	6
PASSENGER SPACES			0	13
LOADING SPACES	1 PER 20,000 S.F. = 50,000 S.F.	35,666 S.F.	3	3
BICYCLE RACK SPACE	5 % OF PARKING	111 TOTAL SPACES	6	6

* PER LAND DEVELOPMENT CODE, 101-150 PARKING SPACES REQUIRE A TOTAL OF 5 HANDICAPPED SPACES
** INCLUDES 13,900 SQUARE FEET FOR REPAIR/MAINTENANCE AREAS
*** INCLUDES EXCESS SPACES FOR OFFICE USE TO PROVIDE SPACES FOR REPAIR/MAINTENANCE USE

REVISIONS:		
REV. NO.	DATE	DESCRIPTION OF REVISION
1	07/21/2009	REVISED THE PARKING SPACES ON THE NORTHEAST SECTION OF THE SITE, REVISED THE PARKING SPACES ON NORTHWEST SECTION OF THE SITE TO IDENTIFY PASSENGER PARKING, ADDED 14 PARKING SPACES JUST TO THE NORTH OF THE COVERED CAR WASH, UPDATED THE PARKING SUMMARY TABLE, AND CORRECTED THE LEGEND IN REFERENCE TO THE SHARED ACCESS AND WELL SITE EASEMENT

DATE: MAY 2009
SEC: 3 TWP: 50S RNG: 26E
DESIGNED: LAS
DRAWN: LAS
CHECKED: AH

PLANS PREPARED BY: Wilbur Smith Associates
Wilbur Smith Associates, 3191 Maguire Boulevard, Suite 200, Orlando, FL 32803-3719, T: (407) 896-5551, F: (407) 896-9165, www.WilburSmith.com, Florida Certificate of Authorization # 406

ENGINEER OF RECORD: Lori A. Steines, P.E., Florida P.E. # 61482

PLANS PREPARED FOR: COLLIER COUNTY TRANSPORTATION SERVICES DIVISION

PROJECT NO. (CLIENT)

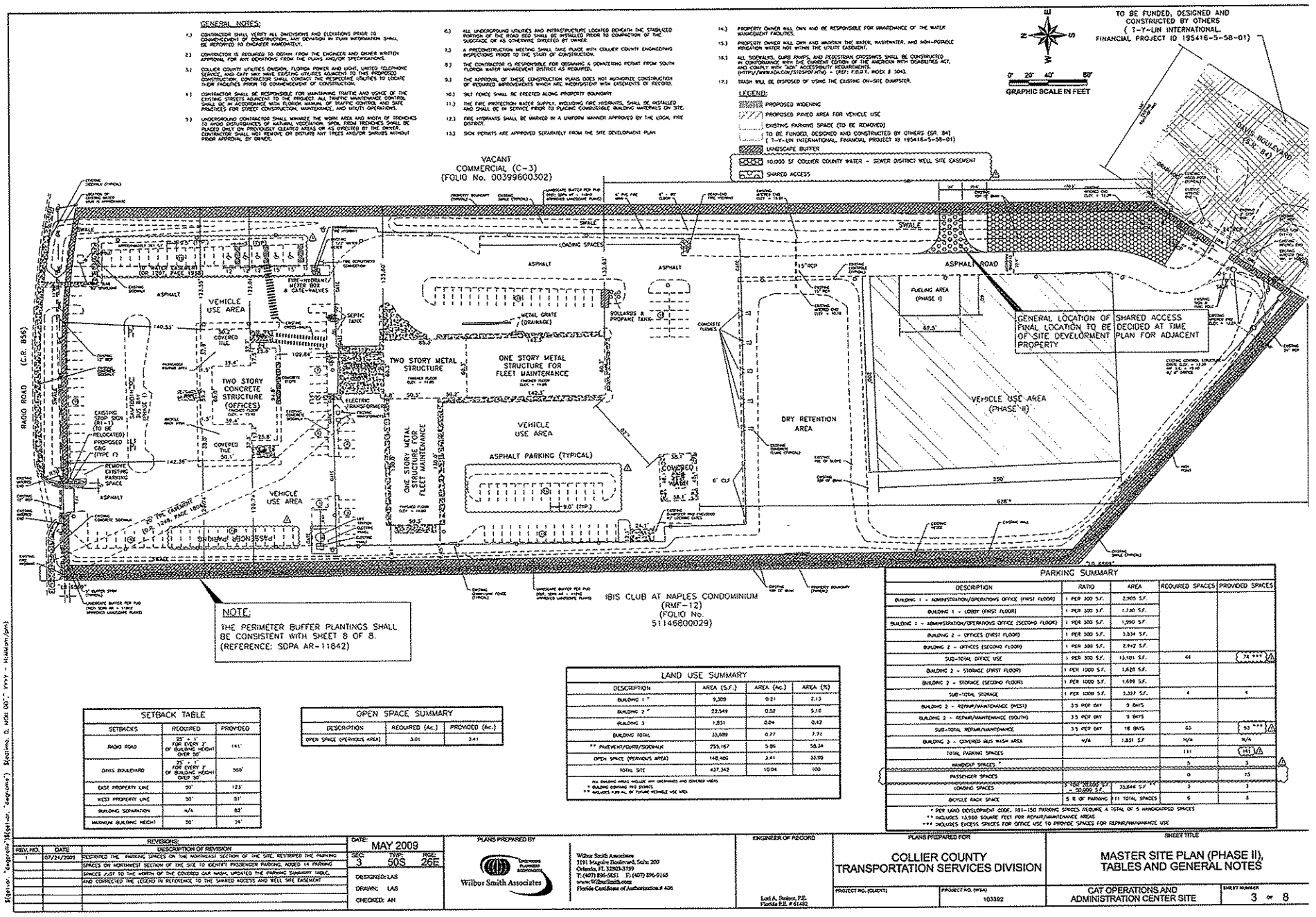
PROJECT NO. (WSA): 103392

SHEET TITLE: MASTER SITE PLAN (PHASE I), TABLES AND GENERAL NOTES

CAT OPERATIONS AND ADMINISTRATION CENTER SITE

SHEET NUMBER: 2 OF 8

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :



SETBACK TABLE		
SETBACKS	REQUIRED	PROVIDED
RADIO ROAD	25' + 1' FOR EVERY 3' OF BUILDING HEIGHT OVER 50'	141'
DAVIS BOULEVARD	25' + 1' FOR EVERY 3' OF BUILDING HEIGHT OVER 50'	369'
EAST PROPERTY LINE	30'	123'
WEST PROPERTY LINE	30'	31'
BUILDING SEPARATION	N/A	82'
MAXIMUM BUILDING HEIGHT	50'	34'

OPEN SPACE SUMMARY		
DESCRIPTION	REQUIRED (Ac.)	PROVIDED (Ac.)
OPEN SPACE (PERVIOUS AREA)	3.01	3.41

LAND USE SUMMARY			
DESCRIPTION	AREA (S.F.)	AREA (Ac.)	AREA (%)
BUILDING 1 *	9,309	0.21	2.13
BUILDING 2 *	22,549	0.52	5.16
BUILDING 3	1,831	0.04	0.42
BUILDING TOTAL	33,689	0.77	7.71
** PAVEMENT/CURB/SIDEWALK	255,167	5.85	58.34
OPEN SPACE (PERVIOUS AREA)	148,486	3.41	33.95
TOTAL SITE	437,342	10.04	100

ALL BUILDING AREAS INCLUDE ANY OVERHANGS AND COVERED AREAS
* BUILDING COVERAGE PER ZONING
** INCLUDES 7,200 SQ. FT. OF FUTURE VEHICLE USE AREA

PARKING SUMMARY				
DESCRIPTION	RATIO	AREA	REQUIRED SPACES	PROVIDED SPACES
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (FIRST FLOOR)	1 PER 300 S.F.	2,905 S.F.		
BUILDING 1 - LOBBY (FIRST FLOOR)	1 PER 300 S.F.	1,330 S.F.		
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (SECOND FLOOR)	1 PER 300 S.F.	1,990 S.F.		
BUILDING 2 - OFFICES (FIRST FLOOR)	1 PER 300 S.F.	3,334 S.F.		
BUILDING 2 - OFFICES (SECOND FLOOR)	1 PER 300 S.F.	2,992 S.F.		
SUB-TOTAL OFFICE USE	1 PER 300 S.F.	13,101 S.F.	44	74 ***
BUILDING 2 - STORAGE (FIRST FLOOR)	1 PER 1000 S.F.	1,628 S.F.		
BUILDING 2 - STORAGE (SECOND FLOOR)	1 PER 1000 S.F.	1,699 S.F.		
SUB-TOTAL STORAGE	1 PER 1000 S.F.	3,327 S.F.	4	4
BUILDING 2 - REPAIR/MAINTENANCE (NESS)	3.5 PER BAY	9 BAYS		
BUILDING 2 - REPAIR/MAINTENANCE (SOUTH)	3.5 PER BAY	9 BAYS		
SUB-TOTAL REPAIR/MAINTENANCE	3.5 PER BAY	18 BAYS	63	63 ***
BUILDING 3 - COVERED BUS WASH AREA	N/A	1,831 S.F.	N/A	N/A
TOTAL PARKING SPACES			111	141
HANDICAP SPACES *			3	3
PASSENGER SPACES			0	15
LOADING SPACES	1 PER 10,000 S.F. - 50,000 S.F.	35,844 S.F.	3	3
BICYCLE RACK SPACE	5 % OF PARKING	111 TOTAL SPACES	6	8

* PER LAND DEVELOPMENT CODE, 101-150 PARKING SPACES REQUIRE A TOTAL OF 5 HANDICAPPED SPACES
** INCLUDES 13,000 SQUARE FEET FOR REPAIR/MAINTENANCE AREAS
*** INCLUDES EXCESS SPACES FOR OFFICE USE TO PROVIDE SPACES FOR REPAIR/MAINTENANCE USE

REVISIONS:		
REV. NO.	DATE	DESCRIPTION OF REVISION
1	07/24/2009	REVISED THE PARKING SPACES ON THE NORTHEAST SECTION OF THE SITE, RESTRIPED THE PARKING SPACES ON NORTHWEST SECTION OF THE SITE TO IDENTIFY PASSENGER PARKING, ADDED 14 PARKING SPACES JUST TO THE NORTH OF THE COVERED CAR WASH, UPDATED THE PARKING SUMMARY TABLE, AND CORRECTED THE LEGEND IN REFERENCE TO THE SHARED ACCESS AND WELL SITE EASEMENT

DATE: MAY 2009
SEC: 3 TWP: 50S RGE: 26E
DESIGNED: LAS
DRAWN: LAS
CHECKED: AH

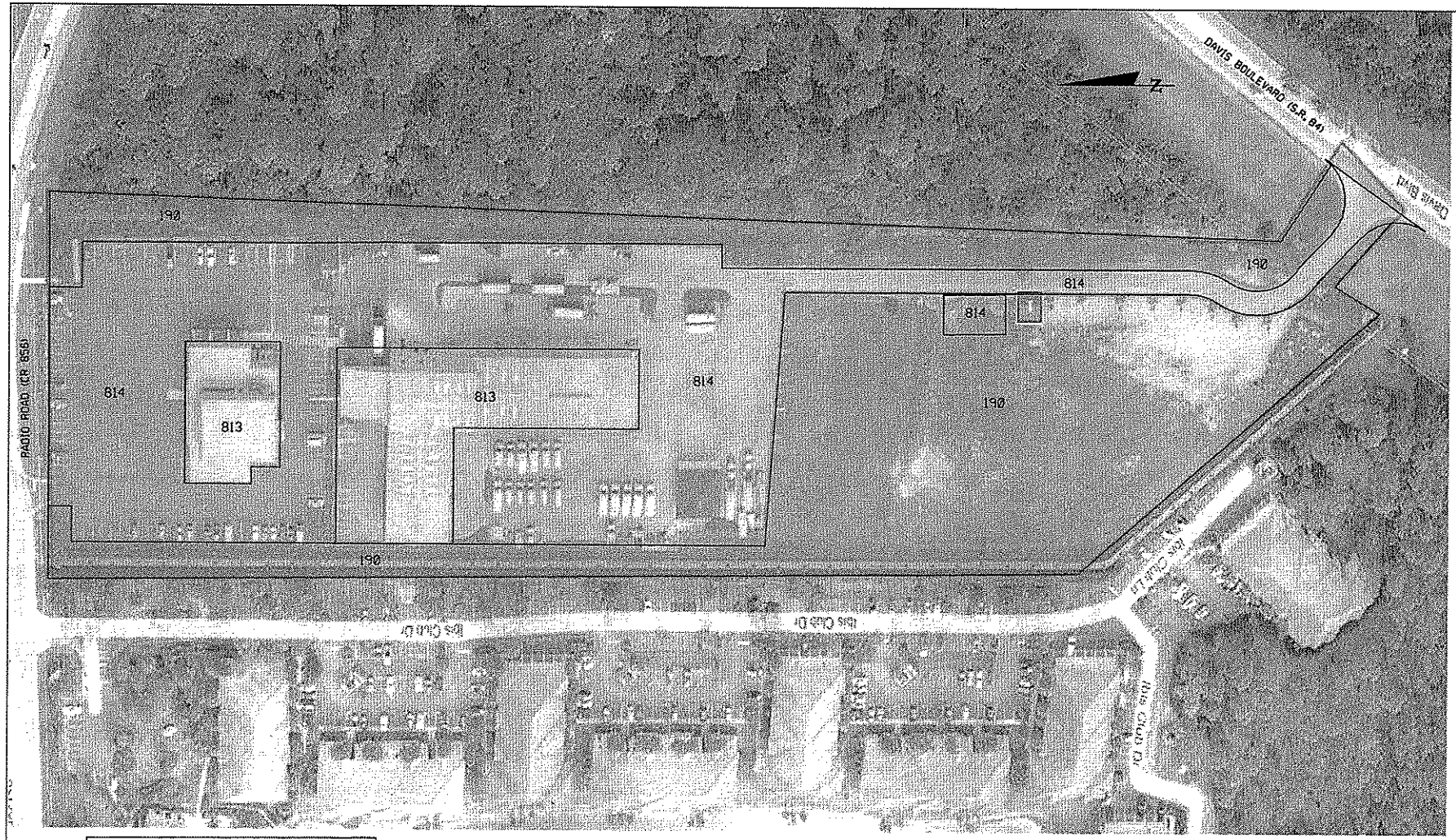
PLANS PREPARED BY
Wilbur Smith Associates
Engineers Planners Economists
Wilbur Smith Associates
3191 Maguire Boulevard, Suite 200
Orlando, FL 32803-3759
T: (407) 896-5831 F: (407) 896-9165
www.WilburSmith.com
Florida Certificate of Authorization # 406

ENGINEER OF RECORD
Lori A. Steiner, P.E.
Florida P.E. # 51482

PLANS PREPARED FOR
COLLIER COUNTY
TRANSPORTATION SERVICES DIVISION
PROJECT NO. (CLIENT)
PROJECT NO. (WSA) 103392

SHEET TITLE
MASTER SITE PLAN (PHASE II), TABLES AND GENERAL NOTES
CAT OPERATIONS AND ADMINISTRATION CENTER SITE
SHEET NUMBER 3 OF 8

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :



LAND USE		
DESCRIPTION	CODE	AREA (AC.)
BUS AND TRUCK TERMINAL /OPERATIONS FACILITY	813	6.77
ROADS /PAVEMENT/CURB/SIDEWALKS	814	4.77
OPEN LAND /PERVIOUS AREAS	190	4.58
TOTAL SITE		16.64

REVISIONS		
REV. NO.	DATE	DESCRIPTION OF REVISION

DATE: APRIL 2009
SEC: 3 TWP: 50S RGE: 26E
DESIGNED: KJR
DRAWN: KJR
CHECKED: AH

PLANS PREPARED BY
Wilbur Smith Associates
3191 Maguire Boulevard, Suite 200
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www.WilburSmith.com
Florida Certificate of Authorization # 405

PLANS PREPARED FOR
COLLIER COUNTY
TRANSPORTATION SERVICES DIVISION
PROJECT NO. (CLIENT): ATM Department
PROJECT NO. (WSA): 17192

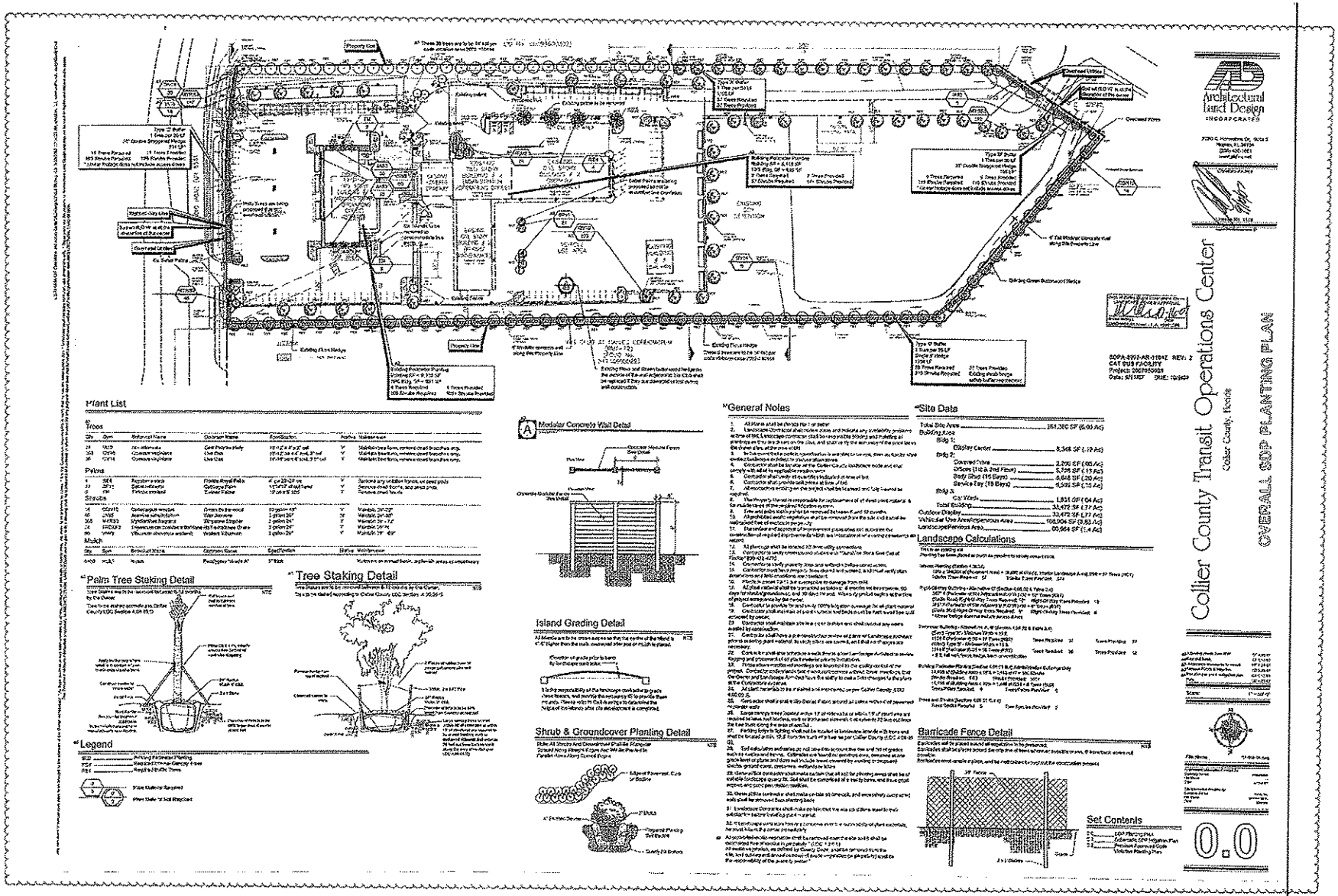
SHEET TITLE
FLUCCS MAP
CAT Operations and Administration Facility
SHEET NUMBER: 5 of 8

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :

Collier Area Transit Operations Center	**8300 Radio Road Naples, Florida**	Sheet 6 of 8 Project: CUP-2009	WilburSmith ASSOCIATES

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :



Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 :

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner seeks an Essential Service Conditional Use for a bus transfer station. The conceptual site plan (see attached) depicts the existing ingress/egress from Radio Road, with potential access from Davis Boulevard as well, buffering, water management and native vegetation preserves. The site is currently used by CAT for their administration and operations office; vehicle storage, parking, repairs, maintenance and fueling; vehicle washing and cleaning. The facility is also used for warehousing of the County's surplus property; bi-monthly public store hours for direct sales; and annual public auction of surplus items). These aforementioned uses were deemed compatible with the list of PUD permitted uses, pursuant to Section 4.3.3 of the existing Gallman Olds Dealership PUD that allows any other use which is comparable in nature with the listed permitted uses and which the Zoning Director determines to be compatible. This determination was made as part of the Zoning Verification review process as noted in Zoning Verification Letter requests ZLTR-06-AR-10777 and ZLTR-07-AR-12404 (Copies of the letters are included in the application material).

This site was operated most recently as the Morande Automobile Sales dealership until 2005/2006, operating under the auspices of the Gallman Olds Dealership PUD (Ordinance No. 86-6). The site was vacant for a time, with the county purchasing the property in December 2006 for a future CAT facility. Primary vehicular access currently is only from Radio Road; however, the site plan indicates that an access to Davis Boulevard may be established in the future.

It was determined however, that using the site as a transfer station would require conditional use approval pursuant to Land Development Code (LDC) Section 2.01.03.G.1.e, regarding Essential Service uses. Thus this petition has been submitted by the Collier County Alternative Transportation Modes Department.

According to the applicant's narrative statement, the site will not be the first bus transfer facility in the County system. The main transfer station is located adjacent to the Collier County Museum on the Collier County Government Center property. The applicant has indicated that that main facility "is approaching its design capacity and another transfer facility is needed to improve system-wide efficiency." The petitioner goes on to state, "The proposed Radio Road passenger transfer station would create a safe and convenient location for CAT passengers to make transfers in the eastern portion of the service area where CAT Routes 3, 5, and 6 converge (i.e. the purple, yellow, and blue routes)." The Traffic Impact Statement indicates that the busses will operate 7 days per week. No specific hours of operation have been included in the application; staff assumes, therefore that the transfer station will operate to accommodate Routes 3, 5 and 6 and they currently function or as those routes are revised in the future.

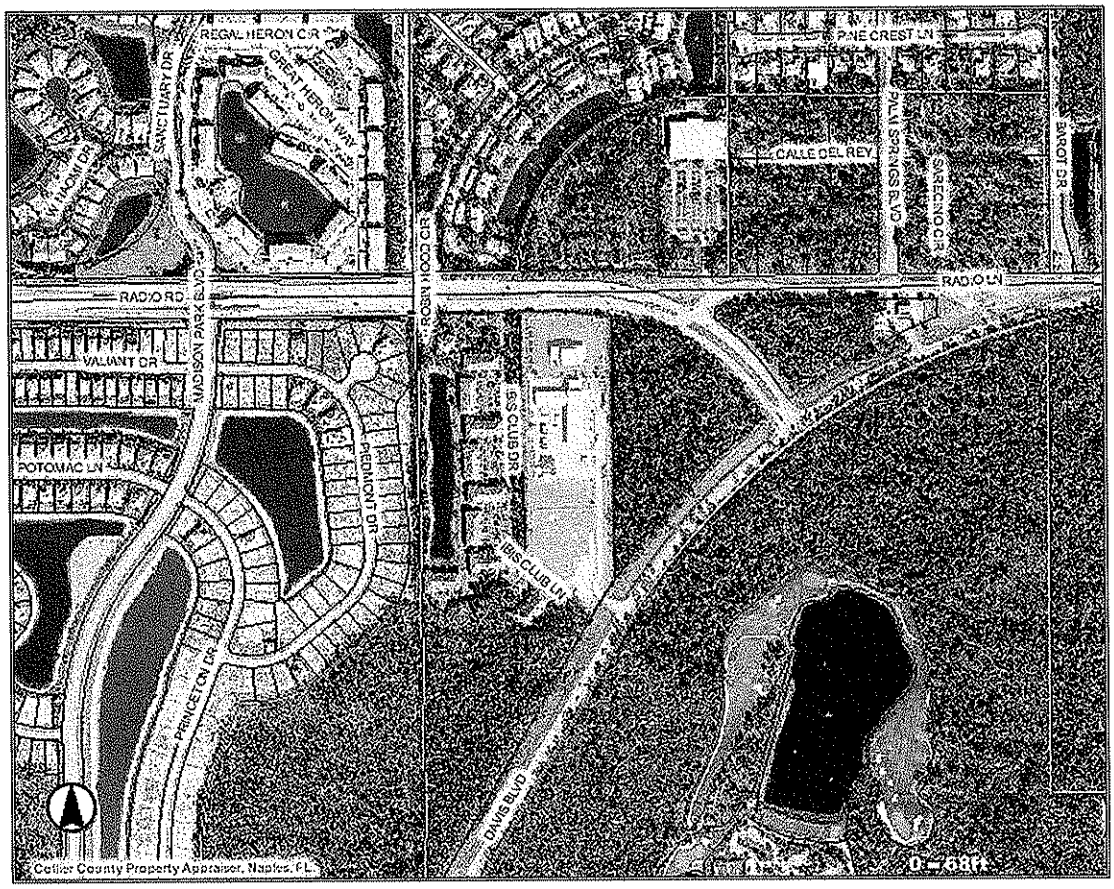
SURROUNDING LAND USE & ZONING:

North: Radio Road, then multi-family residential uses within, with a zoning designation of PUD (the Sherwood Park PUD Ordinance No. 80-38), with an approved density of 4.2 units per acre; and two undeveloped tracts totaling 7.16± acres (two different owners), with a zoning designation of Commercial Convenience (C-2)

East: An undeveloped 7.7± acre tract with a zoning designation of Commercial Intermediate (C-3), then Radio Road as it extends to intersect with Davis Boulevard; then an undeveloped 3.51± acre tract also with a zoning designation of C-3

South: Davis Boulevard, then the preserve area of Cedar Hammock golf community with a zoning designation of PUD (Cedar Hammock Golf and Country Club PUD, Ordinance No. 98-115) approved at a density of 1.09 units per acre

West: The Ibis Club at Naples, a multi-family residential project with a zoning designation of RMF-12, with a density limitation of 8.9 units per acre



GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Future Land Use Element (FLUE): The subject property is located within the Urban designated area (Urban – Urban Mixed Use District, Urban Residential Subdistrict) as identified on the countywide Future Land Use Map of the Growth Management Plan (GMP). This designation is intended to accommodate a variety of non-residential uses, including essential services as defined in the LDC. The subject PUD is identified on the Consistent by Policy Maps, part of the Future Land Use Map series, as "improved property". As such, via FLUE Policy 5.9, it is allowed to develop or redevelop in accordance with the existing PUD zoning. Government Facilities are identified in the LDC as "conditional essential services" in every zoning district excluding the RFMU district sending lands, CON districts, NRPAs, and RLSA designated HSAs and FSAs. Furthermore, the proposed use is consistent with the FLUE via Policy 5.5, which

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

encourages the planning for expansion of County owned and operated public facilities and services to existing lands that are designated for urban intensity uses.

Based upon the above analysis, staff concludes the proposed Conditional Use may be deemed consistent with the Future Land Use Element (FLUE) of the Growth Management Plan.

Transportation Element (TE): Transportation Planning staff has reviewed the petition and has determined that the proposed Conditional Use petition and the petitioner's Traffic Impact Statement (TIS) and has determined that addition of the proposed Transfer Station conditional use can be deemed consistent with Policy 5.1 of the Transportation Element of the GMP.

Radio Road Impacts: The first concurrency link that is impacted by this project is link 71, Radio Road from Santa Barbara Boulevard to Davis Boulevard. The project would generate 10* net new PM peak hour, peak direction trips, which represents a 0.48 percent impact on Radio Road. This segment of US 41 Radio Road currently has a remaining capacity of 1,315 trips, and is currently at Level of Service (LOS) "B" as reflected by the adopted 2009 AUIR. No subsequent links beyond this segment of Radio Road are significantly impacted, thus no further analysis was required for PM Peak Hour impacts.

*- The trips shown are calculated as such: 4 [actual] buses enter, 4 [actual] buses exit. This is 4 net new, pm peak hour, peak direction trips. These have been factored by 2, to obtain passenger car equivalency (i.e. slower-moving trucks occupy the same capacity as approximately 2 standard automobiles). Then, for the 2014 calculation, the bus trips were grown proportionately with background traffic. This resulted in 10 total, net new, pm peak hour, peak direction trips (10 in, 10 out) in the year 2014.

Davis Boulevard Impacts: No analysis of Davis Boulevard is required to comply with the requirements of policy 5.1 of the Transportation Element of the Growth Management Plan, because no direct access to Davis is proposed by the use being sought in this application.

Additional Information: The net new trips associated with the proposed Conditional Use will not be subject to concurrency review at the time of SDP, in accordance with the reference to Florida Statutes, Chapter 163.3180, as follows.

F.S. Ch. 163.3180 Concurrency.—(4)(b) The concurrency requirement as implemented in local comprehensive plans does not apply to public transit facilities. For the purposes of this paragraph, public transit facilities include transit stations and terminals; transit station parking; park-and-ride lots; intermodal public transit connection or transfer facilities; fixed bus, guideway, and rail stations; and airport passenger terminals and concourses, air cargo facilities, and hangars for the maintenance or storage of aircraft. As used in this paragraph, the terms "terminals" and "transit facilities" do not include seaports or commercial or residential development constructed in conjunction with a public transit facility.

Based upon the above analysis, staff concludes the petition may be deemed consistent with the overall GMP.

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

ANALYSIS:

Before any conditional use can be recommended to the Board of Zoning Appeals (BZA), the Collier County Planning Commission (CCPC) must make a finding that: 1) granting approval of the conditional use will not adversely affect the public interest; 2) all specific requirements for the individual conditional use are met; and 3) satisfactory provisions have been made concerning the following matters, where applicable:

1. **Section 2.01.03.G.1.e of the LDC permits conditional uses in the PUD zoning district.**

   The requested use for an Essential Service, Government Facility, limited to a bus transfer station is permitted as a Conditional Use in every zoning districted except the RFMU district sending lands, CON districts, NRPAs, and RLSA designated HSAs and FSAs Conditional uses subject to the standards and procedures established in section 10.08, conditional uses procedures, of the LDC.

2. **Consistency with the Land Development Code and the Growth Management Plan.**

   As noted above, this proposal is consistent with the applicable provisions of the FLUE and the Transportation Element; therefore, the petition is consistent with the overall GMP and with FLUE Policy 5.5 which states:

   > *Encourage the use of land presently designated for urban intensity uses before designating other areas for urban intensity uses. This shall occur by planning for the expansion of County owned and operated public facilities and services to existing lands designated for urban intensity uses... .*

   The subject site is already zoned for commercial uses, and is consistent with the applicable provision of the LDC. Furthermore, the site currently houses several Collier County facilities, most importantly for the purpose of this petition, the CAT operations headquarters. A transfer station at this site seems to be a logical extension of the mass transit services for Collier County residents and visitors. With the conditions of approval included by staff, the proposal may also be found consistent with all of the applicable provisions of the LDC.

3. **Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

   Transportation Planning staff indicates that they have reviewed this petition and determined that there are no outstanding issues concerning vehicular access and traffic control. As shown on the Conceptual Site Plan, vehicular access to the site could be accommodated via either Radio Road or Davis Boulevard because access points already exist on both roadways. However, the applicant indicated in the TIS that Davis Boulevard access will not be utilized for the conditional use. The trips exiting Radio Road turning to the right will ultimately end up on Davis Boulevard regardless, due to the Radio Road/Davis Boulevard intersection's proximity.

The transfer station may also be used by passengers arriving by vehicles other than CAT vehicles. Private passenger cars or taxis may pick up or drop off passengers at this site. This practice could be viewed negatively by the residential neighborhood; however the concept is beneficial to the public-at-large and the overall County. Bus passengers may be picked up from, or dropped off at, the CAT facility from other areas of the county where bus service is not conveniently available. This lessens the number of vehicles on the roadways.

4. **The effect the Conditional Use would have on neighboring properties in relation to noise, glare, economic or odor effects.**

   As noted previously this site is currently being used as the CAT operating facility, with busses entering and exiting the site along with the employee's vehicles that go to and from the site. Staff does not anticipate the addition of a transfer station will dramatically change the effect this total operation will have on the neighborhood. There should not be a significant increase in noise, glare or odor from the transfer operation.

   The overall economic effect of the transfer station at this location is difficult to determine in actual dollars. However, providing a transfer facility in proximity to the nearby higher density residentially developed properties could be viewed as an advantage for those people who may wish to relocate to one of those properties if those persons do not or cannot drive a personal vehicle. The transfer facility will be established near the center of the project's Radio Road frontage. The transfer facility is not proposed to be located nearer the existing residential use than the existing maintenance facility, which could have more impacts as far as noise and dust than the transfer station.

   Staff is of the opinion the project will not generate additional glare, noise or odors or otherwise create any adverse economic impacts on the neighborhood if staff's recommended conditions are adopted with any approval.

5. **Compatibility with adjacent properties and other property in the district.**

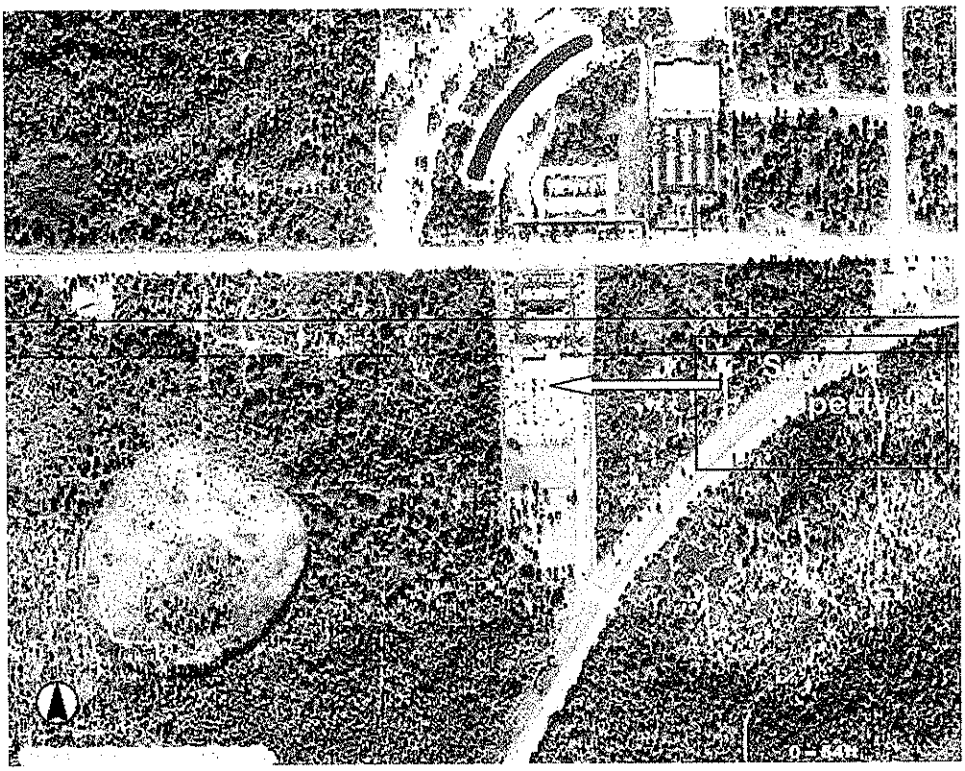
   The only boundary for this project that is shared with a residential use is the western boundary where Ibis Cove Condominiums are located. The subject site development plans call for a 6-foot high masonry wall within a Type B buffer that consists of one tree per 25 linear feet and a single 5-foot high hedge (this buffer is in place now). No new structures are proposed with this Conditional Use application that would be located near the western property boundary. Other than the western boundary this site is bordered by either major roadways—Davis Boulevard and Radio Road to the north and south, or an undeveloped commercial tract of land to the east.

   Staff has included a condition to limit the proposed transfer station to a non-primary site. That is, the site cannot become the "main" transfer station for the county. The narrative statement indicates that the main transfer station is at the Collier County Government Complex, and furthermore, informed the attendees at the Neighborhood Information meeting that this site would not become the main transfer station for the county. As of now, the site would serve Routes 3, 5, and 6 (i.e. the purple, yellow, and blue routes) with the potential to add more routes. Staff has included a condition that limits this transfer station to use by only four CAT Routes in compliance with the NIM discussion and the application material that

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

were submitted. Another condition is recommended by staff to limit the bus trips to no more than ten bus trips per hour to Radio Road. That is based upon the petitioner's TIS.

This site was developed and utilized for vehicle related uses such as maintenance and sales since the original PUD zoning was approved. A copy of a 1995 Property Appraiser's office aerial photo shows the extent of development in the area in 1995.



Clearly, this site was developed with commercial uses (Automotive Dealership) prior to the area being developed for residential uses.

Based upon the findings above, staff is of the opinion that the project can be deemed compatible with the neighborhood subject to staff's conditions of approval. Additionally the petitioner will need to comply with all Federal, State and other local regulations governing the uses.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

Pursuant to LDC Section 8.06.03 O.1 *Powers and Duties,* the EAC did not review this petition because the site is already developed therefore no EIS was required.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The meeting was duly noticed by the applicant and held on December 3, 2009 at 5:30 p.m. at the Comfort Inn at Tollgate Plaza. Approximately 60 people attended, including the applicant's team and county staff.

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

Ms. Horne presented an overview of the proposed Conditional Use (CU) application for the CAT Transfer Station. The main or primary transfer center is located at the County Government Center and will remain as such. The Radio Road site will help alleviate some of the overflow conditions occurring at the Government Center location, provide mobility options, provide an eastern site location and will allow routes 3, 5, and 6 to operate more efficiently. It allows for two points of access and is close to the I-75/Collier Boulevard interchange. This is a two phase project and is scheduled to go before the BCC on 1/7/10 and 3/23/10. If approved by the BCC then it will be submitted to the Federal Transit Administration (FTA) for final approval. Once FTA approves the plan, construction on the project is anticipated to take approximately 12 months.

The property owners in attendance voiced their concerns and objection to the location of the CAT Operations facility as follows:

Bill Kearney, Sapphire Lakes, representing ENACTS (East Naples Against County Transfer Site), stated that the bus transfer facility is needed; however, nearby residents are opposed to this location. Mr. Kearney wants the County to look at alternative sites such as the Wal-Mart area where there are numerous empty buildings. Additional concerns include traffic and congestion, parking, noise, impacts on residents in the area, and safety for the pedestrians and children waiting for school buses. Mr. Kearney stated that he has petitions with over 1,000 signatures opposing the CAT Transfer Station at this location.

Carol Molyn, Sapphire Lakes, ENACTS Petition Director, stressed the importance of petitions and made it clear that with the petitions in hand opposing the CAT Transfer facility, that she is representing more than just the people in attendance. She believes there is a better place for a bus transfer station than in a residential area.

Victoria Nader, representing the visually impaired/Blind Citizens, voiced the support of the CAT Transfer Station.

Kim Bowers, CAT customer, stated there are already bus stops in proximity to this site, one on Davis Boulevard, the other one near Circle K. She voiced her concerns about this new transfer facility becoming the main facility and had concerns about the cost involved.

In response to Ms. Bower's question about what the future goals are with the transfer site, Michelle Arnold, Director of Alternative Transportation Modes, stated that the CAT operations is not being moved to the Radio Road location. Ms. Arnold further stated that the intent is to have the current route center moving around that area and to transfer folks at the CAT ops rather than having them walk from one bus to the other bus.

Bill Jones, resident, states he was not against the CAT Transfer Station, he stated he is against a transfer site at the proposed location.

Rudy Pettorelli, resident, voiced his opposition to the location of the CAT Transfer Station and voiced concern about the number of buses that would be driving through the residential area.

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

Cathy Gorman, Palm Springs resident, was concerned about lighting and suggested Wal-Mart would be a better site and has better lighting. Ms. Arnold stated that adequate lighting will be provided.

Ken Ormson, resident, also voiced his opposition to the location of the transfer facility and wants a more appropriate place to be selected.

Ms. Horne provided clarification on the following items:

- There are four transfer locations, with the Government Center being the primary location
- While the Government Center may be the primary location, multiple locations are needed
- Radio Road site will enhance "on-time" performance
- The petition will investigate the 10-year Transit Development Plan to see what other transfer sites are identified

Ms. Arnold stated the site is intended to use grant funds from the FTA that have already been awarded to the County to fund the improvements on the property.

Marie Chiaro, resident, wanted to know if Davis Boulevard could be used instead of Radio Road. Ms. Arnold stated that Davis Boulevard is an option for access. The intent is that busses that operate along David Boulevard would turn onto Radio Road and at the light at Radio and Davis. This would allow buses to circulate into the facility without running the full length of Radio Road.

Richard Lilien, resident of Sherwood, wanted to know if an alternative site was being considered. Ms. Arnold stated that there are no alternative sites being considered at this time.

Ms. Gorman, asked where the four transfer stops are located. Ms. Horne responded that they are located at Coastland Mall, Creekside (Immokalee Road), Wal Mart, Collier County Government Center, and City of Immokalee (Health Dept).

COUNTY ATTORNEY OFFICE REVIEW:

The County Attorney Office has reviewed the staff report for CU-PL2009-405 revised on December 18, 2009.

RECOMMENDATION:

Staff recommends that the Collier County Planning Commission (CCPC) forward Petition CU-PL2009-405 to the Board of Zoning Appeals (BZA) with a recommendation of approval, subject to the following conditions:

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use, so long as these minor changes remain consistent with all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SDP) review and approval; and

4. This CAT transfer station shall be limited in scope to a non-primary transfer site. Any designation of this site as Collier County's "main" (or similar designation) is prohibited; and

5. This transfer station shall only be used by four CAT fixed-route buses, paratransit or supervisory vehicles; and

6. No more than ten bus trips per hour to Radio Road can be generated by this transfer station.

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

PREPARED BY:

Kay Deselem 12/9/09

KAY DESELEM, AICP, PRINCIPAL PLANNER — DATE
DEPARTMENT OF ZONING AND LAND DEVELOPMENT REVIEW

REVIEWED BY:

Raymond V. Bellows 12/20/09

RAYMOND V. BELLOWS, ZONING MANAGER — DATE
DEPARTMENT OF ZONING AND LAND DEVELOPMENT REVIEW

Susan M. Istenes 12/20/09

SUSAN M. ISTENES, AICP, DIRECTOR — DATE
DEPARTMENT OF ZONING AND LAND DEVELOPMENT REVIEW

APPROVED BY:

12/21/09

DATE
COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES DIVISION

Collier County Planning Commission:

Mark P Strain 1-7-10

MARK P. STRAIN, CHAIRMAN — DATE

Staff report for the January 7, 2010 Collier County Planning Commission Meeting
Tentatively scheduled for the March 23, 2010 Board of County Commissioners Meeting

Attachments: A. Conceptual Master Plan
B. Resolution
C. Neighborhood Information Notes from the petitioner's agent

Attachment: Attachment B - Resolution 10-70 and Staff Report CU-PL20090000405 (14561 : PL20200001301 CU - CAT Radio Road Transfer

KellyJohn

From: capnblb@aol.com
Sent: Tuesday, October 06, 2020 11:12 AM
To: KellyJohn
Subject: CAT Transfer Station NIM

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Mr. Kelly,

I understand that you are the planner involved with the CAT Transfer Station proposed expansion. I live in Sherwood Park, directly across the street from the CAT Transfer Station. I strongly oppose the expansion to the CAT Station as are many of my neighbors. The county re-zoned the property from a car dealership to a bus station under the premise that they were "similar uses". This expansion would in no way be a similar use to the car dealership and, in my opinion, should be denied for that reason alone. The residents of Sherwood Park were promised that the CAT Transfer Station would be for local public transportation and would not be an interstate bus transfer station or terminal and would not be used for bus transportation outside of Collier County. We do not need and can not permit the expansion of the CAT Transfer Station in our neighborhood. I plan to attend the NIM meeting on October 15, but is there anything else that I can do to to make our feelings known? I'm also on the Sherwood Park Board of Directors.

Sincerely,
Barry Berggren
250 Robin Hood Cir Unit 102
Naples, Fl 34104

Attachment: Attachment C - Public Correspondence (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

KellyJohn

From: Paula Mastronardi <paulamastronardi@gmail.com>
Sent: Tuesday, October 06, 2020 12:26 PM
To: KellyJohn
Subject: Fwd: CAT Transfer Station NIM

Follow Up Flag: Follow up
Flag Status: Flagged

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

Sent from my iPad

Begin forwarded message:

From: capnblb@aol.com
Date: October 6, 2020 at 11:12:27 AM EDT
To: "JohnKelly@colliergov.net" <JohnKelly@colliergov.net>
Subject: CAT Transfer Station NIM
Reply-To: capnblb@aol.com

Dear Mr. Kelly,

I understand that you are the planner involved with the CAT Transfer Station proposed expansion. I live in Sherwood Park, directly across the street from the CAT Transfer Station. I strongly oppose the expansion to the CAT Station as are many of my neighbors. The county re-zoned the property from a car dealership to a bus station under the premise that they were "similar uses". This expansion would in no way be a similar use to the car dealership and, in my opinion, should be denied for that reason alone. The residents of Sherwood Park were promised that the CAT Transfer Station would be for local public transportation and would not be an interstate bus transfer station or terminal and would not be used for bus transportation outside of Collier County. We do not need and can not permit the expansion of the CAT Transfer Station in our neighborhood. I plan to attend the NIM meeting on October 15, but is there anything else that I can do to to make our feelings known? I'm also on the Sherwood Park Board of Directors.

Sincerely,
Paula Mastronardi
250 Robin Hood Cir Unit 102
Naples, Fl 34104

Attachment: Attachment C - Public Correspondence (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

KellyJohn

From: Paula Mastronardi <paulamastronardi@gmail.com>
Sent: Thursday, October 15, 2020 10:05 PM
To: burtsaundersa@colliergov.net
Cc: KellyJohn
Subject: CAT expansion

Follow Up Flag: Follow up
Flag Status: Flagged

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

I vote no on Conditional Use Resolution n010.070.

Furthermore, I reject the amount of building that has been going on in East Naples recently. It is ridiculous! The increased amount of traffic is dangerous, not to mention the increased amount of wildlife showing up in our communities due to the expansions! This needs to stop. There are communities that have been constructed within the past two years that are not yet at full capacity, yet building continues. I am outraged!

Sent from my iPad

Attachment: Attachment C - Public Correspondence (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

KellyJohn

From: Donald Canton <donaldcan@hotmail.com>
Sent: Monday, November 02, 2020 6:38 PM
To: SaundersBurt; KellyJohn
Subject: Opposition to expanded Collier Area Transportation Station

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Commissioner Burt Saunders and planner John Kelly,

As a member of the Sherwood community, I am writing to oppose Collier County's plan to expand the Collier Area Transportation Station into an interstate transfer bus terminal. I strongly urge you to oppose this action.

We believe an expansion will create the substantial hazard of large commercial vehicle traffic congestion, unhealthy air pollution and ultimately the devaluation of ours and our neighbors' property. I am especially concerned that my condominium association was not initially notified of the application for expansion. Sherwood is just one of multiple residential communities in the immediate area, including several new ones, that has kept commercial operations of this scale at a comfortable distance. If necessary at all, such a terminal should be located on Interstate 75, not where people live and raise their children.

Sincerely,

Donald and Loreeta Canton
411 Valerie Way
Naples, FL 34104

Attachment: Attachment C - Public Correspondence (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

KellyJohn

From: Ken Gallander <kgallander@consult-rwa.com>
Sent: Friday, October 16, 2020 9:53 AM
To: ArnoldMichelle; DeleonOmar; KartoZachary; TamarinKirbyVEN
Cc: KellyJohn
Subject: FW: CAT Radio Road Transfer Facility - NIM Presentation

Follow Up Flag: Follow up
Flag Status: Flagged

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

Please see Ms. Wallace's response below. Nice to read.

Thanks,
Ken

RWA ENGINEERING

Ken Gallander, AICP
Director of Planning
OFFICE | 239.597.0575
CELL | 850.803.5621
EMAIL | KGallander@consult-rwa.com

From: Mary Ann Wallace
Sent: Friday, October 16, 2020 9:44 AM
To: Ken Gallander
Subject: Re: CAT Radio Road Transfer Facility - NIM Presentation

Your presentation was informative. I had no idea the County had put restrictions limiting how many routes and buses. No wonder CAT has had years of slow acceptance of riding the bus. Infrequent, lack of routes, etc.

It is certainly time for the County to remove those restrictions. I am all for public transportation.

Mary Ann Wallace

On 10/16/2020 9:29 AM, Ken Gallander wrote:

> All,
>
> Thank you for your participation in last evening's Neighborhood Information Meeting. We certainly appreciated your questions and comments.
>
> As promised, please see the attached PowerPoint presentation for your reference.
>
> Also, please don't hesitate to call or email me if you have any further questions, thoughts, or concerns, which we'll do our best to answer or address.

Attachment: Attachment C - Public Correspondence (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Regards,
Ken

Ken Gallander, AICP
Director of Planning
OFFICE | 239.597.0575
CELL | 850.803.5621
EMAIL | KGallander@consult-rwa.com

Attachment: Attachment C - Public Correspondence (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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

APPLICATION FOR PUBLIC HEARING FOR: CONDITIONAL USE

LDC Section 10.08.00 & Code of Laws section 2-83 – 2-90
Chapter 3 C.1 of the Administrative Code

PETITION NO (PL)
PROJECT NAME
DATE PROCESSED

To be completed by staff

☐ **A CONDITIONAL USE TO BE HEARD BY THE PLANNING COMMISSION AND BOARD OF ZONING APPEALS**

■ **A MINOR CONDITIONAL USE TO BE HEARD BY THE OFFICE OF THE HEARING EXAMINER**

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Collier County C/O Real Property Management

Name of Applicant if different than owner: Public Transit & Neighborhood Enhancement - Collier Area Transit (CAT)

Address: 3299 Tamiami Trl E, Suite 103 **City:** Naples **State:** FL **ZIP:** 34112

Telephone: 239-252-5841 **Cell:** _____ **Fax:** 239-252-3929

E-Mail Address: _____

Name of Agent(s): Kenrick Gallander

Firm: RWA, Inc.

Address: 6610 Willow Park **City:** Naples **State:** FL **ZIP:** 34109

Telephone: 239-597-0575 **Cell:** _____ **Fax:** _____

E-Mail Address: kgallander@consult-rwa.com

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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ASSOCIATIONS

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

Name of Homeowner Association: Ibis Club Naples Condominium Association, Inc.
Mailing Address: 8210 Ibis Club Way **City:** Naples **State:** FL **ZIP:** 34101

Name of Homeowner Association: Sherwood Park
Mailing Address: 13461 Parker Commons Blvd. #101 **City:** Fort Myers **State:** FL **ZIP:** 33912

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

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

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

PROPERTY INFORMATION

On separate page, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Property I.D. Number: 00399360008 **Plat Book:** 4162 **Page #:** 1226
Section/Township/Range: 03 / 50 / 26
Subdivision: N/A **Lot:** N/A **Block:** N/A
Metes & Bounds Description: Please see attached.
Size of Property: 374+/- **ft. X** 1170+/- **ft. =** 437,580+/- **Total Sq. Ft. Acres:** 10.04 +/-
Address/ General Location of Subject Property:
8300 Radio Road, Naples, FL 34104

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD and C-2	Multi-family Residential; Vacant; Commercial: Bowling Center
S	RMF-12 and PUD	Multi-family Residential; Vacant; Right-of-Way (Davis Blvd)
E	C-4 and C-3	Commercial: Mini Storage; Gas Station/Convenience Store
W	RMF-12	Multi-family Residential

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property: (If space is inadequate, attach on a separate page)

Section/Township/Range: N/A / N/A / N/A

Lot: N/A **Block:** N/A **Subdivision:** N/A

Plat Book: N/A **Page #:** N/A **Property I.D. Number:** N/A

Metes & Bounds Description: N/A

CONDITIONAL USE REQUEST DETAIL

Type of Conditional Use:

This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the PUD **zoning district** for Expansion of an existing Government Facility. **(type of use).**

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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EVALUATION CRITERIA

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.
b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.
d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
e. Please provide any additional information which you may feel is relevant to this request.

Deed Restrictions: The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.

Previous land use petitions on the subject property: To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

No public hearing has been held on this property within the last year to best of my knowledge.

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

☒ No ☐ Yes (If yes please provide copies.)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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STATEMENT OF UTILITY PROVISIONS FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Collier Area Transit (Public Transit & Neighborhood Enhancement)

Address: 3299 Tamiami Trl E, Suite 103 **City:** Naples **State:** FL **ZIP:** 34112

Telephone: 239-252-5841 **Cell:** _____ **Fax:** 239-252-3929

E-Mail Address: _____

Address of Subject Property (If available): 8300 Radio Rd.

City: Naples **State:** FL **ZIP:** 34104

LEGAL DESCRIPTION

Section/Township/Range: 03 / 50 / 26

Lot: N/A **Block:** N/A **Subdivision:** N/A

Plat Book: 4162 **Page #:** 1226 **Property I.D. Number:** 00399360008

Metes & Bounds Description: Please see attached.

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

a. County Utility System [X]
b. City Utility System [ ]
c. Franchised Utility System [ ]
d. Package Treatment Plant [ ]
e. Septic System [ ]

Provide Name: _____
(GPD Capacity): _____

TYPE OF WATER SERVICE TO BE PROVIDED

a. County Utility System [X]
b. City Utility System [ ]
c. Franchised Utility System [ ]
d. Private System (Well) [ ]

PROVIDE NAME _____

Total Population to be served: _____

Peak and Average Daily Demands:

A. Water-Peak: _____ Average Daily: _____
B. Sewer-Peak: _____ Average Daily: _____

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: N/A. Connection exist.

Narrative statement: Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

N/A

County Utility Dedication Statement: If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

N/A

Statement of Availability Capacity from other Providers: *Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.*

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of F.S. §695. A recorded copy of the Memorandum or Notice shall be provided to the assigned Principal Planner, Zoning Services Department, within 15 days of recording of said Memorandum or Notice.

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
■ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. of the Administrative Code

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

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	☒	☐
Cover letter briefly explaining the project	1	✓	☐
Pre-Application Notes	1	✓	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	✓	☐
Boundary Survey	1	☐	✓
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	☐	☐	✓
Plans showing proposed location for utilities, if required	☐	☐	✓
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☐	☐	✓
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☐	☐	✓
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☐	☐	✓
Architectural Rendering of Proposed Structure(s), if applicable	1	☐	✓
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	✓	☐
Statement of utility provisions (with all required attachments & sketches)	1	☐	✓
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☐	✓
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☐	✓
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	✓
Traffic Impact Study (TIS) or waiver	1	✓	☐
Historical and Archeological Survey, or waiver	1	☐	✓
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	✓	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay
☐	Conservancy of SWFL: Nichole Johnson	☐	GMD Graphics
☐	City of Naples: Robin Singer, Planning Director	☐	Utilities Engineering: Eric Fey
☐	Parks and Recreation: Barry Williams	☐	Immokalee Water/Sewer District:
■	Other: Transportation Methodology	☐	School District (Residential Components): Amy Lockheart

Communication Towers:

☐	Mosquito Control	☐	Collier County Airport Authority
☐	Naples Airport Authority		

Commercial Mining:

☐	Impact Fees

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- ☐ **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☐ **Conditional Use Application Fee:** $4,000.00
  - When filed with Rezone Petition: $1,500.00
  - Additional fee for 5th and subsequent reviews: 20% of original fee
- ☐ **Comprehensive Planning Consistency Review:** $300.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- ☐ **Transportation Fee, if required:**
  - Methodology Review Fee: $500.00
  - Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- ☐ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** $500.00

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

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

All checks payable to: Board of County Commissioners.

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

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

Digitally signed by Kenrick Gallander
Date: 2020.08.11 11:17:06 -04'00'

Agent/Owner Signature

8/11/2020
Date

Kenrick Gallander
Agent/Owner Name (please print)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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Public Participation Requirements

LDC Section 10.03.06 B. or C.
Chapter 8 of the Administrative Code

Notice for Minor Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the Hearing Examiner's receipt of the staff report and application materials in accordance with the applicable sections of the Administrative Code. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised Hearing Examiner hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised Hearing Examiner hearing date.

Public Hearing for Minor Conditional Use Petitions

Hearing Examiner: The Hearing Examiner shall hold at least 1 advertised public hearing. See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

Notice for Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the advertised public hearing. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised public hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised public hearing date.

Public Hearing for Conditional Use Petitions

Environmental Advisory Committee (EAC): The EAC shall hold at least 1 advertised public hearing, if required.

Collier County Planning Commission (CCPC): The CCPC shall hold at least 1 public hearing.

Board of Zoning Appeals (BZA): The BZA shall hold at least 1 advertised public hearing.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ENGINEERING

NARRATIVE STATEMENT

CAT Radio Road Transfer Facility

Conditional Use (CU)

Background:

The subject property is located on a 10.04+/- acre parcel (Property ID No.: 00399360008) approximately 1,050 feet west of the Radio Road and Davis Blvd. intersection (See Figure 1.). The address for the property is 8300 Radio Rd., Naples, FL 34104, and the owner of the subject property is Collier County C/O Real Property Management. The applicant for this petition is Public Transit & Neighborhood Enhancement - Collier Area Transit (CAT).

Figure 1. Subject Property Location Map

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

6610 Willow Park Drive Suite 200 Naples, FL 34109 | (239) 597-0575 | Fax (239) 597-0578
www.consult-rwa.com

The Future Land Use Designation is Urban, Urban Mixed Use District, Urban Residential Subdistrict as provided on the Future Land Use Map (FLUM) in the Future Land Use Element (FLUE) of the Growth management Plan (GMP). The current zoning district is Bill Gallman Oldsmobile Dealership PUD (Ord. No. 86-6) with an existing Conditional Use (CU) (CU-PL2009-405; Resolution No. 10-70) approved March 23, 2010, with conditions.

Development on the subject property commenced in 1986 under Collier County Permit #'s: 85-3707 and 85-3708 based on the Bill Gallman Oldsmobile Dealership Planned Unit Development (Ord. No. 86-06) for the construction of an automobile dealership. This original development resulted in the initial site clearing of a significant portion of the existing native vegetation as approved under the PUD conditions. Additional construction activity occurred on the subject property over the last several decades. Please see the attached Exhibit A documenting the historical progression of development of the subject property. Additionally, a review of the Topographic Aerial and Clearing Plan (See attached Exhibit B) from the approved SDPA PL20130000237, confirms the existing conditions of the property and no existing native vegetation remains on site. The subject property is currently developed with the following use(s) based on the approved Conditional Use Res. No. 10-70 and the following approved Site Development Plan applications (SDP-2004-AR-5653, SDPA 2007-AR-11842, and SDPA PL20130000237):

- Government Facility: Limited to a Collier County Collier Area Transit (CAT) Transfer Station Facility

Request:

The subject property is currently used by Collier Area Transit (CAT) as a Transfer Station facility with specific conditions outlined under the existing Conditional Use approval. Per Condition #3, any expansion of uses identified and approved requires a new conditional use application. Additionally, the primary use is specifically controlled by the following conditions as provided under Resolution No. 10-70:

- Condition #4: Limited to a Secondary Transfer Facility, which is defined as:
  - Handles multiple routes (25-40%)
  - Supervised and publicly owned
  - Off-road bus parking and circulation
  - Drop off for passengers
- Condition #5: Transfer activities for no more than four (4) CAT fixed routes
- Condition #6: No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated.

Since the approval of the Conditional Use, CAT has continually evaluated its level of service and number of routes throughout Collier County and the region. Maintaining and appropriately adjusting transit service when needed remains a priority in Collier County as it is a significant component and complementary factor to the county's overall multi-modal transportation system. The CAT Transfer Station facility at Radio Road is a critical hub to

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

6610 Willow Park Drive Suite 200 Naples, FL 34109 | (239) 597-0575 | Fax (239) 597-0578
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keeping the system's service going. Having route limitations as currently conditioned impedes programming flexibility and does not support the continued success and benefits of transit to the community.

It is necessary to note that CAT is not seeking to amend the requirements of Condition #4 and will continue to operate as a "Secondary Transfer Facility." CAT currently provides 19 fixed routes throughout Collier County. As a "Secondary Transfer Facility" and per Condition #4, this facility can handle up to 40% or 8 routes. The facility will remain supervised and publicly owned; provide off-road bus parking and circulation; and only provide drop-off for passengers.

"Essential services" are fundamentally defined under the Growth Management Plan (GMP) and Land Development Code (LDC) as facilities and services necessary to promote and public health, safety, and welfare and are not explicitly restricted to governmental or public entities. Commercial entities, such as power utilities, communication companies (cable, internet, cell services), transportation services (tollway and transit providers) also provide essential services to ensure the public's health, safety, and welfare needs are met. Transit providers, such as CAT, often contract with a commercial provider to support necessary operational and management functions of their systems.

The transportation service systems, inclusive of local and regional transit bus systems, are an essential service and a critical component to offering diverse mobility options to the Collier County community. County staff is aware of the lack of proper facilities for regional bus services in Collier County. The regional Greyhound "stop"/facility is co-located at 8901 Davis Blvd (Marathon Gas Station) and the other regional carrier, Red Coach, uses the McDonald's property at 8875 Davis Blvd; each stop is approximately one (1) mile from the CAT Transfer Station facility on Radio Road. To assist in improving the regional bus system service and to complement the essential service provided by the local transit system, the applicant would like to have the option to consolidate the regional bus stops from the Marathon Gas Station and McDonalds on David Blvd., to the transit facility on Radio Road. This opportunity to consolidate the regional bus system to a central location integrated with the local transit system helps to improve the bus/transit system and in turn alleviate traffic congestion. Utilizing the existing regional services to complement and enhance multi-modal transportation options for the residents of Collier County improves the overall local transportation system and, relieves CAT from needing to expend resources to manage and operate such a service. Regional bus services provide a legitimate linkage and extension of the existing transit and transportation services. Providing a connection between transit routes and the regional bus services is critically important to the promotion and success of efficient and effective multi-modal systems. The consolidation of local and regional bus services to a centralized location and facility helps access to these services and ensure a safe link for passengers between systems.

The CAT Transfer Station facility went into full operation soon after the conditional use was approved in 2010. Over the last decade there are no documented issues, problems, or concerns from the surrounding neighbors. The availability and convenience of the facility is a benefit to the surrounding area and its support of the entire CAT system. With this understanding, the facility has demonstrated its compatibility and should have alleviated any assumed doubts or compatibility concerns that may have existed when the conditions under Resolution No. 10-70 were put in place.

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To address the aforementioned elements, this petition is requesting the following:

- Remove Conditions #5 and #6 to provide CAT the flexibility of ensuring transit service routes can continue to meet the needs of the community.
- Allow for regional bus carriers to relocate from the commercial sites and co-locate at the existing CAT Transfer facility on Radio Road.

Conditional Use Criteria:

The following narrative and attached materials/documentation will further address the applicable criteria as outlined in accordance with LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code:

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.

The subject property is designated Urban – Mixed Use District, Urban Residential Subdistrict as provided on the current Collier County Future Land Use Map (FLUM) and contained in the Growth Management Plan's (GMP) Future Land Use Element (FLUE). The purpose of the Urban – Mixed Use District is to allow for a variety of residential and non-residential uses, which could include true mixed-use development through the Planned Unit Development approval process. The existing CAT Transfer facility, a Collier County government facility/essential services facility, remains consistent with the stated purpose of the Urban Mixed Use District of providing for and complementing a variety of residential and non-residential uses in the surrounding area and beyond through county-wide transit services.

Maintaining existing and providing for future transit/bus service flexibility ensures consistency with Transportation Element Objective 12, which is to *"Encourage the efficient use of transit services now and in the future*."

The proposed project of providing for continued and further transit service opportunities is consistent with FLUE Policy 3.2, which states that the LDC contains regulations to ensure the availability of suitable lands for essential services.

> *FLUE Policy 3.2: Land Development Regulations have been adopted into the Collier County Land Development Code (LDC) that contain provisions to implement the Growth Management Plan through the development review process. These include the following provisions:*
>
> > *g. The LDC ensures the availability of suitable land for utility facilities, and other essential services necessary to support proposed development, by providing for the location of public facilities and other essential services in the Public Use Zoning District, and in other zoning districts via the Essential Services regulations.*

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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LDC Section 2.01.03 envisions the need for essential services within all zoning districts subject to certain conditions. Sub-section 2.01.03.G allows for "government facilities" such as the existing CAT Transfer Facility in the PUD zoning district through the Conditional Use process.

The subject property is consistent with Policy 7.1 since it connects to Radio Road as well as Davis Boulevard, both arterial roadways. Policy 7.3 indicates that "all new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type." The CAT Transfer Facility is an existing development. As outlined previously, there are no proposed changes to the existing development, thus there is no opportunity under this petition to connect with either of the adjoining developments to the east or west.

b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The existing ingress and egress to the property is consistent with the approved site plan per Collier County SDPA Project #PL20130000237. The approved site plan is included as part of the submittal documents for reference. It is necessary to note, CAT staff is coordinating with Transportation Planning to ensure ingress/egress management is fully consistent with the CU and Land Development Code requirements and meets the needs of CAT.

c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

- Noise: The proposed conditional use related to the existing government facility for the CAT Transfer Station will not be generating any product, providing additional services, or alter hours of operation that will generate noise beyond that which is existing that would be deemed to adversely affect the public's health, safety, or well-being. CAT has utilized the subject property as a fully operational transit transfer facility for the last 5 years. There are no proposed structural or site improvements that would affect current noise levels and alter the existing separation of the transit facility from the surrounding properties. The existing buffering and screening will continue to provide benefits of reducing noise impacts that may exist. Providing for the flexibility to have additional routes and regional service will not generate additional noise that would be considered adverse or significant to neighboring properties.

- Glare: The proposed conditional use related to the existing government facility for the CAT Transfer Station will not produce any glare beyond that which may currently exist. The subject property provides existing buffering and screening ensuring glare continues to not negatively impact the neighboring properties.

- Economic impact: The proposed flexibility of transportation service routes through the proposed elimination of conditions limiting transit services should have a positive direct and indirect economic

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impact on the local community. The added flexibility of providing transit services will improve the overall CAT system's level of service and provide safety and convenience for the community, many of whom use transit to commute to their place of employment.

- Odor: The CAT Transfer Station facility use already exists and any expansion and flexibility of the services will not generate any noxious odors that would be deemed to adverse to the public's health, safety, or well-being.

Public records indicate and according to CAT facility staff, there are no known adjacent/neighboring property nuisance complaints since it became operational almost a decade ago.

d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The existing CAT Transfer facility on the subject property was found to be compatible in 2010 under the approved CU (Res. No. 10-70). The following describes the site and government facility in relation to the adjacent properties existing today:

North: Multi-family Residential; Vacant; and Commercial (Bowling Center)
South: Multi-family Residential; Vacant; Right-of-Way (Davis Blvd.)
East: Commercial (Mini-storage, Gas Station/Convenience Store)
West: Multi-family Residential

The adjacent uses described above were in place during the review and approval of the current CU (Res. No. 10-7) except for the commercial mini-storage use to the east, which was permitted through the allowance of Growth Management Plan amendment and Rezoning in 2016. Since the CAT facility has been in operation over the last several years, there are no known or documented complaints or concerns related to its compatibility with the adjacent properties.

There are no new structures or infrastructure changes to the existing site as currently approved, thus there are no impacts to the separation of existing adjacent uses. The required buffers and landscaping are to remain.

The proposed conditional use will allow CAT to maintain a facility that will help promote and enhance ridership experience; provide shelter, administration offices and bathroom facilities; improve safety; and improve transit logistics and functionality. The additional level of service resulting from the ability to adjust the number of routes and adding limited regional bus service helps improve the level of service provided to the community but will not impact the compatibility with the adjacent multi-family residential and the newer commercial uses developed over the last 4 years. Based on the findings outlined previously, the development remains consistent with Policy 5.6 of the Growth Management Plan.

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e. Please provide additional information which you may feel is relevant to this request.

The proposed conditional use helps ensure that CAT will remain adaptable and responsive to changing transit needs. Allowing more route flexibility and ensuring regional bus service is available at this facility will help maintain the intent of transit to provide mobility options and reduce personal automobile vehicular trips on the surrounding transportation network. More effective and efficient transit service is known to remove personal vehicle trips, thus, alleviating congestion impacts on the roadways. The effort to relocate and consolidate the complementary regional bus services from random commercial properties and potential stops within the public right-of-way to this CAT facility provides a safer method and more appropriate facility for riders and the regional bus service providers. Based on the TIS Memorandum, revised September 28, 2020 and provided as part of the submittal, the proposed CU will not negatively impact the surrounding roadway network system. Additionally, a trip-cap is not an appropriate condition for the proposed CU application due to the fact that CAT and regional bus services reduce and remove trips associated with the personal automobile from the roadway network system. The proposed conditional use ensures consistency with County Transportation initiatives to promote alternative modes of transportation to reduce traffic congestion, enhance mobility options, and improve bicycle and pedestrian safety.

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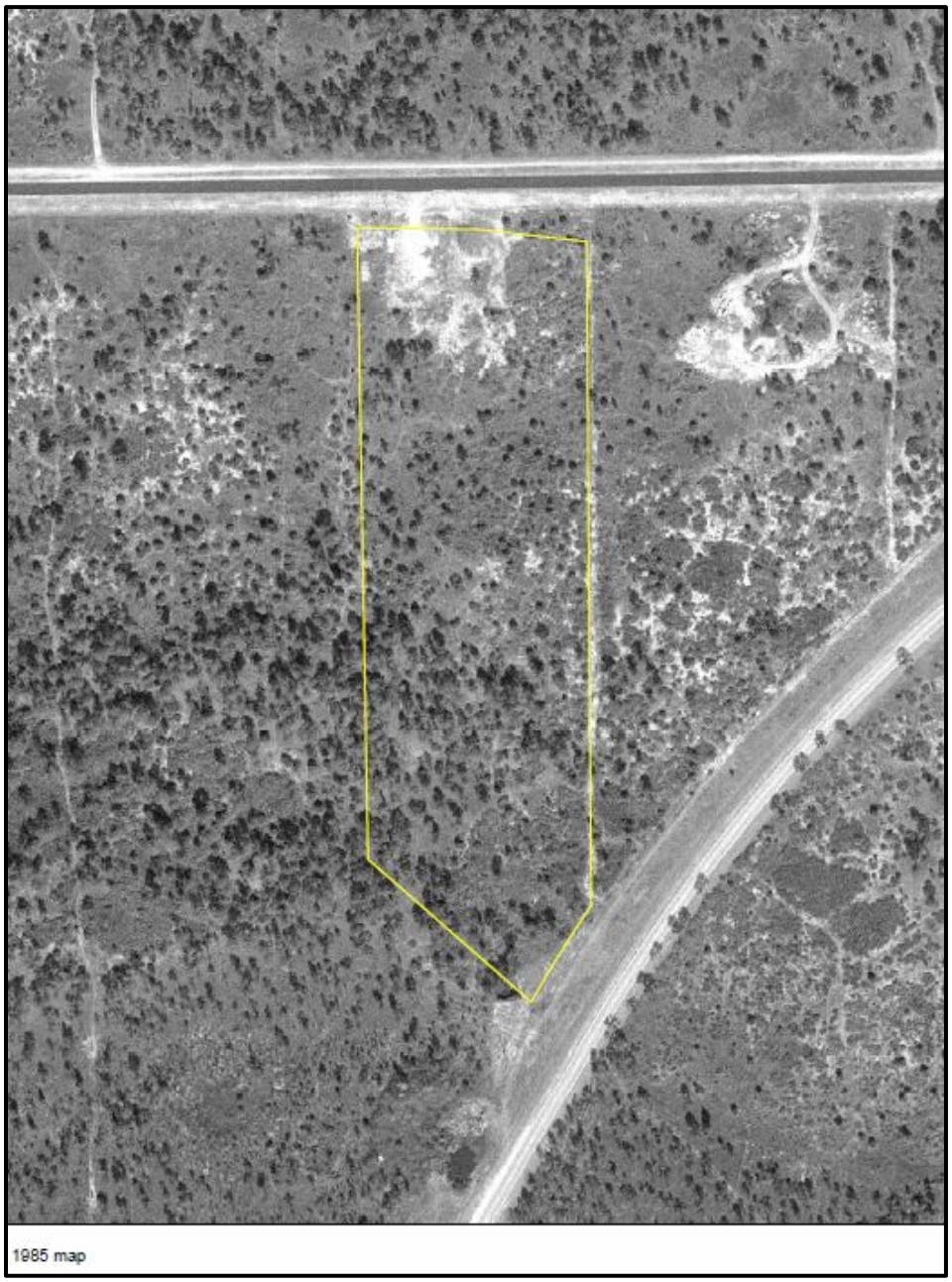
CAT Radio Road Transfer Facility (CU)

NARRATIVE STATEMENT – EXHIBIT A

Historical Progression of Development



1985 Aerial

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

1996 Aerial

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

2006 Aerial

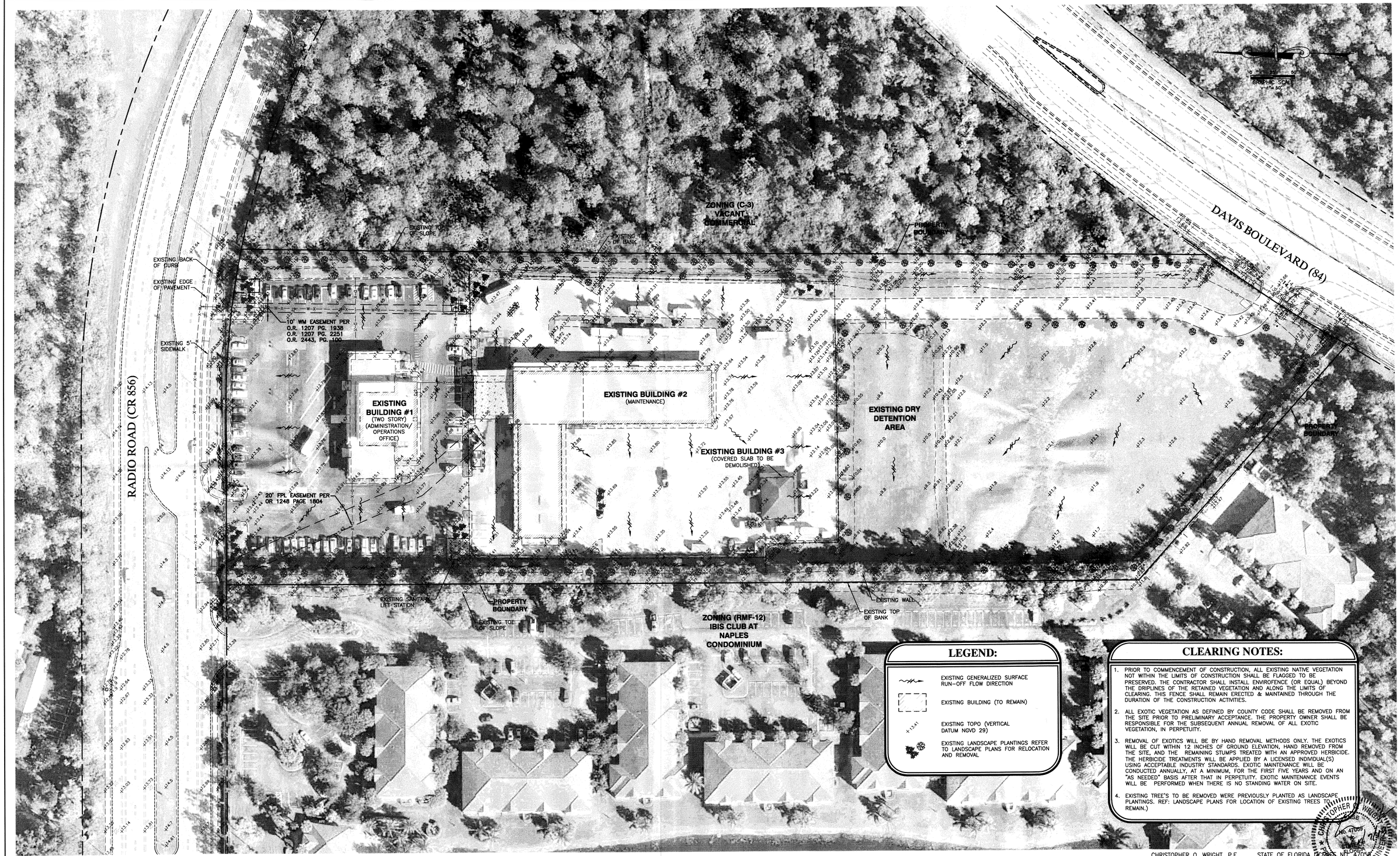
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

2016 Aerial

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

2020 Aerial

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



LEGEND:

- EXISTING GENERALIZED SURFACE RUN-OFF FLOW DIRECTION
- EXISTING BUILDING (TO REMAIN)
- +13.41 EXISTING TOPO (VERTICAL DATUM NGVD 29)
- EXISTING LANDSCAPE PLANTINGS REFER TO LANDSCAPE PLANS FOR RELOCATION AND REMOVAL

CLEARING NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL EXISTING NATIVE VEGETATION NOT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE FLAGGED TO BE PRESERVED. THE CONTRACTOR SHALL INSTALL ENVIROFENCE (OR EQUAL) BEYOND THE DRIPLINES OF THE RETAINED VEGETATION AND ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED & MAINTAINED THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITIES.
2. ALL EXOTIC VEGETATION AS DEFINED BY COUNTY CODE SHALL BE REMOVED FROM THE SITE PRIOR TO PRELIMINARY ACCEPTANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE SUBSEQUENT ANNUAL REMOVAL OF ALL EXOTIC VEGETATION, IN PERPETUITY.
3. REMOVAL OF EXOTICS WILL BE BY HAND REMOVAL METHODS ONLY. THE EXOTICS WILL BE CUT WITHIN 12 INCHES OF GROUND ELEVATION, HAND REMOVED FROM THE SITE, AND THE REMAINING STUMPS TREATED WITH AN APPROVED HERBICIDE. THE HERBICIDE TREATMENTS WILL BE APPLIED BY A LICENSED INDIVIDUAL(S) USING ACCEPTABLE INDUSTRY STANDARDS. EXOTIC MAINTENANCE WILL BE CONDUCTED ANNUALLY, AT A MINIMUM, FOR THE FIRST FIVE YEARS AND ON AN "AS NEEDED" BASIS AFTER THAT IN PERPETUITY. EXOTIC MAINTENANCE EVENTS WILL BE PERFORMED WHEN THERE IS NO STANDING WATER ON SITE.
4. EXISTING TREE'S TO BE REMOVED WERE PREVIOUSLY PLANTED AS LANDSCAPE PLANTINGS. REF: LANDSCAPE PLANS FOR LOCATION OF EXISTING TREES TO REMAIN.)

CHRISTOPHER O. WRIGHT, P.E. No. 47058 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 28, 2013 1:13 PM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\0601990200004.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE:	JULY, 2013
HORIZ. SCALE (FULL):	1" = 50'
HORIZ. SCALE (HALF):	1" = 100'
SEC: TWP: RGE:	3 50S 26E

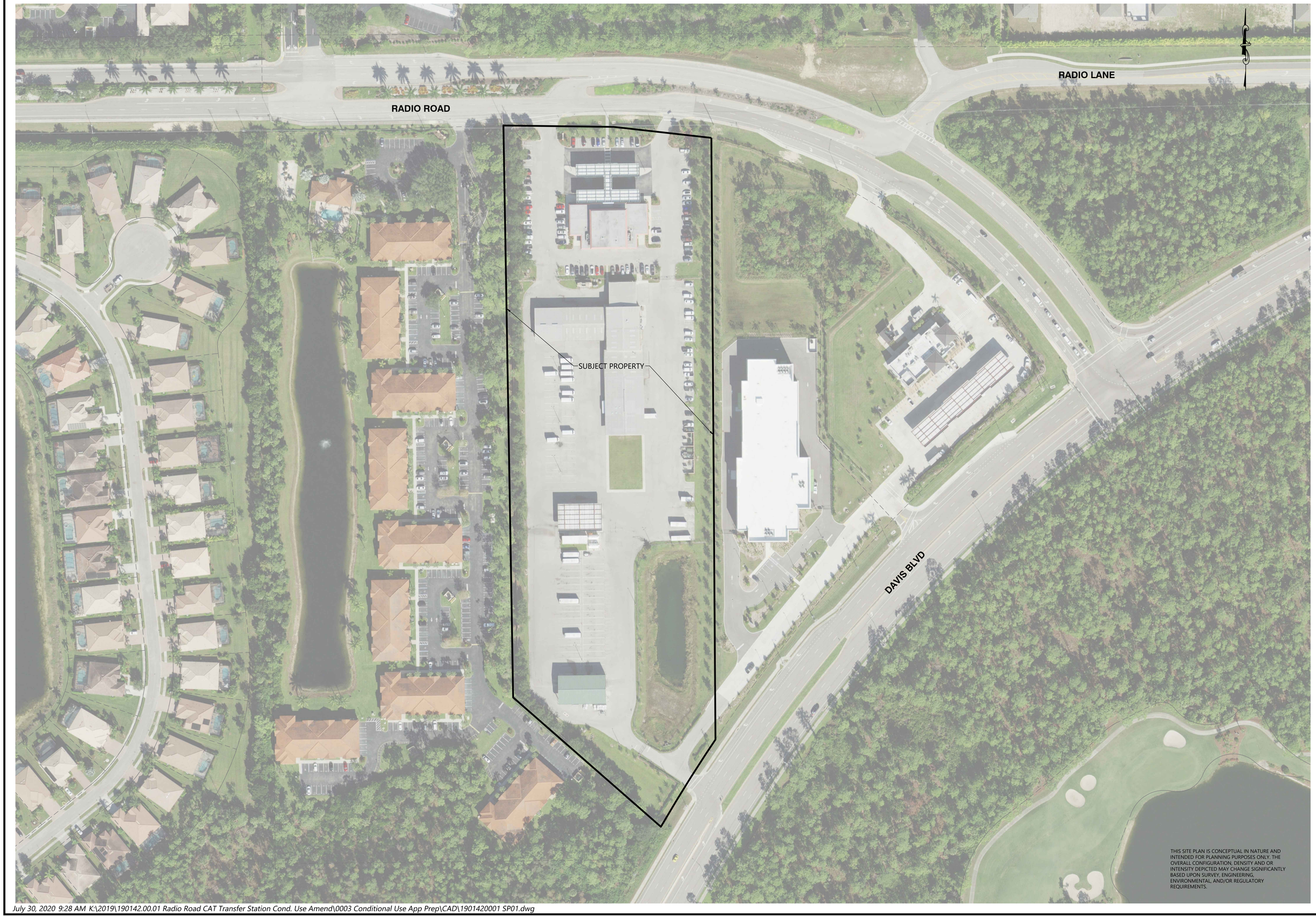
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: TOPOGRAPHIC AERIAL AND CLEARING PLAN

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	4 OF 14	0601990200D(

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



THIS SITE PLAN IS CONCEPTUAL IN NATURE AND INTENDED FOR PLANNING PURPOSES ONLY. THE OVERALL CONFIGURATION, DENSITY AND OR INTENSITY DEPICTED MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL, AND/OR REGULATORY REQUIREMENTS.

0 40 80 160

#	REVISION	DRAWN	DATE

RWA ENGINEERING
Florida Certificates of Authorization EB 7663 LB 6952
6610 Willow Park Drive, Suite 200 | Naples, FL 34109
Office: 239.597.0575 Fax: (239) 597-0578
www.consult-rwa.com

CLIENT: COLLIER AREA TRANSIT (CAT)

PROJECT: CAT RADIO ROAD TRANSFER FACILITY - CONDITIONAL USE

TITLE: AERIAL PHOTOGRAPH

DATE: JULY.,2020	DESIGNED: KG
SEC: 34 TWP: 49S RGE: 26E	DRAWN: DLP
PROJECT NO.: 190142.00.01	
SHEET NUMBER: 1 OF 1	

July 30, 2020 9:28 AM K:\2019\190142.00.01 Radio Road CAT Transfer Station Cond. Use Amend\0003 Conditional Use App Prep\CAD\1901420001 SP01.dwg

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

g. Date subject property acquired _____

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

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

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

K. S. Gallander — Agent/Owner Signature

7/30/2020 — Date

Kenrick S. Gallander, AICP, Dir. of Planning RWA, Inc.
Agent/Owner Name (please print)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

SEE ATTACHED. **Parcel 6.1 of S3- T50- R26**

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

00399360008

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

8300 RADIO ROAD, NAPLES, FL 34104

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

CURRENT PROJECT NAME *(if applicable)*

COLLIER COUNTY CAT TRANSFER STATION CONDITIONAL USE

PROPOSED PROJECT NAME *(if applicable)*

COLLIER COUNTY CAT TRANSFER STATION CONDITIONAL USE - AMENDMENT

PROPOSED STREET NAMES *(if applicable)*

N/A

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

SDP___-____ or AR or PL # 2004-AR-5653 (Original SDP)

SDPA 2007-AR-11842 **SDPA PL20130000237**

Rev. 6/9/2017

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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

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

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

Applicant Name: KENRICK S. GALLANDER, AICP

Phone: 239-597-0575 **Email/Fax:** kgallander@consult-rwa.com

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

FOR STAFF USE ONLY

Folio Number 00399360008

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: VF **Date:** 7/8/2020

Updated by: _____ **Date:** _____

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RWA ENGINEERING

8300 RADIO ROAD CAT TRANSFER STATION FACILITY

Addressing Checklist

*** OR: 4162 PG: 1226 ***

Legal Description

EXHIBIT A
LEGAL DESCRIPTION

Being a portion of the NW1/4 of the NW1/4 of Section 3, Township 50 South, Range 26 East, Collier County, Florida; and being more particularly described as follows:

Commence at the Northwest corner of said Section 3, run thence N89°54'20"E along the Northerly line of said Section 3, 440.57 feet; thence S 00°05'40"E, 50.00 feet to the POINT OF BEGINNING, and also being in the Southerly right-of-way line of Radio Road (CR. 856); thence N89°54'20"E along said Southerly right-of-way line, 380.65 feet; thence S00°31'13"W, 1147.78 feet, to the Northerly right-of-way line of State Road 84, said Northerly right-of-way line being a curve to the Southwest, having a radius of 2939.79 feet, and whose chord bears S32°55'16"W for 187.70 feet; thence along the arc of said curve 187.73 feet; thence N48°09'02"W 357.67 feet; thence N00°05'40"W 1066.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described parcel conveyed to Collier County for road right of way in O. R. Book 2443, Page 1016:

A parcel of land lying in Section 3, Township 50 South, Range 26 East, Collier County, Florida, and being more particularly described as follows: Commencing at the Northwest Corner of said Section 3, thence N89°53'12"E along the Northerly line of said Section 3 for a distance of 440.57 feet; thence leaving said Northerly line S00°06'48"E for a distance of 50.00 feet to an intersection with the existing Southerly right-of-way line of Radio Road (C.R. 856) to the POINT OF BEGINNING of the herein described parcel of land; Thence N89°53'12"E along said Southerly right-of-way line for a distance of 380.65 feet; thence leaving said Southerly line S00°30'11"W for a distance of 42.62 feet to a point of intersection with a non-tangent curve from which the radius point bears S11°09'05"W; thence Northwesterly along said curve, concave Southwesterly, having a radius of 914.64 feet, a central angle of 11°15'53" for an arc distance of 179.82 feet to a point of tangency; thence S89°53'12"W for a distance of 201.52 feet; thence N00°06'48"W for a distance of 25.00 feet to the POINT OF BEGINNING.

COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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www.consult-rwa.com

Collier County Property Appraiser
Property Summary

Parcel No	00399360008	Site Address *Disclaimer	8300 RADIO RD	Site City	NAPLES	Site Zone *Note	341(

Name / Address	COLLIER CNTY
	C/O REAL PROPERTY MANAGEMENT
	3335 TAMIAMI TR E, STE 101

City	NAPLES	State	FL	Zip	34112

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
5B03	000100 006 15B03	3	50	26	10.04

Legal	3 50 26 COMM NW CNR SEC 3, E ALG N SEC LI 440.57FT, S 50FT TO POB, SLY R/W LI SR S-858, E 380.65FT, 1147.78FT TO NLY R/W SR S-84, SWLY ALG NWLY R/W LI 187.73FT, N 48 DEG W 357.67FT, N 1066FT TO P(LESS PARCEL DESC IN OR 2443 PG 1016

Millage Area	40	Millage Rates	*Calculations	
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	86 - COUNTIES INCLUDING NON-MUNICIPAL GOV.	5.083	6.4933	11.5763

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
12/29/06	4162-1224	$ 8,349,600
12/29/06	4162-1220	$ 4,000,000
02/27/02	2987-3420	$ 3,500,000
04/01/86	1188-105	$ 400,000
06/01/85	1142-598	$ 380,000
05/01/81	917-1811	$ 144,000

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 3,498,(
(+)	Improved Value	$ 2,417,(
(=)	Market Value	$ 5,915,1
(=)	Assessed Value	$ 5,915,1
(=)	School Taxable Value	
(=)	Taxable Value	

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Addressing Checklist Location Map
8300 Radio Road CAT Facility

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ENGINEERING

8300 RADIO ROAD CAT TRANSFER STATION FACILITY

Conditional Use Amendment

*** OR: 4162 PG: 1226 ***

Legal Description

EXHIBIT A
LEGAL DESCRIPTION

Being a portion of the NW1/4 of the NW1/4 of Section 3, Township 50 South, Range 26 East, Collier County, Florida; and being more particularly described as follows:

Commence at the Northwest corner of said Section 3, run thence N89°54'20"E along the Northerly line of said Section 3, 440.57 feet; thence S 00°05'40"E, 50.00 feet to the POINT OF BEGINNING, and also being in the Southerly right-of-way line of Radio Road (CR. 856); thence N89°54'20"E along said Southerly right-of-way line, 380.65 feet; thence S00°31'13"W, 1147.78 feet, to the Northerly right-of-way line of State Road 84, said Northerly right-of-way line being a curve to the Southwest, having a radius of 2939.79 feet, and whose chord bears S32°55'16"W for 187.70 feet; thence along the arc of said curve 187.73 feet; thence N48°09'02"W 357.67 feet; thence N00°05'40"W 1066.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described parcel conveyed to Collier County for road right of way in O. R. Book 2443, Page 1016:

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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: CU
Date and Time: Tuesday 7/28/2020 10:30AM

Assigned Planner: John Kelly

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

Project Information

Project Name: CAT Radio Road Transfer Facility (CU)

PL #: 20200001301

Property ID #: 399360008 **Current Zoning:** PUD - Gallman Olds

Project Address: 8300 Radio Rd **City:** Naples **State:** FL **Zip:** 34104

Applicant: RWA, Inc - Ken Gallander

Agent Name: RWA, Inc.and Ken Gallander **Phone:** 239-597-0575

Agent/Firm Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Property Owner: Collier County C/O Real Property Management

Please provide the following, if applicable:

i. **Total Acreage:** 10.04

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

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

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

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

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

_____

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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

ZONING -

- THE PLANNING MANAGER DETERMINED THE PROJECT, AS PROPOSED, TO BE MINOR & TO BE HEARD BY HEARING EXAMINER (HEX)
- TO ELIMINATE EXISTING CONDITIONS 5 & 6 WITHIN RES 10-70
- STAFF SUGGESTS PERSUE LDC SEC 5.04.02.D PROVISIONS TO RESOLVE SPECIAL EVENTS CONCERNS
- PLEASE PROVIDE COPY OF MOST CURRENT STAMPED & APPROVED SITE PLAN (SDP).
- STAFF UNDERSTANDS THERE WILL BE NO ALTERATIONS TO EXISTING SITE OR INGRESS/EGRESS - UNLESS REQUIRED.
- APPLICANT IS TO CONTACT TRANSPORTATION, MIKE SAWYER @ (239) 252-2926 TO ASCERTAIN IF A NEW TIS IS REQUIRED OR IF CAN PROVIDE MEMO TO ADDRESS IMPACTS
- PLEASE BE CERTAIN TO ADDRESS HOW THE FACILITY IS TO OPERATE AND HOW COMPLIANCE WITH CONDITION #4 OF RES 10-70 CAN BE MAINTAINED IF CONDITIONS 5 & 6 ARE ELIMINATED.
- PLEASE JUSTIFY REGIONAL TRANSIT COMPONENT AND DISCUSS HOW IT IS RELATED TO AN ESSENTIAL SERVICE.
- A NEIGHBORHOOD INFORMATION MEETING IS REQUIRED UNLESS WAIVED BY THE HEX AFTER 1ST REVIEW.

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

- SITE IS > 1 ACRE. PUBLIC HEARING SIGNS TO BE RESPONSIBILITY OF APPLICANT.

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.

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Meeting Notes

COMP PLANNING – SEE ATTACHED NOTES FROM SUE FAULKNER PG 3A.

ENVIRONMENTAL –
SEE ATTACHED EMAIL FROM CRAIG BROWN PG 3B.

TRANSPORTATION – SEE ATTACHED EMAIL FROM MIKE SAWYER. PG 3C.

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

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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.colliergov.net/Home/ShowDocument?id=75093.

Comp Planning: The subject site is identified as Urban Designation, Urban Mixed Use District, Urban Residential on the Future Land Use Map and in the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). The FLUE states Urban designated areas allow residential and non-residential uses including (1) Essential services as defined by the most recent Land Development Code. The applicant is requesting an amendment to the current CUs so that they can add a couple more related uses. Comp Planning requested that they address FLUE Policy 5.6 and Policies 7.1 - 7.4 in their application.

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ClarkeThomas

From: BrownCraig – Pre APP Notes
Sent: Tuesday, July 28, 2020 11:40 AM
To: ClarkeThomas
Subject: CAT Radio Road Transfer

Thomas,

Please provide a brief narrative explaining the previous permit history / approvals and explain the clearing of native vegetation that has occurred. No Preservation is required.

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

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ClarkeThomas

From: SawyerMichael
Sent: Tuesday, July 28, 2020 11:09 AM
To: ClarkeThomas
Subject: CAT pre-app notes

Thomas,

I joined the call for a few minutes to catch what was proposed.

Please check the TIS required box on the pre app checklist as well as methodology on the next page with a note that methodology will be by email to staff.

Please also add the following notes:
Transportation Planning: Methodology meeting, request by email and provide note on TIS cover sheet that fee will be collected at time of PUD submittal. Address the transportation elements of the GMP. Provide both ITE and SIC use codes in the TIS. Provide-update trip limit based on TIS using standard language: *"The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."*

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

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Pre-Application Meeting Sign-In Sheet

PL# 20200001301

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☑ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☑ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

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☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☑	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☑	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☑	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
KEN GALLANDER	RWA, INC	597-0575	K GALLANDER@CONSULT-RWA.COM
PATRICK - CAT			
DERICK PERRY	CAO		
ZACK CANDO -	TRANSPORTATION -		
CAMERON KIRBY			

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Collier County
Growth Management Department
Zoning Division

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

PL20200001301 – Conditional Use Amendment - CAT Radio Road Transfer Facility (CU) – John Kelly PRE-APP

Assigned Ops Staff: Amanda Martin
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Kenrick Gallander/239-597-0575/kgallander@consult-rwa.com

- **Agent to list for PL#**

  RWA, Inc. and Kenrick Gallander

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

  Collier County C/O Real Property Management

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

  Conditional Use

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

  No density, homes, units, offices, docks, or other structures are associated with this Conditional Use amendment request.

- **Details about Project:**
  - **Conditional Use (CU)** – The existing CU approved in 2010 contains specific conditions that limit the permitted uses, number of fixed-routes, and trips generated from these routes. CAT is seeking an opportunity to amend the existing CU conditions in order to:
    - Provide the flexibility of ensuring transit service routes can continue to meet the needs of the community;
    - Allow for regional bus carriers to relocate from the commercial sites and co-locate at the existing CAT Transfer facility on Radio Road; and
    - To memorialize the allowance for temporary events on Collier County property consistent with LDC Section 5.04.05 D.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

REQUIRED Supplemental Information provided by:
Name: Kenrick Gallander
Title: Director of Planning, RWA, Inc.
Email: kgallander@consult-rwa.com
Phone: 239-597-0575

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

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

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
☐ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. of the Administrative Code

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

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	☒	☐
Cover letter briefly explaining the project	1	✓	☐
Pre-Application Notes	1	✓	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	✓	☐
Boundary Survey — TO PROVIDE APPROVED SITE PLAN	1	☐	✓
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy) - IF CHANGES, PROVIDE	☐	☐	✓
Plans showing proposed location for utilities, if required	☐	☐	✓
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required - PROVIDE IF CHANGES	☐	☐	✓
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required - PROVIDE IF CHANGES	☐	☐	✓
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required - PROVIDE IF CHANGES	☐	☐	✓
Architectural Rendering of Proposed Structure(s), if applicable	1	☐	✓
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	✓	☐
Statement of utility provisions (with all required attachments & sketches)	1	☐	✓
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☐	✓
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☐	✓
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	✓
Traffic Impact Study (TIS) or waiver	1	✓	☐
Historical and Archeological Survey, or waiver	1	☐	✓
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	✓	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay
☐	Conservancy of SWFL: Nichole Johnson	☐	GMD Graphics
☐	City of Naples: Robin Singer, Planning Director	☐	Utilities Engineering: Eric Fey
☐	Parks and Recreation: Barry Williams	☐	Immokalee Water/Sewer District:
☒	Other: TRANSPORTATION - MIKE SAWYER METHODOLOGY - See PRE APP NOTES Pg 3.C	☐	School District (Residential Components): Amy Lockheart

Communication Towers:

☐	Mosquito Control	☐	Collier County Airport Authority
☐	Naples Airport Authority		

Commercial Mining:

☐	Impact Fees

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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

FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- ☑ **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☑ **Conditional Use Application Fee:** $4,000.00
  - When filed with Rezone Petition: $1,500.00
  - Additional fee for 5th and subsequent reviews: 20% of original fee
- ☑ **Comprehensive Planning Consistency Review:** $300.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- ☑ **Transportation Fee, if required:**
  - Methodology Review Fee: $500.00
  - Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- ☑ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** $500.00

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

NOTE: THIS DOCUMENT AND THE TRANSFER CONTAINED HEREIN IS PURSUANT TO THE PLAN OF REORGANIZATION CONFIRMED PURSUANT TO 11 U.S.C. §1129 BY THE U.S. BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF FLORIDA, CASE NO. 9:05-BK-00699-ALP. PURSUANT TO 11 U.S.C. §1146, THIS INSTRUMENT AND THE TRANSFER CONTAINED HEREIN ARE EXEMPTED FROM THE IMPOSITION OF A DOCUMENTARY STAMP OR SIMILAR TAX.

3953186 OR: 4162 PG: 1224
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
12/29/2006 at 01:09PM DWIGHT E. BROCK, CLERK
CONS 8349600.0
REC FEE 27.0
COPIES 3.0

Prepared by and return to:
Gregory L. Urbancic, Esq.
Goodlette, Coleman & Johnson, P.A.
4001 Tamiami Trail North Suite 300
Naples, FL 34103
239-435-3535
File Number: **3717.001A**
Will Call No.:

Retn:
GOODLETTE COLEMAN ET AL
4001 TAMIAMI TR N #300
NAPLES FL 34103

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **29th** day of **December, 2006** between **Morande Enterprises, Inc., a Florida corporation** whose post office address is **8300 Radio Rd., Naples, FL 34104**, grantor, and **Collier County, a political subdivision of the State of Florida** whose post office address is **3301 East Tamiami Trail, Naples, FL 34112**, grantee:

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

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

See attached Exhibit A

Parcel Identification Number: 00399360008

Subject to: (a) ad valorem real property taxes for the year 2006 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations, and easements common to the subdivision, if any.

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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

Signed, sealed and delivered in our presence:

Witness Name: Lisa N. Lisko

Witness Name: Judith A. Mawhinney

Morande Enterprises, Inc., a Florida corporation

By: _____
James A. Morande, Jr., President

(Corporate Seal)

State of ~~Florida~~ Maine
County of ~~Collier~~ Cumberland

The foregoing instrument was acknowledged before me this 29th day of December, 2006 by James A. Morande, Jr., President of Morande Enterprises, Inc., a Florida corporation, on behalf of the corporation. He/~~she~~ [✓] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Notary Public: Judith A. Mawhinney

Printed Name: Judith A. Mawhinney

My Commission Expires: 09-20-08

COLLIER COUNTY FLORIDA COPY CLERK OF THE CIRCUIT COURT

Approved as to form & legal sufficiency

Assistant County Attorney
Ellen T. Chadwell

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

EXHIBIT A
LEGAL DESCRIPTION

Being a portion of the NW1/4 of the NW1/4 of Section 3, Township 50 South, Range 26 East, Collier County, Florida; and being more particularly described as follows:

Commence at the Northwest corner of said Section 3, run thence N89°54'20"E along the Northerly line of said Section 3, 440.57 feet; thence S 00°05'40"E, 50.00 feet to the POINT OF BEGINNING, and also being in the Southerly right-of-way line of Radio Road (CR. 856); thence N89°54'20"E along said Southerly right-of-way line, 380.65 feet; thence S00°31'13"W, 1147.78 feet, to the Northerly right-of-way line of State Road 84, said Northerly right-of-way line being a curve to the Southwest, having a radius of 2939.79 feet, and whose chord bears S32°55'16"W for 187.70 feet; thence along the arc of said curve 187.73 feet; thence N48°09'02"W 357.67 feet; thence N00°05'40"W 1066.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described parcel conveyed to Collier County for road right of way in O. R. Book 2443, Page 1016:

A parcel of land lying in Section 3, Township 50 South, Range 26 East, Collier County, Florida, and being more particularly described as follows: Commencing at the Northwest Corner of said Section 3, thence N89°53'12"E along the Northerly line of said Section 3 for a distance of 440.57 feet; thence leaving said Northerly line S00°06'48"E for a distance of 50.00 feet to an intersection with the existing Southerly right-of-way line of Radio Road (C.R. 856) to the POINT OF BEGINNING of the herein described parcel of land; Thence N89°53'12"E along said Southerly right-of-way line for a distance of 380.65 feet; thence leaving said Southerly line S00°30'11"W for a distance of 42.62 feet to a point of intersection with a non-tangent curve from which the radius point bears S11°09'05"W; thence Northwesterly along said curve, concave Southwesterly, having a radius of 914.64 feet, a central angle of 11°15'53" for an arc distance of 179.82 feet to a point of tangency; thence S89°53'12"W for a distance of 201.52 feet; thence N00°06'48"W for a distance of 25.00 feet to the POINT OF BEGINNING.

COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL# 20200001301

I, DAMON GRANT (print name), as DIRECTOR, FACILITIES MANAGEMENT (title, if applicable) of COLLIER COUNTY BOCC (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 RWA, INC. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Damon Grant
Signature

07/22/2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 22 day of JULY, 2020, by (printed name of owner or qualifier) DAMON GRANT.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

Notary Seal

SONJA STEPHENSON
MY COMMISSION # GG 945519
EXPIRES: January 25, 2024
Bonded Thru Notary Public Underwriters

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance

K. L. Gallander
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 2 day of November, 2010 by Kenrick Gallander, who is personally known to me or who has produced _____ as identification.

Jane Eichhorn
(Signature of Notary Public)

JANE EICHHORN
Notary Public – State of Florida
Commission # GG 89716
My Comm. Expires Apr 3, 2021
Bonded through National Notary Assn.

(Notary Seal)

Jane E. Eichhorn
Printed Name of Notary

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

RWA INC.
6610 WILLOW PARK DR 200

NAPLES, FL 34109

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said
Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 09/28/2020

Subscribed and sworn to before on September 28, 2020:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $294.00
Ad No: 0004393724
Customer No: 1307584
PO #:

# of Affidavits 1

This is not an invoice

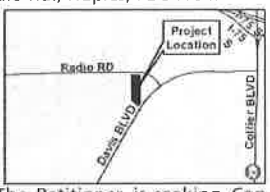
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a Neighborhood Information Meeting regarding the Conditional Use Minor – CAT Radio Road Transfer Facility (CU) (PL20200001301), being held by RWA Engineering on:

Monday, October 15, 2020, at 5:30 p.m., at Collier Area Transit Facility located at 8300 Radio Road, Naples FL 34104

The 10.04+/- acre subject property is located at 8300 Radio Rd., Naples, FL 34104.



The Petitioner is seeking Conditional Use (CU) Minor approval to expand the permitted uses allowed through the existing Conditional Use located within the Bill Gallman Oldsmobile Dealership PUD zoning district.

The existing CU, approved in 2010, contains specific conditions that limit the permitted uses, number of fixed-routes, and trips generated from these routes. CAT is seeking this CU Minor to ensure regulatory flexibility that will allow transit service routes to meet the needs of the community and for regional bus carriers to relocate from the commercial sites and co-locate at the existing CAT Transfer facility on Radio Road.

Business and property owners, residents and visitors are welcome to attend the presentation to discuss the project. If you are unable to attend the meeting in-person and would like the opportunity to participate virtually, an on-line meeting will be available. Details related to joining the meeting can be obtained by contacting the individual listed below. Reservations for in--person meeting attendance is required to ensure that the CDC guidelines for social distancing can be achieved.

If you are unable to attend the meeting in-person or participate virtually, and have questions or comments, they can also be directed by mail, phone or e-mail to the individual below:

Kenrick Gallander, AICP
RWA Engineering
6610 Willow Park Drive,
Suite 200
Naples, Florida 34109
Phone: 239-597-0575
Email:
kgallander@consult-rwa.com

Pub Date: Sept 28, 2020
#4393724

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

MEMORANDUM

DATE: October 29, 2020

TO: John Kelly, Senior Planner
Collier County – Growth Management Department: Zoning Division

FROM: Kenrick S. Gallander, AICP
Director of Planning
RWA Engineering

PROJECT NAME: Conditional Use Minor – CAT Radio Road Transfer Facility (CU)
(PL#: 20200001301)

SUBJECT: Neighborhood Information Meeting – Summary

A Neighborhood Information Meeting (NIM) was held on October 15, at 5:30pm at the Collier Area Transit Facility Lobby, at 8300 Radio Road, Naples, Florida.

Attendees are as follows:

- Kenrick Gallander, Director of Planning – RWA Engineering
- Patrick Vanasse, Director of Community Development – RWA Engineering
- Michelle Arnold, Director Public Transit & Neighborhood Enhancement – Collier County/Collier Area Transit (CAT)
- Omar DeLeon, Transit Manager – Public Transit & Neighborhood Enhancement – Collier County/Collier Area Transit (CAT)
- Zachary Karto, Senior Planner - Public Transit & Neighborhood Enhancement – Collier County/Collier Area Transit (CAT)
- Tamarin Kirby, Planner - Public Transit & Neighborhood Enhancement – Collier County/Collier Area Transit (CAT)
- Elena Ortiz Rosado, Marketing & Public Relations - Public Transit & Neighborhood Enhancement – Collier County/Collier Area Transit (CAT)
- John Kelly, Senior Planner – Collier County

- Ray Bellow, Zoning Manager – Collier County
- Please refer to the attached Sign-In Sheet and NIM ZOOM Reservation Tracker Sheet for all other attendees.

Summary (Started at 5:30 p.m.):

Mr. Gallander began the meeting introducing himself and due to the meeting being done virtually as well, he ensured those attending via Zoom could hear and see the meeting online. Once confirmed, Mr. Gallander proceeded to outline the meeting, which would include a brief presentation and following the presentation would have time for questions and answers.

The presentation included an introduction of the Applicant, Public Transit & Neighborhood Enhancement – Collier Area Transit (CAT) and their representatives, as well as the applicant's agent, RWA, Inc. He identified the subject property location and details of the property. One primary aspect of the property is the existing conditional use approval granted on March 23, 2010, with eight (8) specific conditions. Mr. Gallander went on to further detail and explain four of the existing conditions relevant to this request currently under review by Collier County.

After outlining these four conditions, Mr. Gallander reviewed the details of the request of the Conditional Use – Minor, which are as follows:

- Existing conditions #5 and #6 limit the flexibility for CAT to operate and achieve the level of service the Collier Community needs.
    - Condition #5: Transfer activities for no more than four (4) CAT fixed routes.
        - Seeking to eliminate this route cap
    - Condition #6: No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated.
        - Seeking to eliminate cap p.m. peak hour, two-way, bus trips
    - Allow for regional bus carriers to use the CAT Transfer Station Facility.

From there Mr. Gallander spoke to the foundational basis of having transit and by eliminating these conditions helps to promote their ability as an alternative mode of transportation helps to reduce personal vehicle trips on the surrounding local roadways. Emphasis was also provided outlining that commercial development, such as an auto dealership allowed in its place, would generate additional traffic well beyond that of a transit facility.

The second component of the request relates to allowing for regional bus carriers to use the CAT facility and Mr. Gallander detailed aspects of this part of the request. Both the regional bus carrier and the CAT local service are complementary, and their riders tend to use each other for their transportation needs. It simply makes sense to have these services at one centralized location.

Mr. Gallander confirmed that this request does not include expansion of the facility, buildings, structures, or changes to the site, such as lighting or CAT's operations. From there he outlined the status of the application, which is under review by Collier County staff, and anticipating staff recommendation in November to the Hearing Examiner. Hearing Examiner public hearing would then possibly occur in the December/January timeframe for final determination of the application.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Then Mr. Gallander concluded the presentation and then opened the floor for questions/comments/input from those in attendance.

Questions/Comments asked or offered at the meeting:

Q/C: How many regional bus services will be at this facility during the day?

A: Currently 4 times in a 24-hour period that regional buses would be at this facility.

Q/C: With regards to conditions #5 and 6, are we proposing to eliminate them entirely?

A: Yes. To further clarify, condition #4 remains, which ensures that at most based on the current number of routes CAT handles, 19 routes, 40% of that 19, maximum around 8 routes can be handled at this "Secondary transfer facility."

Q/C: For the regional buses, will they be parked at this facility.

A: No. The regional buses will not be parked here. They will drop off and pick up their passengers and continue on with their travels. Further clarified that these regional buses are not tour buses and that the regional buses want to have ease of access to and from the interstate system. We also do not want to encourage their use of the local roadways, so they will be required to come and go from the current interstate interchange location. Not staying overnight.

Q/C: What times are the routes for the regional buses?

A: Greyhound: 2:05am and 2pm; Redcoach is 10:40am and 9pm. Related to the impacts of the regional buses to the traffic, none of them impact the pm peak hour times.

Q/C: When the regional buses are done with their route, will they be parking at this facility.

A: No. The regional carriers are always moving to their next stops.

Q/C: How many service routes/CAT transfer routes will be added to the existing routes that are on the existing conditional use? 25-40%, I do not know what that means in terms of the number of routes to be added. Also, does this open it up to more routes in the future?

A: No new routes are planned for this facility. CAT is working on their 10-year plan, and no new routes are planned to use this facility. Under the requirements of the 25-40% condition, this facility can only handle 8 routes maximum. It currently services 4. 4 more routes could be added to a maximum of 8.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Q/C: Give me a number of routes when you change the CU, how many more will be added?

A: 4 more would be the maximum.

Q/C: In the future, no additional ones would come unless they change the CU again?

A: That is correct.

Q/C: Why would that number 4 need to change? Why can't you go the 8 routes without changing the CU?

A: Because conditions #5 and 6 provide further limitations.

Q/C: Confirming that not changing condition #4? What will it say, conditions #5 and 6?

A: Correct. Position is to eliminate those conditions (#5 and 6).

Q/C: Concern then is need something to ensure limitation identified Condition #4 based on 19 routes remains limited to 8 (about 40% of 19 routes) due to sometime in the future CAT could have 40 plus routes and 40% of 40 routes is a lot higher than 8.

A: Understand that concern.

Q/C: Wanted to compliment the communication received back from Michelle Arnold and Mr. Gallander and pleased with the responses received. Wanted to publicly thank you for the responses.

The only commitment made during the meeting relates to the requiring the regional bus carriers to utilize the interstate interchange to access the CAT facility.

The meeting adjourned at approximately 5:28 p.m.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RWA ENGINEERING

Sign-In Sheet

Neighborhood Information Meeting: CAT Radio Road Conditional Use (CU)
Thursday, October 15, 2020

Name	Company	Street Address	City	Phone #	Email
Mara Jasmin	IBIS Club	8210 Ibis Club Blvd	Naples	348-0880	IBISClubNaples@gmail.com
Barry Berggren	Sherwood	250 Robin Hood Cir #102	Naples	250-3688	CAPW8LB@AOL.COM
John Kelly	Collier County	2800 N. Horseshoe Dr	Naples	258-9228	John.kelly@CollierCountyFL.gov
Ray Bellows	Collier County	" " "	"	252-2463	Ray.Bellows@CollierCountyFL.GOV
Bob Morando	Extra Space Storage	2471 Davis Blvd	Naples	860-209-6635	Rmorando@aol.com
Ruben Sastre	IBIS CLUB	8210 IBIS CLUB	NAPLES	409-350-1888	RUBSAS@HOTMAIL.COM

Attachment: Attachment D - Backup Package with Application (14561 : : PL20200001301 CU - CAT Radio Road Transfer Facility)

CAT Radio Road NIM ZOOM Reservation								
	Name	Sent Zoom Link	Accepted Zoom	Zoom Attendance	Organization	Email	Address	Phone #
ZOOM:	Public							
1	Bill Kearney	Yes	Yes	Yes	Sapphire Lakes	skearney239@comcast.net	420 Belina Dr. #8, Naples, FL 34104	239-348-2871
2	George Churchill	Yes	Yes		Sapphire Lakes	george churchill <geochurchi@gmail.com>	580 Belina Dr. #2, Naples, FL 34104	978-618-9373
3	Carol Molyn	Yes	Yes	Yes	Sapphire Lakes	carolmolyn42@gmail.com	235 W. Naomi Dr. #2, Naples, FL 34104	239-649-8956
4	Mary Ann Wallace	Yes	Yes	Yes	Sherwood	wallace@naples.net	445 Robin Hood Circle #102, Naples, FL 34104	239-269-8862
5	Jennifer Vernier	Yes	Yes	Yes	Sherwood	velocityreporting@yahoo.com	412 Vernier Way #201, Naples, FL 34104	516-474-8534
6	Robert Foster	Yes	Yes	Yes	Saphire Lakes	rwfoster22@gmail.com	380 Gabriel Cir #12, Naples, FL 34104	508-965-1399
7	Paula McNamara	Yes	Yes		Sherwood	samospaula@yahool.com	337 Robin Hood Cir U104 Naples 34104	401-226-4661
8	Stephen McNamara	Yes	Yes		Sherwood	samospaula@yahool.com	337 Robin Hood Cir U104 Naples 34104	401-226-4661
9	Ray Szczepan	Yes	Yes		Madison Park HOA	rayz8159@gmail.com	8159 Valiant Dr, Naples, FL 34104	508-507-1930
10	Claire Flynn	Yes	Yes		Madison Park HOA	cbflynn@outlook.com	8096 Piedmont Dr, Naples, FL 34104	239-300-4737
11	Kathryn Salem	Yes	Yes	Yes	Sherwood	kathrynsalem@gmail.com	241 Robin Hood Cir, #203, Naples, FL 34104	781-308-2881

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

CAT Radio Road Transfer Facility

CONDITIONAL USE (CU) MINOR

(PL20200001301)

Neighborhood Information Meeting

October 15, 2020

5:30pm

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU

RWA ENGINEERING

rideCAT COLLIER

Team Representatives

- Applicant:
  - Public Transit & Neighborhood Enhancement – Collier Area Transit (CAT)
    - Michelle Arnold
    - Omar De Leon
    - Zachary Karto
    - Tamarin Kirby
- Agent:
  - RWA, Inc.
    - Kenrick Gallander
    - Patrick Vanasse

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU

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- Subject Property:
  - 10.04+/- acres
  - 1,050 feet west of the Radio Road and Davis Blvd. Intersection
  - Existing Conditional Use Approved March 23, 2010
    - Government Facility: Collier County – Collier Area Transit (CAT) Transfer Station Facility
    - Eight (8) Conditions

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SDP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

5. This transfer station use shall be added to the existing uses permitted on-site and shall allow the addition of transfer activities for no more than four CAT fixed-routes.

6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.

CONDITIONS OF APPROVAL
Collier County CAT Transfer Station
CU-PL2009-405

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use as well as all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SDP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

5. This transfer station use shall be added to the existing uses permitted on-site and shall allow the addition of transfer activities for no more than four CAT fixed-routes.

6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.

7. The CAT Transfer Station may utilize Davis Boulevard to the extent that the Florida Department of Transportation design allows the necessary turning movements and operation and safety allows or warrants.

8. The driveway layout on Radio Road may be two, one-way pairs rather than one driveway opening.

Revised 3/23/10 per BCC action

EXHIBIT C

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU

RWA ENGINEERING

rideCAT COLLIER AREA TRANSIT

- Request:
  - Conditional Use:
    - Existing conditions limit the flexibility for CAT
      - Condition #5: Transfer activities for no more than four (4) CAT fixed routes.
        - Seeking to eliminate this route cap
      - Condition #6: No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated.
        - Seeking to eliminate cap p.m. peak hour, two-way, bus trips
    - Allow for regional bus carriers to use the CAT Transfer Station Facility.

RWA ENGINEERING

rideCAT COLLIER

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU

- Process and Timeline:
  - Application under review with County Staff
    - November staff recommendation to Hearing Examiner (HEX)
  - HEX public hearing December/January for final determination.

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Questions?

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU

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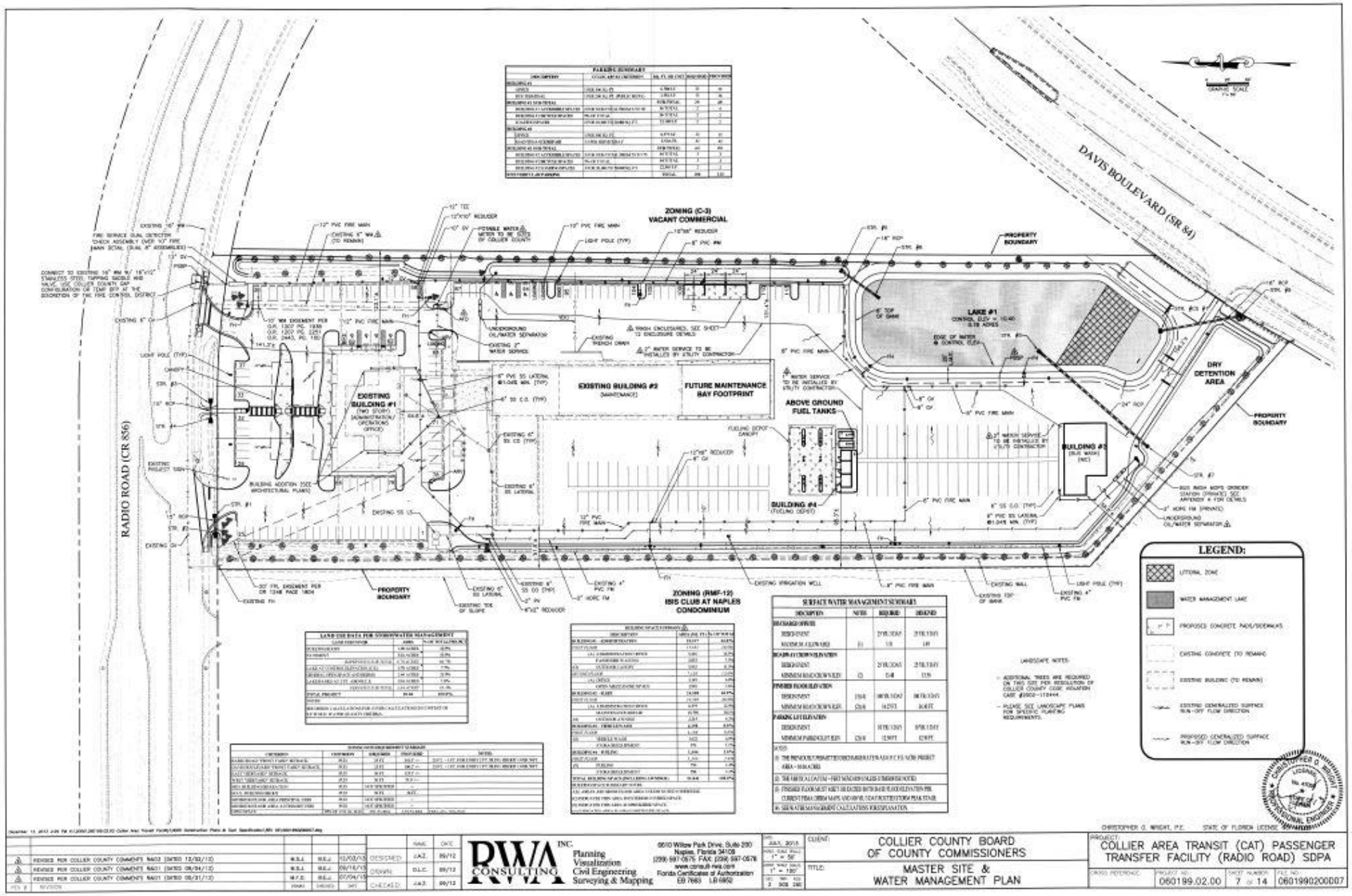


Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

September 24, 2020

Subject: ***Neighborhood Information Meeting – Conditional Use (CU) Minor – CAT Radio Road Transfer Facility (PL20200001301)***

Dear Property Owner:

Please be advised that a formal application has been submitted to Collier County seeking approval of a Conditional Use Minor for the following described property:

The subject property is located on a 10.04+/- acre parcel (Property ID No.: 00399360008) approximately 1,050 feet west of the Radio Road and Davis Blvd. intersection (See Project Location Map). The address for the property is 8300 Radio Rd., Naples, FL 34104, and the owner of the subject property is Collier County C/O Real Property Management. The applicant for this petition is Public Transit & Neighborhood Enhancement - Collier Area Transit (CAT).

Project Location Map

6610 Willow Park Drive Suite 200 Naples, FL 34109 | (239) 597-0575 | Fax (239) 597-0578
www.consult-rwa.com

The request is for Conditional Use (CU) Minor approval to expand the permitted uses allowed through the existing Conditional Use (CU) (Resolution NO. 10.070) located within the ±10.4 acre Bill Gallman Oldsmobile Dealership PUD zoning district.

The existing CU, approved in 2010, contains specific conditions that limit the permitted uses, number of fixed-routes, and trips generated from these routes. CAT is seeking this CU Minor to ensure regulatory flexibility that will allow transit service routes to meet the needs of the community and for regional bus carriers to relocate from the commercial sites and co-locate at the existing CAT Transfer facility on Radio Road.

The petitioner is asking the County to approve this application for a Conditional Use Minor on the described property.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting (NIM) will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. **The Neighborhood Information Meeting will be held at 5:30pm on October 15, 2020, at the Collier Area Transit Facility Lobby, at 8300 Radio Road, Naples Florida.**

Due to COVID-19, special accommodations will be made to allow people to attend in person or virtually. The meeting will be held indoors at the CAT Facility, where CDC guidelines will be observed. Reservations for in-person meeting attendance is required to ensure social distancing can be met. The meeting will also be online via Zoom. Should you choose to either participate in the Zoom meeting or want to attend in-person, please notify us via email at kgallander@consult-rwa.com prior to October 15th to allow us to send you login instructions and document your reservation.

At this meeting, the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me.

Sincerely,
RWA, Inc.

Kenrick Gallander, AICP
Director of Planning

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

6610 Willow Park Drive Suite 200 Naples, FL 34109 | (239) 597-0575 | Fax (239) 597-0578
www.consult-rwa.com

Naples Daily News
PART OF THE USA TODAY NETWORK

RWA INC.
6610 WILLOW PARK DR 200
NAPLES FL 34109-

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount D
1307584	0004393724	$294.00	$0.00	$294.00	Invoice	$0.00	$294.00

Sales Rep: kthor **Order Taker:** kthor **Order Created** 09/24/2020

Product	# Ins	Column	Agate Lines	Start Date	End Date
NDN-Naples Daily News	1	1.00	84	09/28/2020	09/28/2020
NDN-naplesnews.com	1	1.00	84	09/28/2020	09/28/2020

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

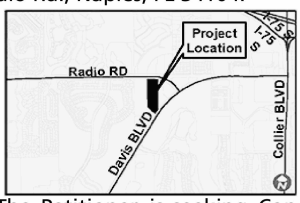
Text of Ad: 09/24/2020

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a Neighborhood Information Meeting regarding the Conditional Use Minor – CAT Radio Road Transfer Facility (CU) (PL20200001301), being held by RWA Engineering on:

Monday, October 15, 2020, at 5:30 p.m., at Collier Area Transit Facility located at 8300 Radio Road, Naples FL 34104

The 10.04+/- acre subject property is located at 8300 Radio Rd., Naples, FL 34104.



The Petitioner is seeking Conditional Use (CU) Minor approval to expand the permitted uses allowed through the existing Conditional Use located within the Bill Gallman Oldsmobile Dealership PUD zoning district.

The existing CU, approved in 2010, contains specific conditions that limit the permitted uses, number of fixed-routes, and trips generated from these routes. CAT is seeking this CU Minor to ensure regulatory flexibility that will allow transit service routes to meet the needs of the community and for regional bus carriers to relocate from the commercial sites and co-locate at the existing CAT Transfer facility on Radio Road.

Business and property owners, residents and visitors are welcome to attend the presentation to discuss the project. If you are unable to attend the meeting in-person and would like the opportunity to participate virtually, an on-line meeting will be available. Details related to joining the meeting can be obtained by contacting the individual listed below. Reservations for in--person meeting attendance is required to ensure that the CDC guidelines for social distancing can be achieved.

If you are unable to attend the meeting in-person or participate virtually, and have questions or comments, they can also be directed by mail, phone or e-mail to the individual below:

Kenrick Gallander, AICP
RWA Engineering
6610 Willow Park Drive,
Suite 200
Naples, Florida 34109
Phone: 239-597-0575
Email:
kgallander@consult-rwa.com

Pub Date: Sept 28, 2020
#4393724

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

	A	B	C
1	**Name**	**Address**	**Address 2**
2	100 DAVIS LLC	1111 GALLEON DR	
3	3CM LLC	14513 GLOBAL PARKWAY	
4	8225 IBIS LAND TRUST	12811 KENWOOD LANE #103	
5	AINSLEY, WILLIAM O & TERRY R	135 REGENCY DR	
6	ALBANO, SHEILA M	209 ROBIN HOOD CIR UNIT 201	
7	AUBRY, CYRIL	1057 FOREST LAKES DR #103	
8	AUGULIS, STEPHEN A & LAURIE A	321 ROBIN HOOD CIR UNIT 202	
9	BAILEY, JOHN & JULIE	300 OBRIEN RD	
10	BARBERA, VINCENT	8255 IBIS CLUB DR #509	
11	BELL, KATHRYN M	321 ROBIN HOOD CIR UNIT 204	
12	BENEDICT, CRAIG A	8140 MONTICELLO CT	
13	BIAGIONI, WILLIAM V & LISA G	145 ROBIN HOOD CIR #103	
14	BIANK, ROSEMARIE	257 ROBIN HOOD CIR UNIT 204	
15	BLUE HERON OF NAPLES	CONDO ASSN INC	% ALLIANT PROPERTY
16	BLUESTEIN, DANIEL	330 W 58TH ST #12G	
17	BOLCATO, WILLIAM A	289 ROBIN HOOD CIR UNIT 103	
18	BRACAMONTE, GUSTAVO	15275 COLLIER BLVD 201/269	
19	BUKOWSKI, STEFANIA	JAN BUKOWSKI	289 ROBIN HOOD CIR #204
20	C&B VISIONS INC	5808 CONSTELLATION CIRCLE	
21	CAICEDO, LORENCITA	8235 IBIS CLUB DRIVE #311	
22	CAIPE, FRANCISCO A ERAZO	MARYURI MOTATO	8255 IBIS CLUB DRIVE #503
23	CARMENATE, HERIBERTO LOPEZ	EKATERINA F CASMARTINO	8285 IBIS CLUB DR # 809
24	CAROLYN DELL HUBBARD TRUST	241 ROBIN HOOD CIR #101	
25	CASTILLO, NEPTALI	8285 IBIS CLUB DR #810	
26	CEDAR HAMMOCK COMMUNITY	DEVELOPMENT DISTRICT	% SEVERN TRENT SERVICES
27	CEUNINCK ZACKZEWSKI, PAMELA J	JOHN THOMAS ZACKZEWSK	209 ROBIN HOOD CIR #103
28	CINIELLO TR, PATRICK	14513 GLOBAL PKWY	
29	CLARKE, JEFFREY A & MELANIE R	PO BOX 110457	
30	COBURN, DANIEL	164 ELM ST	
31	COLLIER CNTY	3299 TAMIAMI TRL E	% OFC OF CNTY ATTORNEY STE 800
32	COLLIER CNTY	C/O REAL PROPERTY MANAGEMENT	3335 TAMIAMI TR E, STE 101
33	COLWELL, JUDITH	241 ROBIN HOOD CIR #7 102	
34	CONTEE, BARRY A & ANNE B	193 ROBIN HOOD CIR #202	
35	COOPER, FRANK W & MARIA E	4158 LORRAINE AVE	
36	COSTELLO, JOSEPHINE	321 ROBIN HOOD CIR UNIT 104	
37	COX, TERRENCE GUY	THERESE PAONE COX	42 CHESTNUT ST
38	CROSBY, DEBRA A	100 MERRIMACK AVE #19	
39	DAUGHERTY, JEFFREY A	8290 IBIS CLUB LANE #905	
40	DAVID WILLIAM CHIMINO & MARIE	COLETTE CHIMINO TRUST	257 ROBIN HOOD CIR#201
41	DAVIS & RADIO STORAGE LLC	3805 PACES LOOKOUT CIR	
42	DIE, ANDRE & ISMA ALCIDE	ANDRACHLINE DIE	WISMANDRACE DIE

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	D	E	F
1	**Address 3**	**PO Box**	**City, State, Zip**
2			NAPLES, FL 34102---7707
3			FORT MYERS, FL 33913---0
4			FORT MYERS, FL 33907---0
5			UNIONTOWN, PA 15401---8981
6			NAPLES, FL 34104---9418
7			NAPLES, FL 34105---0
8			NAPLES, FL 34104---9518
9			JACKSON, MI 49201---8919
10			NAPLES, FL 34104---0
11			NAPLES, FL 34104---9518
12			NAPLES, FL 34104---6545
13			NAPLES, FL 34104---7451
14			NAPLES, FL 34104---9455
15	6719 WINKLER RD #200		FORT MYERS, FL 33919---0
16			NEW YORK, NY 10019---0
17			NAPLES, FL 34104---9490
18			NAPLES, FL 34119---0
19			NAPLES, FL 34104---0
20			ROCKWALL, TX 75032---0
21			NAPLES, FL 34104---0
22			NAPLES, FL 34104---0
23			NAPLES, FL 34104---0
24			NAPLES, FL 34104---0
25			NAPLES, FL 34104---0
26	210 N UNIVERSITY DR STE 702		CORAL SPRINGS, FL 33071---7320
27			NAPLES, FL 34104---0
28			FORT MYERS, FL 33913---0
29			NAPLES, FL 34108---0
30			WINDSORLOCKS, CT 06096---0
31			NAPLES, FL 34112---0
32			NAPLES, FL 34112---0
33			NAPLES, FL 34104---0
34			NAPLES, FL 34104---0
35			NAPLES, FL 34104---4737
36			NAPLES, FL 34104---9517
37			LYNNFIELD, MA 01940---2532
38			DRACUT, MA 01826---0
39			NAPLES, FL 34104---2429
40			NAPLES, FL 34104---0
41			ATLANTA, GA 30339---0
42	2859 BLOSSOM CT		NAPLES, FL 34120---0

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	A	B	C
43	DIEKMAN, CLAYTON & NANCY	9750 FRIAR DR	
44	DIVERSIFIKT LLC	8267 LAUREL OLAKES WAY	
45	DORIS, FRANCIS WILLIAM	STEPHANIE DORIS	8092 PIEDMONT DR
46	DRAGON, LAURA A	JOSEPH J & DEBORAH L DRAGON JR	209 ROBIN HOOD CIR UNIT 203
47	DUSKE TR,WILFRIED P & INGEBORG	W & I DUSKE LIVING TRUST	UTD 11-15-97
48	DYE FLORIDA TRUST	177 ROBIN HOOD CIR #102	
49	EICHLER, ALLEN C & RAE H	1018 JARDIN DRIVE	
50	EISENHART, ROBERT & ANN	2 CAMBRIC CIRCLE	
51	EISENHART, ROBERT & ANN	2 CAMBRIC CIRCLE	
52	ELIZABETH N YANIS REV TRUST	6935 RAIN LILY CT #102	
53	ELLISON, SUSAN D	193 ROBIN HOOD CIR UNIT 102	
54	ENGLE, JAMES R	LINDA M PONEROS	225 ROBIN HOOD CIRCLE #102
55	ENSLEN TR, WILLIAM R	UNDERWOOD TR, ALVA	161 ROBIN HOOD CIR UNIT 201
56	ESSIG, BARRY C	DIANE J OPELT ESSIG	17 FARM HILL ROAD
57	FAIRCHILD, CHRISTINA B	C/O ROBERT FAIRCHILD	PO BOX 566
58	FAVA, THOMAS	161 ROBIN HOOD CIRCLE #101	
59	FERNANDEZ, IVETTE	3811 BAY CLUB CIR UNIT 104	
60	FISCHER, COLE D	MARIA CAMILA CEDENO	8275 IBIS CLUB DRIVE #707
61	FLORES, ITALIA	257 ROBIN HOOD CIR #8103	
62	FLYNN, WILLIAM F & CLAIRE C	8096 PIEDMONT DR	
63	FOGLE FAMILY TRUST	3963 SKYWAY DR	
64	FOSTER, DANIEL C & WENDY M	PO BOX 665	
65	G&SONS INVESTMENTS INC	3320 2ND AVE SE	
66	GABINOS INVESTMENT LLC	PO BOX 990205	ATTN LAS AMERICAS NOTARY
67	GALARRETA, DANTE I CASTILLO	GLADYS CARMEN CASTILLO	8265 IBIS CLUB DR #606
68	GARTLEY, JON G & LINDA A	225 ROBIN HOOD CIRCLE #201	
69	GAWLOWSKI, PAWEL	2055 TRADE CENTER WAY	
70	GENEVRO, NATASHA M	MICHAEL R GENEVRO	8285 IBIS CLUB #807
71	GERALD E CERISE TRUST	16421 OLIVINE ST NW	
72	GIACCONE, SANDE T	2 OAK RUN	
73	GONCZI, ELIZABETH	AGNES SIMAC	337 ROBIN HOOD CIR UNIT 101
74	GONZALEZ, ALLAN W	3088 MILES AVE	
75	GROSSE-HELLWEG, KAI	273 ROBIN HOOD CIR #101	
76	HADDEN, WILLIAM B & MARIE A	61 WARFORD RD	
77	HAMILTON, JOHN H & DANA M	1521 GARFIELD AVE	
78	HARMON, TRISHA KAY	321 ROBIN HOOD CIR UNIT 201	
79	HENRIQUEZ, VIRGINIA	8265 IBIS CLUB DR #611	
80	HEPBURN, SIMON PETER	300 STATE ST E STE 226	
81	HERNANDEZ, CESAR RODRIGO RAMOS	NORMA PATRICIA JILOTE TOVAR	8265 IBIS CLUB DRIVE UNIT 605
82	HERNANDEZ, MARIA C	CESAR RAMOS	8265 IBIS CLUB DR #605
83	HERNANDEZ, NIURKA	8235 IBIS CLUB WAY #310	
84	HERRERA, RUTH M ROCA	8235 IBIS CLUB DR #303	

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	D	E	F
43			EDEN PRAIRIE, MN 55347---3142
44			NAPLES, FL 34119---0
45			NAPLES, FL 34104---0
46			NAPLES, FL 34104---9418
47	6480 118TH CT S		FRANKLIN, WI 53132---1174
48			NAPLES, FL 34104---0
49			NAPLES, FL 34104---0
50			PITTSFORD, NY 14534---0
51			PITTSFORD, NY 14534---0
52			NAPLES, FL 34109---6126
53			NAPLES, FL 34104---9424
54			NAPLES, FL 34104---0
55			NAPLES, FL 34104---7429
56			NATICK, MA 01760---0
57			MARCO ISLAND, FL 34146---0
58			NAPLES, FL 34104---0
59			KISSIMMEE, FL 34741---2675
60			NAPLES, FL 34104---0
61			NAPLES, FL 34104---0
62			NAPLES, FL 34104---6568
63			NAPLES, FL 34112---2902
64			NAPLES, FL 34106---0
65			NAPLES, FL 34117---0
66			NAPLES, FL 34116---0
67			NAPLES, FL 34104---2412
68			NAPLES, FL 34104---0
69			NAPLES, FL 34109---0
70			NAPLES, FL 34104---0
71			RAMSEY, MN 55303---3612
72			STONY BROOK, NY 11790---3338
73			NAPLES, FL 34104---9529
74			THROGGS NECK, NY 10465---0
75			NAPLES, FL 34104---0
76			WESTTOWN, NY 10998---3610
77			BELOIT, WI 53611---0
78			NAPLES, FL 34104---9517
79			NAPLES, FL 34104---0
80			OLDSMAR, FL 34677---3711
81			NAPLES, FL 34104---0
82			NAPLES, FL 34104---2412
83			NAPLES, FL 34104---0
84			NAPLES, FL 34104---9512

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	A	B	C
85	HOPKINS, JOHN A & EILEEN F	257 ROBIN HOOD CIR #203	
86	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
87	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
88	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
89	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
90	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
91	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
92	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
93	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
94	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
95	IBIS CLUB INVESTMENTS LLC	2055 TRADE CENTER WAY	
96	IBIS CLUB INVESTMENTS LLC	6006 RADIO RD	
97	INSALACO, DAVID	SARAH M HOLOHAN	5225 LINCOLN ROAD
98	JEREZANO, CARLOS I	EVELIA MARIA COLLAZOS	8235 IBIS CLUB DRIVE UNIT 305
99	JONTZA, CARLOS A & SUSAN M	6069 HIGHWOOD PARK CT	
100	JONTZA, CARLOS A & SUSANA M	6069 HIGHWOOD PARK CT	
101	JORDANELL CAPITAL LLC	19111 COLLINS AVE APT 801	
102	JUDKINS, WILLIAM D	JOSEPHINE A JUDKINS	1590 NW 103RD ST
103	KANTANAS, ADAMANDIA	6 PINE CLUSTER CIR UNIT 6-A	
104	KASTRAT, DAMIR	ANELA KASTRAT	415 MAIN STREET
105	KASTRAT, DAMIR & ANELA	80 CENTRAL PARK WEST #1D	
106	KHALIFE, JAMAL	337 ROBIN HOOD CIR #103	
107	KNOWLES, JEROD M & MARY K	6300 GOLFVIEW PL	
108	KOJA, ABED	SABRINA KOJA	1096 SCENIC GULF DR #308
109	KOJA, ABED & SABRINA	1096 SCENIC GULF DR #308	
110	KOJA, ABED & SABRINA	1096 SCENIC GULF DR #308	
111	KOTTKE, CHERYL L	7845 HAWTHORNE DR #902	
112	KRAFT, RICHARD	DOLORES CALVELEY	713 HILLTOP COURT
113	KUNZ, DIANA	7119 MARCONI COURT	
114	LA PAZ MANAGEMENT INC	1057 FOREST LAKES DR #609	
115	LALBHAI, LATA	8148 MONTICELLO CT	
116	LANGLOIS, ELINOR	305 ROBIN HOOD CIR UNIT 202	
117	LANSIQUOT, NATHAN	KEZIA LANSIQUOT	8285 IBIS CLUB DR #814
118	LAO JR, JUAN L CUEVAS	8265 IBIS CLUB DR #611	
119	LAPOINTE, JEAN JACQUES	ROGER TREMBLAY	177 ROBIN HOOD CIR APT 201
120	LARSON, DENNIS D	ANA MICHER LARSON	8285 IBIS CLUB DRIVE #804
121	LAUTER, ROBERT & SHERRY	9 ATLANTIC AVE	
122	LAWRENCE R & PATRICIA J BANN	TRUST	6433 WOODBURNE CT
123	LINSON, OLLIE L & GAIL	133 NORTHSHORE POINTE	
124	LONGINOTTI, ETTORE & ELENA	16 SADDLE RIDGE CT	
125	LOWER, GARY R & VALERIE	257 ROBIN HOOD CIR #101	
126	LUIS, SANTIAGO	VIRGINIA SAAVEDRA	19369 SW 64TH ST

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	D	E	F
85			NAPLES, FL 34104---0
86			NAPLES, FL 34105---0
87			NAPLES, FL 34109---0
88			NAPLES, FL 34109---0
89			NAPLES, FL 34109---0
90			NAPLES, FL 34109---0
91			NAPLES, FL 34109---0
92			NAPLES, FL 34109---0
93			NAPLES, FL 34109---0
94			NAPLES, FL 34109---0
95			NAPLES, FL 34109---0
96			NAPLES, FL 34104---3840
97			ONTARIO, NY 14519---0
98			NAPLES, FL 34104---0
99			NAPLES, FL 34110---2378
100			NAPLES, FL 34110---0
101			SUNNY ISLES BCH, FL 33160---0
102			DES MOINES, IA 50325---6504
103			MANALAPAN, NJ 07726---0
104			NEW YORK, NY 10044---0
105			NEW YORK, NY 10023---0
106			NAPLES, FL 34104---0
107			SIOUX CITY, IA 51106---7100
108			MIRAMAR BCH, FL 32550---0
109			MIRAMAR BCH, FL 32550---0
110			MIRAMAR BCH, FL 32550---0
111			NAPLES, FL 34113---0
112			CORAM, NY 11727---0
113			NAPLES, FL 34114---0
114			NAPLES, FL 34105---2284
115			NAPLES, FL 34104---6545
116			NAPLES, FL 34104---7403
117			NAPLES, FL 34104---0
118			NAPLES, FL 34104---0
119			NAPLES, FL 34104---9451
120			NAPLES, FL 34104---0
121			N HAMPTON, NH 03862---0
122			GRAND BLANC, MI 48439---0
123			MADISON, MS 39110---0
124			HOLMES, NY 12531---4623
125			NAPLES, FL 34104---0
126			PEMBROKE PINES, FL 33332---0

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	A	B	C
127	M D & M A LEAVITT LIVING TRUST	15622 OAKVIEW LN	
128	MACNEIL, BARBARA J	WILLIAM T MACNEILL	289 ROBIN HOOD CIR UNIT 101
129	MACPHERSON, HELEN	5308 NE 46TH ST	
130	MADISON PARK HOMEOWNERS ASSN	% SW PROPERTY MANAGEMENT	JEFF HUGHES
131	MADISON PARK HOMEOWNERS ASSN	% SW PROPERTY MANAGEMENT	JEFF HUGHES
132	MANDELL, RICHARD M	225 ROBIN HOOD CIR UNIT 104	
133	MARQUEZ, MARIA ALICIA	8245 IBIS CLUB WAY UNIT 414	
134	MARTINEZ, FRANCISCO	NATALIA A MARTINEZ	8285 IBIS CLUB WAY # 801
135	MATHENEY TR, A GROVER	LAND TRUST	% WESLEY M ROBINSON
136	MATHENEY TR, A GROVER	OWEN M WARD LAND TRUST	UTD 6/29/88
137	MCCABE, JEFFREY D & DEBORAH J	365 ROOKERY CT	
138	MCKERNON, KENT	18 GRIFFIN RD	
139	MCNAMARA, PAULA	337 ROBIN HOOD CIR #104	
140	MENSLAGE FAMILY TRUST	305 ROBIN HOOD CIR # 101	
141	MERNIC PROPERTIES LLC	449 PERSIAN CT	
142	MILLER, DAWN	8245 IBIS CLUB WAY # 405	
143	MINCK, LINDA R	2331 BUTTERFLY PALM DRIVE	
144	MINERVA GROUP LLC	PO BOX 166386	
145	MORALES, DENIS & MARILYN	431 SWISS COURT	
146	MORRIS JR, ROBERT J	177 ROBIN HOOD CIR UNIT 204	
147	MUELLER, JAMES C & MARGARET A	787 TOGGENBURG ROAD	
148	MURPHY, MEGAN	WILLIAM M MURPHY	161 ROBIN HOOD CIR #2104
149	OBROCHTA, ALLAN	8255 IBIS CLUB WAY #510	
150	OPPEGAARD, KRISTOPHER S	MONICA CHAVEZ	241 ROBIN HOOD CIR #204
151	PAGANUCCI, ROBERT J & CAROL L	503 PARK AVE	
152	PARZYNSKI, DOLORES L	321 ROBIN HOOD CIR UNIT 101	
153	PAULOVICH, CESAR	KARINA MIQUEZ	8999 SW 123RD CT #209
154	PAULOVICH, CESAR WALTER	8999 SW 123RD CT #209	
155	PEKOS NAPLES LLC	833 COLDSTREAM COURT	
156	PENN, BRIAN K	LESLIE KENNEDY PENN	337 ROBIN HOOD CIR #202
157	PJETROVIC, CAZIM & NEDZAD	50 SUTTON PLACE SOUTH #1B	
158	PJETROVIC, NEDZAD & EDITA	50 SUTTON PLACE SOUTH	APT 1B
159	PJETROVIC, SEFKET & FATIMA	608 PINE AVE	
160	PRESERVE 7965 LLC	562 BLUEBERRY PLACE	
161	PUENTES, LAZARA J RIVERO	EUFEMIO GONZALEZ	YADEL GONZALEZ
162	RACETRAC PETROLEUM INC	%SILVER OAK ADVISORS	PO BOX 2437
163	RAJUPET, GOPINATH	1 MILLER LN	
164	RAJUPET, GOPINATH	1 MILLER LN	
165	RAJUPET, GOPINATH	1 MILLER LN	
166	RAMIREZ, ARTURO DEJESUS SUAREZ	MARGARITA MARELLS LEON MUNOZ	8275 IBIS CLUB DR #709
167	RAMOS, CESAR R	NORMA PATRICIA JILOTE TOVAR	8290 IBIS CLUB DRIVE #909
168	RAZIMOFF, DANIEL ADALBERTO	209 ROBIN HOOD CIRCLE #104	

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	D	E	F
127			SOUTH BELOIT, IL 61080---0
128			NAPLES, FL 34104---9490
129			KANSAS CITY, MO 64117---1410
130	1044 CASTELLO DR STE 206		NAPLES, FL 34103---1900
131	1044 CASTELLO DR STE 206		NAPLES, FL 34103---1900
132			NAPLES, FL 34104---9409
133			NAPLES, FL 34104---7478
134			NAPLES, FL 34104---7478
135	PMB PTY 3977	PO BOX 25207	MIAMI, FL 33102---5207
136	PMB PTY3977	PO BOX 25207	MIAMI, FL 33102---5207
137			MARCO ISLAND, FL 34145---4016
138			GREENFIELD CTR, NY 12833---0
139			NAPLES, FL 34104---0
140			NAPLES, FL 34104---0
141			MARCO ISLAND, FL 34145---0
142			NAPLES, FL 34104---7478
143			NAPLES, FL 34119---0
144			MIAMI, FL 33116---0
145			MARCO ISLAND, FL 34145---0
146			NAPLES, FL 34104---9451
147			FABIUS, NY 13063---0
148			NAPLES, FL 34104---0
149			NAPLES, FL 34104---0
150			NAPLES, FL 34104---0
151			FOX LAKE, IL 60020---1919
152			NAPLES, FL 34104---9517
153			MIAMI, FL 33186---0
154			MIAMI, FL 33186---0
155			NAPLES, FL 34104---0
156			NAPLES, FL 34104---0
157			NEW YORK, NY 10022---0
158			NEW YORK, NY 10022---0
159			SADDLE BROOK, NJ 07663---0
160			FRANKLIN LAKES, NJ 07417---0
161	8255 IBIS CLUB DR #502		NAPLES, FL 34104---0
162			SMYRNA, GA 30081---2437
163			CHESWICK, PA 15024---2138
164			CHESWICK, PA 15024---2138
165			CHESWICK, PA 15024---2138
166			NAPLES, FL 34104---0
167			NAPLES, FL 34104---0
168			NAPLES, FL 34104---0

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	A	B	C
169	REIMUTH, MARILYN A	289 ROBIN HOOD CIR UNIT 203	
170	RIBEROL INVESTMENT LLC	131 25TH STREET SW	
171	RICHARD & BARBARA ANN FULLER	FAMILY TRUST	8108 PIEDMONT DR
172	RICHARD A FOGELIN TRUST	MARGARET J FOGELIN TRUST	69 VICTORY HILL
173	ROBERT C PERKINS JR LIV TRUST	193 ROBIN HOOD CIR UNIT 203	
174	RODRIGUEZ, JULIO	8265 IBIS CLUB DR APT 612	
175	RODRIGUEZ, MARGARITA R	161 ROBIN HOOD CIR	
176	ROR FLORIDA LLC	4400 N FEDERAL HWY #42	
177	ROR FLORIDA LLC	4400 N FEDERAL HWY #42	
178	ROSEMAN, GERALD R	3130 MAHOGANY RUN CIR NW	
179	ROYAL STAR SERVICES LLC	21W549 NORTH AVE APT 209	
180	SACHATELLO JR, JOSEPH N	ELAINE G SACHATELLO	305 ROBIN HOOD CIR UNIT 203
181	SAGONA, SAMUEL A & SANDRA L	209 ROBIN HOOD CIRCLE #102	
182	SALAZAR, LUIS B	12806 REXMORE DR	
183	SALEM, KATHRYN J	22 LANTERN LN	
184	SAMPSON, RANDALL	8150 TRAIL LAKE DR	
185	SANCHEZ, ADRIANA	CARLOS A ALVAREZ	8255 IBIS CLUB DR #507
186	SANCHEZ, ALEXANDRA	40 BLOODGOOD ST	
187	SANSONE, PASQUALE LINO	8290 IBIS CLUB LN #908	
188	SANTA, SANTIAGO SALAZAR	12806 REXMORE DR	
189	SANTANA, HECTOR & EDELMIRA	16815 NW 74 AVE	
190	SASTRE, MARGARITA ELENA	GASTON MARK SASTRE	JOHN CHRISTOPHER SASTRE
191	SASTRE, MARGARITA ELENA	PASAMA INVESTMENTS LLC	6735 LINKWOOD ST
192	SASTRE, RUBEN	833 COLDSTREAM CT	
193	SASTRE, RUBEN	833 COLDSTREET COURT	
194	SCHULZE, ROBERT	ESTELLE KIRSNER SCHULZE	8100 PIEDMONT DR
195	SEIFERS, BRAD D	273 ROBIN HOOD CIR #102	
196	SHARP, TAGGART S	145 ROBIN HOOD CIR UNIT 203	
197	SHERIDAN, ROBERT J	209 ROBIN HOOD CIR #101	
198	SHERWOOD PARK MASTER ASSN INC	% ASSOCIA GULF COAST	13461 PARKER COMMONS BLVD
199	SHERWOOD PARK MASTER ASSN INC	% ASSOCIA GULF COAST	13461 PARKER COMMONS BLVD
200	SIANO, JOSEPH M	MARTA GIOVANELLA SIANO	10 PINE BROOK LN
201	SIMMONS, ANGELA TRACY	177 ROBIN HOOD CIR #202	
202	SOKOP, MARY A	209 ROBIN HOOD CIRCLE #5-204	
203	SOKOP, THOMAS G & PAULA M	305 ROBIN HOOD CIR UNIT 104	
204	SOLDATI LLC	4400 NORTH FEDERAL HWY #42	
205	SPENCER, CARROLL & DANA LYNN	145 ROBIN HOOD CIR UNIT 101	
206	SPILLANE JR, GEORGE J	PHYLLIS A SPILLANE	2502 INDEPENDENCE DR
207	SPILLERS, STEPHEN CHRISTIAN	273 ROBINHOOD CIR #201	
208	STEIGERWALD, ROBERT	8285 IBIS CLUB DRIVE #803	
209	STRATHMAN, CHRISTOPHER A	337 ROBIN HOOD CIRCLE #203	
210	SUDNICK, DELORIS MARY	241 ROBIN HOOD CIR #104	

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	D	E	F
169			NAPLES, FL 34104---9491
170			NAPLES, FL 34117---0
171			NAPLES, FL 34104---6568
172			COATESVILLE, IN 46121---0
173			NAPLES, FL 34104---9425
174			NAPLES, FL 34104---2414
175			NAPLES, FL 34104---0
176			BOCA RATON, FL 33431---0
177			BOCA RATON, FL 33431---0
178			NORTH CANTON, OH 44720---9567
179			LOMBARD, IL 60148---0
180			NAPLES, FL 34104---7403
181			NAPLES, FL 34104---0
182			GERMANTOWN, MD 20874---0
183			ABINGTON, MA 02351---2034
184			POWELL, OH 43065---8150
185			NAPLES, FL 34104---0
186			PAWTUCKET, RI 02861---0
187			NAPLES, FL 34104---2427
188			GERMANTOWN, MD 20874---0
189			HIALEAH, FL 33015---0
190	1323 N 18TH ST		NEDERLAND, TX 77627---4807
191			BEAUMONT, TX 77706---4218
192			NAPLES, FL 34104---0
193			NAPLES, FL 34104---0
194			NAPLES, FL 34104---0
195			NAPLES, FL 34104---0
196			NAPLES, FL 34104---7452
197			NAPLES, FL 34104---0
198	SUITE 101		FT MYERS, FL 33912---0
199	SUITE 101		FT MYERS, FL 33912---0
200			DARIEN, CT 06820---4710
201			NAPLES, FL 34104---0
202			NAPLES, FL 34104---0
203			NAPLES, FL 34104---7402
204			BOCA RATON, FL 33431---0
205			NAPLES, FL 34104---7451
206			READING, PA 19609---1026
207			NAPLES, FL 34104---0
208			NAPLES, FL 34104---0
209			NAPLES, FL 34104---0
210			NAPLES, FL 34104---9412

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	A	B	C
211	SUN APPLE PROPERTIES LLC	C/O LAW OFFICE OF FRANK UZZI	210 SUMMIT AVENUE
212	TALAGA, JUDITH A	177 ROBIN HOOD CIR UNIT 103	
213	TDVA LLC	P O BOX 166386	
214	THERESIAS, WILNY	GULEBERTHA L THERESIAS	8235 IBIS CLUB DR #308
215	THOMAS, ROBERT	105 ROCHESTER AVE	
216	THOMPSON, PETER M & JANE B	MELANIE J THOMPSON	3 S VILLAGE
217	THOMPSON, RONALD A & KRISTEN A	161 ROBIN HOOD CIR UNIT 103	
218	TIITF /ST OF FL	3900 COMMONWEALTH BLVD	
219	TOCCI, CARMEN P	22 MAGUE AVENUE	
220	UCHA, ANTONIO & MILCA S	8245 IBIS CLUB DR # 407	
221	VARGAS, ORLANDO	8215 IBIS CLUB DR #111	
222	VARGAS, SANTIAGO J ALVAREZ	257 ROBIN HOOD CIR UNIT 104	
223	VAUGHAN, JEROME & JOAN E	225 ROBIN HOOD CIR UNIT 101	
224	VAZZA, RALPH J	FELICIA VAZZA	145 ROBIN HOOD CIR UNIT 201
225	VELAZQUEZ JR, RAFAEL	8225 IBIS CLUB DRIVE #202	
226	VELEZ, NUBIA E	8225 IBIS CLUB DR #208	
227	VETTER, ROGER D & MELODY A	23609 N CENTENNIAL RD	
228	VITA, MAUREEN	1598 OCEANIA DR S #202	
229	VITA, MAUREEN	1598 OCEANIA DRIVE S #202	
230	WAGNER, JAMES & SHARON	289 ROBIN HOOD CIR #104	
231	WAGNER, LEO	305 ROBIN HOOD CIR UNIT 103	
232	WALSH, DANA N	9591 BRAMLEY TERRACE	
233	WHITEHOUSE, JONATHAN	300 STATE ST E STE 226	
234	WILKINSON EST, RICHARD	% RICHARD TODD WILKINSON PR	193 ROBIN HOOD CIR #103
235	WILLIAMS, DAVID G & RITA A	8104 PIEDMONT DR	
236	WOLF, MARISOL	1813 PENN AVE	
237	WOODSIDE LANES INC	14513 GLOBAL PARKWAY	
238	WRENN, CYNTHIA S	305 ROBIN HOOD CIRCLE #201	
239	ZEWE, BRUCE R & DIANE D	119 DRAKE DR	
240	ZIENKIEWICZ, JOHN S & JANET I	43 MELWOOD DRIVE	
241	REFERENCE ONLY	IBIS CLUB AT NAPLES	CONDOMINIUM
242	REFERENCE ONLY	SHERWOOD I A CONDOMINIUM	
243	BOBOC, CARMEN & NICOLAE	293 TREMAINE CR	
244	BRUNET, JEAN-PIERRE	966 3RD AVE	
245	CALZATO, GUSTAVO	TERESITA JANNET CALZATO	35 OLIVERS LN
246	FERRAZZO, LEONARDO	LOTE 142 ING MASCHWITZ ESCOBAR	BARRIO SAN MARCO
247	FERRI, VINCENZO & ANNA	172 TALL GRASS TRAIL	
248	HOULDEN, DAVID & BARBARA	41 RED PINE CRES	
249	LEON, JORGE L VILLALOBOS	MASSIEL M GUEVARA GONZALEZ	TV 21 #94A-32
250	MANCUSA, GINO A & ROSEMARIE C	175 RICHMOND ROAD	
251	MATEI, VICTOR & VIORICA	485 BECKWITH CT	
252	NALKUR, ANIL G & AMEETA	3403-35 KINGSBRIDGE GRDN CIR	

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	D	E	F
211			MONTVALE, NJ 07645---0
212			NAPLES, FL 34104---9450
213			MIAMI, FL 33116---0
214			NAPLES, FL 34104---0
215			E ATLANTIC BEACH, NY 11561---0
216			SOUTHWICK, MA 01077---9217
217			NAPLES, FL 34104---7429
218			TALLAHASSEE, FL 32399---3000
219			WEST NEWTON, MA 02465---0
220			NAPLES, FL 34104---0
221			NAPLES, FL 34104---0
222			NAPLES, FL 34104---9453
223			NAPLES, FL 34104---9409
224			NAPLES, FL 34104---7451
225			NAPLES, FL 34104---0
226			NAPLES, FL 34104---0
227			JERSEYVILLE, IL 62052---0
228			NAPLES, FL 34113---0
229			NAPLES, FL 34113---0
230			NAPLES, FL 34104---0
231			NAPLES, FL 34104---7402
232			FORT MYERS, FL 33967---0
233			OLDSMAR, FL 34677---3711
234			NAPLES, FL 34104---9424
235			NAPLES, FL 34104---6568
236			READING, PA 19609---0
237			FORT MYERS, FL 33913---0
238			NAPLES, FL 34104---0
239			WEXFORD, PA 15090---0
240			ROCHESTER, NY 14626---0
241			
242			
243			KITCHENER N2A 4L8 CANADA
244			VAL-DOR J9P 1T3 CANADA
245			CALEDON EAST L7C 1G5 CANADA
246			BUENOS AIRES ARGENTINA
247			WOODBRIDGE L4L 3P8 CANADA
248			WASAGA BEACH L9Z 3B2 CANADA
249	APARTMENT 610		BOGOTA COLOMBIA
250			THUNDER BAY P7G 1R6 CANADA
251			WATERLOO N2T 2H1 CANADA
252			MISSISSAUGA L5R 3Z5 CANADA

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	A	B	C
253	OPRITA, NICOLETA & LIVIU	23 HOLLYWOOD AVE APT 210	
254	PAREJO, FLAVIA	101 ROSEBURY LN	
255	POWER, CLIVE & KIRTI	PO BOX 991	
256	POWER, CLIVE & KIRTI	PO BOX 991	
257	PUSCASU, ADRIAN & ANCA DELIA	60 WICKSTEAD WAY	
258	ROCHEFORT CARRIER PRPTS INC	2860 CHEMIN DES QUATRE	BOURGEOIS STE 101
259	ROCHEFORT CARRIER PRPTS INC	2860 CHEMIN DES QUATRE	BOURGEOIS STE 101
260	RUHL, DOMINIK	AM SEEBURG 14E	
261	SHERWOOD LAND TRUST	J A KOMENSKEHO 793	
262	STAFFA ET AL, DANIEL H	SARGENTO CARBRAL 269	SAN MIGUEL 1663
263	STAFFA, MARTIN J	MARIANO D STAFFA	SARGENTO CABRAL 269
264	TREMBLEY, SERGE	LORRAINE AUDET	4 DU BELVEDERE
265	WOLFAARDT, HENDRIK	C/O GLOBAL PROTECTOR TRUST	DORSFONTEIN FARM
266	XEKOMINOS, STAVROULA	VASILIKI XEKOMINOS	107 NEWTON DR

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

	D	E	F
253			TORONTO N2N 7L8 CANADA
254			WOODBRIDGE L4L 3Z1 CANADA
255			BRAGG CREEK T0L 0K0 CANADA
256			BRAGG CREEK T0L 0K0 CANADA
257			MARKHAM L3T 5E5 CANADA
258			QUEBEC G1V 1Y3 CANADA
259			QUEBEC G1V 1Y3 CANADA
260			BAD HOMBURG 61352 GERMANY
261		KLASTEREC	N OHRI 43751 CZECH REPUBLIC
262			BUENOS AIRES ARGENTINA
263			BUENOS AIRES 1663 ARGENTINA
264			STE JULIE J3E3M5 CANADA
265	PO BOX 54		GRAAFF-REINET 6280 AFRICA
266			TORONTO M2M-2N2 CANADA

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

TR TRANSPORTATION CONSULTANTS, INC

2726 OAK RIDGE COURT, SUITE 503
FORT MYERS, FL 33901-9356
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Ken Gallander, AICP
RWA, Inc.

FROM: Yury Bykau
Transportation Consultant

DATE: Revised: September 28, 2020

RE: CAT Radio Road Transfer Facility (CU) – PL#20200001301
Collier County, Florida
SMALL SCALE STUDY – NO ADDITIONAL FEE

TR Transportation Consultants, Inc. has completed a traffic analysis for the Conditional Use (CU) application for the existing Collier Area Transit (CAT) transfer facility located at 8300 Radio Road in Collier County, Florida.

The subject site is governed by Resolution No. 10-70, which is attached to this Memorandum for reference. The conditions of approval within the Resolution No. 10-70 limit the number of CAT fixed-routes to four (4). It is important to note that this CU application has no intent to add fixed CAT routes to what is currently permitted. In fact, the number of CAT routes have been reduced to only three (3) by combining two of the existing routes. The applicant is requesting to eliminate the route cap as part of this CU application. The inclusion of additional CAT services would reduce or remove the traffic associated with the personal automobile by providing transportation opportunities to employment, recreational and retail areas as well as many others.

The primary purpose of this CU application is provide an opportunity and reroute the existing regional bus services within the area to the existing CAT transfer facility located at 8300 Radio Road. This would result in a proper infrastructure for the regional buses as well incorporate both the regional and CAT routes into a single facility. Currently the Greyhound and Red Coach provide their regional services at Marathon gas station located at 8901 Davis Boulevard and McDonald's restaurant located at 8875 Davis Boulevard, respectively. Based on the discussions with RWA, Inc. and Collier County's CAT Staff, two (2) Greyhound and two (2) Red Coach routes will be re-routed to the existing CAT facility. The following is the schedule of the regional bus routes;

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

- Red Coach: Stops at 10:40 AM and 9:00 PM
- Greyhound: Stops at 2:05 AM and 2:00 PM

As shown from the above schedule, none of the regional bus routes are scheduled to stop during the weekday peak hours (7:00AM – 9:00AM & 4:00PM – 6:00PM). It is also important to note that the trips associated with the Greyhound and Red Coach services are already traveling on the roadways today and therefore do not generate any additional trips. There are no changes being proposed to the existing CAT and regional bus schedules at this time.

TRIP GENERATION

The proposed CU application is not requesting any modifications to the existing buildings within the CAT transfer facility. However, as requested in the methodology meeting, an updated trip generation should be prepared for the CAT transfer facility. The notes from the methodology meeting, which was conducted via email, are attached to the Appendix of this report for reference. The floor area that was used for the trip generation purposes of the CAT transfer facility was 22,317 square feet, which represents the floor area of Building #1 (Administration) as labeled on the attached site plan obtained from the previously approved site development plan application. Note, all other buildings/uses shown on this site plan do not generate additional traffic as they are considered as ancillary uses the existing CAT transfer facility.

The Institute of Transportation Engineers Report titled ***Trip Generation Manual***, 10th Edition, does not contain land uses that are directly applicable to the CAT transfer facility. However, consistent with the original traffic study (June, 2007) approved on the subject site, Land Use Code 110 (General Light Industrial) was utilized for the trip generation purposes of the CAT facility. The trip generation equations utilized from this land use are attached to the end of this document for reference. The trips generated as a result of the existing bus routes was also consistent with the trip generation assumption as part of the previously approved traffic study, dated June, 2007.

As requested by the County Staff, the trip generation also included the trips generated from the privately owned vehicles associated with the passenger drop-off and pick-up at the existing CAT transfer facility. The weekday peak hour ridership information was provided by the Collier County CAT Staff via email and is attached to this Memorandum for reference.

Table 1 provides a summary of the trip generation projections for the CAT transfer facility. As previously mentioned, the proposed CU application will not generate any additional weekday peak hour traffic on the surrounding roadway network. Therefore, Concurrency Analysis will not be required to be completed for this CU application.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Table 1
Trip Generation
CAT Radio Road Transfer Facility

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
General Light Industrial (22,317 Square Feet) [1]	13	2	15	2	11	13	142
Trips Based on CAT Routes [2] (3 Routes)	3	3	6	3	3	6	60
Passenger Boardings/Alightings [3]	10	13	23	4	7	11	N/A
Total Trips	**26**	**18**	**44**	**9**	**21**	**30**	**202**

1. Floor area for Building #1 (Administration) as per attached original SDP site plan.
2. Consistent with the previous traffic study, dated June 2007.
3. Provided by the Collier County CAT Staff via email.

The total trips shown in Table 1 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. Based on the current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on the attached **Figure 1**. Also shown on Figure 1 is the assignment of the project related trips to the site access drives.

As requested by the County Staff, Collier County's ***Annual Update and Inventory Report*** (AUIR) tables were also provided and are attached to this Memorandum for informational purposes only. From the 2019 AUIR, both Davis Boulevard and Radio Road within the vicinity of the subject site were shown to operate at acceptable Level of Service. Concurrency tables from the 2020 DRAFT AUIR are also attached for reference. It is important to note that at this time the 2020 AUIR has not been adopted by the Collier County Board of County Commissioners. The attached 2020 DRAFT AUIR tables also illustrate that both Davis Boulevard and Radio Road within the vicinity of the subject site operate at acceptable Level of Service. As previously mentioned, the proposed CU application will not generate any additional weekday peak hour traffic on the surrounding roadway network.

CONCLUSION

The proposed Conditional Use (CU) request will provide an opportunity and reroute the existing regional bus services (Greyhound & Red Coach) to the existing CAT transfer facility located at 8300 Radio Road in Collier County, Florida. This would result in a proper infrastructure for the regional buses and as well incorporate both the regional and CAT routes into a single facility. The trips associated with the Greyhound and Red Coach

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

services are already traveling on the roadways today and therefore do not generate any additional trips.

Overall, CAT and regional buses services reduce or remove the traffic associated with the personal automobile by providing transportation opportunities to employment, recreational and retail areas as well as many others. Therefore, the proposed CU request will not have a negative impact on the surrounding roadway system.

Attachments

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

METHODOLOGY MEETING NOTES

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Yury Bykau

From: Ken Gallander <kgallander@consult-rwa.com>
Sent: Wednesday, July 29, 2020 9:23 AM
To: SawyerMichael; Yury Bykau; KartoZachary
Cc: DeleonOmar; ArnoldMichelle
Subject: RE: Conditional Use on CAT Transit Facility

Mike,

Understood. We'll work to prepare and coordinate further as necessary.

As always appreciate your guidance.

Ken

RWA ENGINEERING

Ken Gallander, AICP
Director of Planning
OFFICE | 239.597.0575
CELL | 850.803.5621
EMAIL | KGallander@consult-rwa.com

TO SUMMER HOURS! From Memorial Day to Labor Day we're adjusting our schedules to get an early start to our weekends. Most of us will be off on Friday afternoons; however, we remain fully dedicated to our clients and colleagues and will accommodate your needs.

From: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Sent: Wednesday, July 29, 2020 9:01 AM
To: Ken Gallander <kgallander@consult-rwa.com>; Yury Bykau <yury@trtrans.net>; KartoZachary <Zachary.Karto@colliercountyfl.gov>
Cc: DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>
Subject: RE: Conditional Use on CAT Transit Facility

Ken,

No. This is a new Hearing Examiner and none of us know how he's going to approach the position. I know the previous HEX didn't fully understand the Immokalee facility request until we were able to talk to him just before the hearing.

I still think a simple TIS study will remove a lot of questions and can be used to better tell your story.

Let me know of any follow-up,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

From: Ken Gallander <kgallander@consult-rwa.com>
Sent: Wednesday, July 29, 2020 8:50 AM
To: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; Yury Bykau <yury@trtrans.net>; KartoZachary <Zachary.Karto@colliercountyfl.gov>
Cc: DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>
Subject: RE: Conditional Use on CAT Transit Facility

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.**

Mike,

During the pre-app, Ray indicated we are minor conditional use and will be heading to the HEX and not the CCPC. Does that change the approach?

RWA ENGINEERING

Ken Gallander, AICP
Director of Planning
OFFICE | 239.597.0575
CELL | 850.803.5621
EMAIL | KGallander@consult-rwa.com

TO SUMMER HOURS! From Memorial Day to Labor Day we're adjusting our schedules to get an early start to our weekends. Most of us will be off on Friday afternoons; however, we remain fully dedicated to our clients and colleagues and will accommodate your needs.

From: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Sent: Wednesday, July 29, 2020 8:47 AM
To: Yury Bykau <yury@trtrans.net>; KartoZachary <Zachary.Karto@colliercountyfl.gov>
Cc: Ken Gallander <kgallander@consult-rwa.com>; DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>
Subject: RE: Conditional Use on CAT Transit Facility

Yury,

I agree that the net trip change will be minor however the Planning Commission is now requiring updated TIS's on nearly all petitions and I really want to avoid any last minute issues. The argument coming back on our staff is that this-these petition requests are new CU's and updated traffic information should be provided-available to the Commission.

I also think this is an opportunity to clean up conditions as you've pointed out regarding the route limitation. If we simply have a new TIS that accounts for all uses-trips for the facility it backs up and addresses concerns regarding routes and how the facility really operates. You also make an excellent point that the added routes-services already exist...are already on the network so the change is limited to inclusion at this location as a use. Plus it also allows incorporation

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

into the CAT network as well. A point could perhaps be made that including the additional services may potentially reduce network trips.

I feel it makes for a clearer-easier path and I think it could strengthen the petition request.

Thanks,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

From: Yury Bykau <yury@trtrans.net>
Sent: Tuesday, July 28, 2020 4:27 PM
To: KartoZachary <Zachary.Karto@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Cc: Ken Gallander <kgallander@consult-rwa.com>; DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>
Subject: RE: Conditional Use on CAT Transit Facility

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.

Michael,

I also want to add the fact that based on the existing schedules [Red Coach: Departs 8:20 am and 2:15pm; Greyhound: Departs 1:15 am (Miami); Departs 2:00 pm (Tampa/Orlando)], only one of the regional routes is scheduled to depart in the weekday peak hours. All other regional routes occur outside of the weekday AM (7 AM-9 AM) and PM (4 PM-6 PM) hours. The trips associated with these regional buses are already traveling on the surrounding roadway network today. We're not adding any new routes nor changing the existing bus schedules. I think a simple traffic memo stating these facts would be sufficient for this CU submittal since we're not generating any new trips. Thoughts?

Thanks,

TR TRANSPORTATION CONSULTANTS, INC
Yury Bykau, E.I.
TR Transportation Consultants, Inc.
2726 Oak Ridge Ct. STE 503
Fort Myers, FL 33901
239-692-0589 (c)
239-278-3090 (o) ext. 6
239-278-1906 (f)
yury@trtrans.net

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

From: KartoZachary [mailto:Zachary.Karto@colliercountyfl.gov]
Sent: Tuesday, July 28, 2020 3:29 PM
To: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Cc: Ken Gallander <kgallander@consult-rwa.com>; DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>; Yury Bykau <yury@trtrans.net>
Subject: RE: Conditional Use on CAT Transit Facility

Mike,

No problem. Just to quickly recap what Ken said this morning (this might be the part you missed and I apologize if I glossed this over in our conversation on the phone), we are trying to eliminate the route cap and allow the regional bus companies to use this location as a drop off point. All routes are currently running so the traffic impact shouldn't necessarily change.

Respectfully,

Zachary Karto
Senior Planner

Phone: 239.252.5849 Cell: 239.438.2045
Public Transit & Neighborhood Enhancement Division/ Collier Area Transit

rideCAT
COLLIER AREA TRANSIT

From: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Sent: Tuesday, July 28, 2020 2:12 PM
To: KartoZachary <Zachary.Karto@colliercountyfl.gov>
Cc: Ken Gallander <kgallander@consult-rwa.com>; DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>; Yury Bykau <yury@trtrans.net>
Subject: RE: Conditional Use on CAT Transit Facility

Zach,

Thanks for reaching out and I apologize missing most of the pre app meeting this morning.

As we discussed we can use this email as your methodology meeting. If you have any questions please let me know.

Because this is a minor use change from a transportation planning stand-point I suggest starting with the previous TIS, update to current AUIR numbers and ITE 10th edition, add the proposed new-additional use-trips to construct the new TIS. I suggest making it clear the previously approved uses, the proposed new uses and show how the updated traffic counts change (due both to the updates as well as the proposed use-user changes).

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Also we should look at the current conditions that limits routes. I believe the current limit is just for the routes which will need to be addressed and we should consider using current trip limit language for consistency. We might consider combining the route limit and standard trip cap limit or simply have separate conditions.

As Sue Faulkner noted this morning your team will also need to address the GMP transportation elements.

Again, please let me know of questions and concerns as you move forward.

Thanks again,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

From: KartoZachary <Zachary.Karto@colliercountyfl.gov>
Sent: Tuesday, July 28, 2020 12:41 PM
To: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Cc: Ken Gallander <kgallander@consult-rwa.com>; DeleonOmar <Omar.Deleon@colliercountyfl.gov>; ArnoldMichelle <Michelle.Arnold@colliercountyfl.gov>; Yury Bykau <yury@trtrans.net>
Subject: Conditional Use on CAT Transit Facility

Good Afternoon Mr. Sawyer,

I wondered if you had some time in the next couple of days to talk about our CU on our Radio Road facility? This is the one I mentioned a while back at our meeting, where we are trying to bring the Greyhounds and Red Bus type regional bus companies to our site instead of the McDonald's parking lot or nearby gas stations. We just wanted to know your formal thoughts on it to rely to Ray.

Respectfully,

Zachary Karto
Senior Planner

Phone: 239.252.5849 Cell: 239.438.2045
Public Transit & Neighborhood Enhancement Division/ Collier Area Transit

rideCAT
COLLIER AREA TRANSIT

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RESOLUTION NO. 10-70

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RESOLUTION NO. 10-70

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA, PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ADD A GOVERNMENT FACILITY LIMITED TO A BUS TRANSFER STATION WITHIN THE BILL GALLMAN OLDSMOBILE DEALERSHIP PUD ZONING DISTRICT PURSUANT TO SUBSECTION 2.01.03.G.1.e. OF THE COLLIER COUNTY LAND DEVELOPMENT CODE FOR PROPERTY LOCATED IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to add a government facility limited to a bus transfer station within the Bill Gallman Oldsmobile Dealership PUD zoning district pursuant to Subsection 2.01.03.G.1.e. of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number CU-PL2009-405 filed by Abra Horne, AICP, of Wilbur Smith Associates, representing Collier County Alternative Transportation Modes Department, with respect to the property hereinafter described in Exhibit "A", be and the same is hereby approved to add a Conditional Use to add a government facility limited to a bus transfer station within the Bill Gallman Oldsmobile Dealership PUD zoning district pursuant to Subsection 2.01.03.G.1.e. of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit "B" and subject to the conditions found in Exhibit "C". Exhibits "A","B", and "C" are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 23RD day of March, 2010.

ATTEST:
Dwight E. Brock, Clerk

By: _____
Deputy Clerk

Approved as to form and legal sufficiency:

_____
Jennifer B. White
Assistant County Attorney

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
Fred W. Coyle, Chairman

Exhibits attached:
A. Legal Description
B. Conceptual Site Plan
C. Conditions

09-CPS-00965/72

CU-PL2009-405
Rev. 3/24/10 - JBW

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 2987, PAGE 3420

BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA: AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, RUN N89°54'20"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE S00°05'40"E, 50.00 FEET TO THE POINT OF BEGINNING, AND ALSO BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE S-856 (RADIO ROAD/C.R. 856); THENCE N89°54'20"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 380.65 FEET; THENCE S00°31'13"W, 1147.78 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 84 (DAVIS BOULEVARD), SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2939.79 FEET, AND WHOSE CHORD BEARS S32°55'16"W FOR 187.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 187.73 FEET; THENCE N48°09'02"W 357.67 FEET; THENCE N00°05'40"W 1066.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA: AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N89°53'12"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE LEAVING SAID NORTHERLY LINE S00°06'48"E FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RADIO ROAD (C.R. 856) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. THENCE N89°53'12"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 380.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE S00°30'11"W FOR A DISTANCE OF 42.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS S11°09'05"W; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 914.64 FEET, A CENTRAL ANGLE OF 11°15'53" FOR AN ARC DISTANCE OF 179.82 FEET TO A POINT OF TANGENCY; THENCE S89°53'12"W FOR A DISTANCE OF 201.52 FEET; THENCE N00°06'48"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SUBJECT PARCEL CONTAINS 10.04± ACRES OF LAND, MORE OR LESS.

FOLIO NO. 00399360008 / ADDRESS #8315 DAVIS BOULEVARD

NOTE: LESS & EXCEPT PORTION HAS A DIFFERENT BEARING BASIS THAT THE ORIGINALLY DESCRIBED PARENT PARCEL OF LAND.

NOTE: SURVEY FIELD BEARINGS ARE BASED ON NAD83 (99 ADJUSTMENT), STATE PLANE COORDINATES, FLORIDA EAST ZONE.

CAT Transfer Station
CU-PO2009-405
Exhibit A

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

PLANS FOR

CAT TRANSFER STATION CONDITIONAL USE

GALLMAN OLDS P.U.D. (ORDINANCE #86-6)

PART OF SECTION 3, TOWNSHIP 50 S, RANGE 26 E, COLLIER COUNTY, FLORIDA

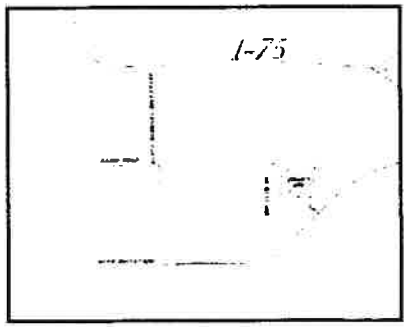
DEVELOPED BY:

COLLIER COUNTY TRANSPORTATION SERVICES DIVISION

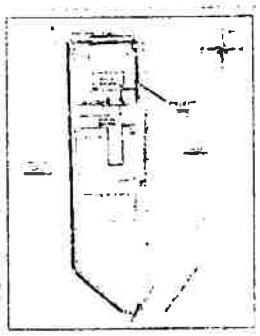
2885 SOUTH HORSESHOE DRIVE

NAPLES, FLORIDA 34104

(239) 213-5841



LOCATION MAP



SITE MAP

SHEET INDEX

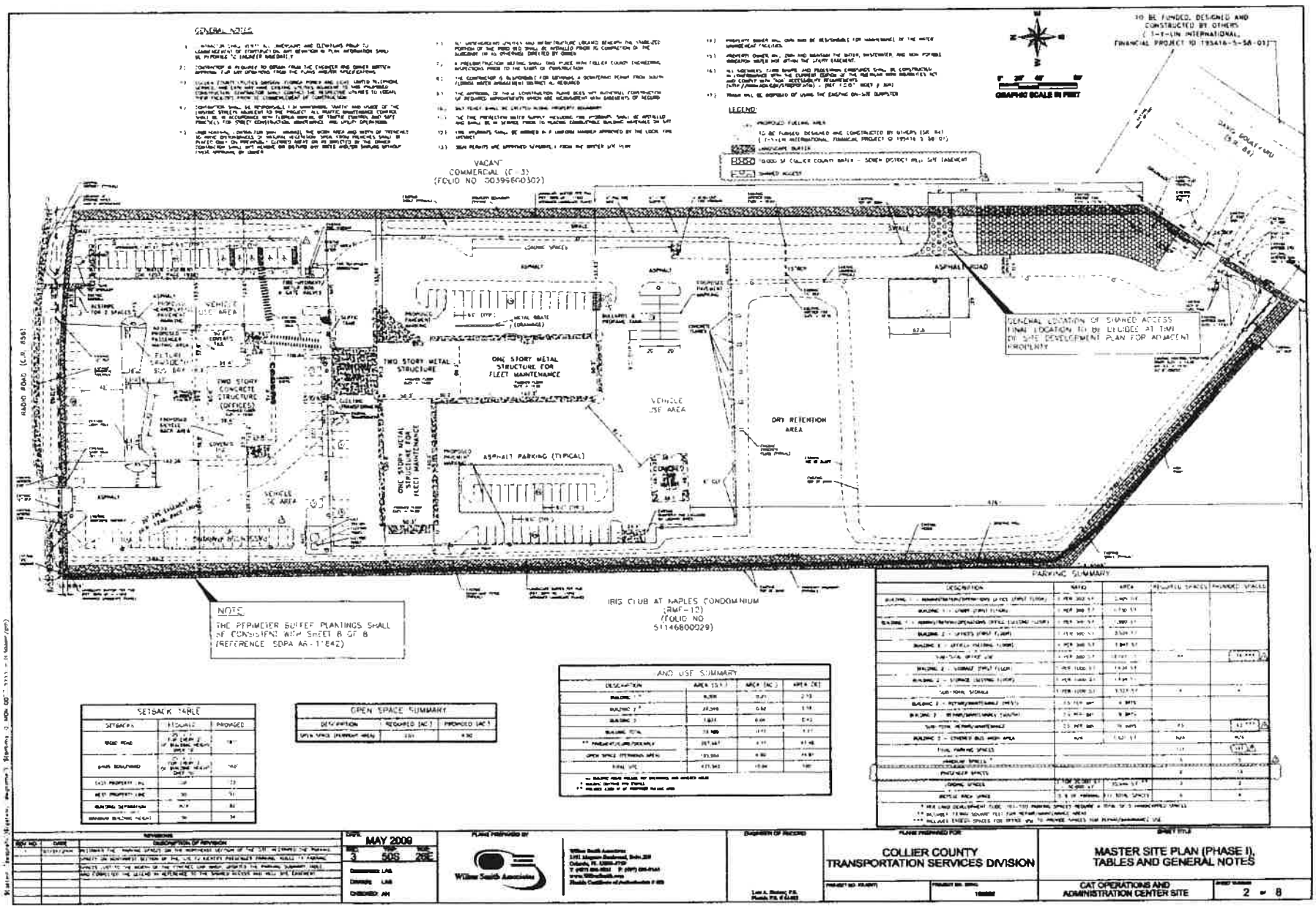
SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN (PH 1)
3	MASTER SITE PLAN (PH 2)
4	BOUNDARY SURVEY
5	FLUCCS MAP
6	AERIAL PHOTOGRAPH
7	ELEVATIONS
8	LANDSCAPE PLANS

	REVISIONS	
1	7.28.	Sheet 2, revised.
2	7.28.	Sheet 3, revised.
3	7.28.	Sheet 8, replaced.
4	8.31.	Sheet 1, revised.
5	8.31.	Sheet 4, revised.

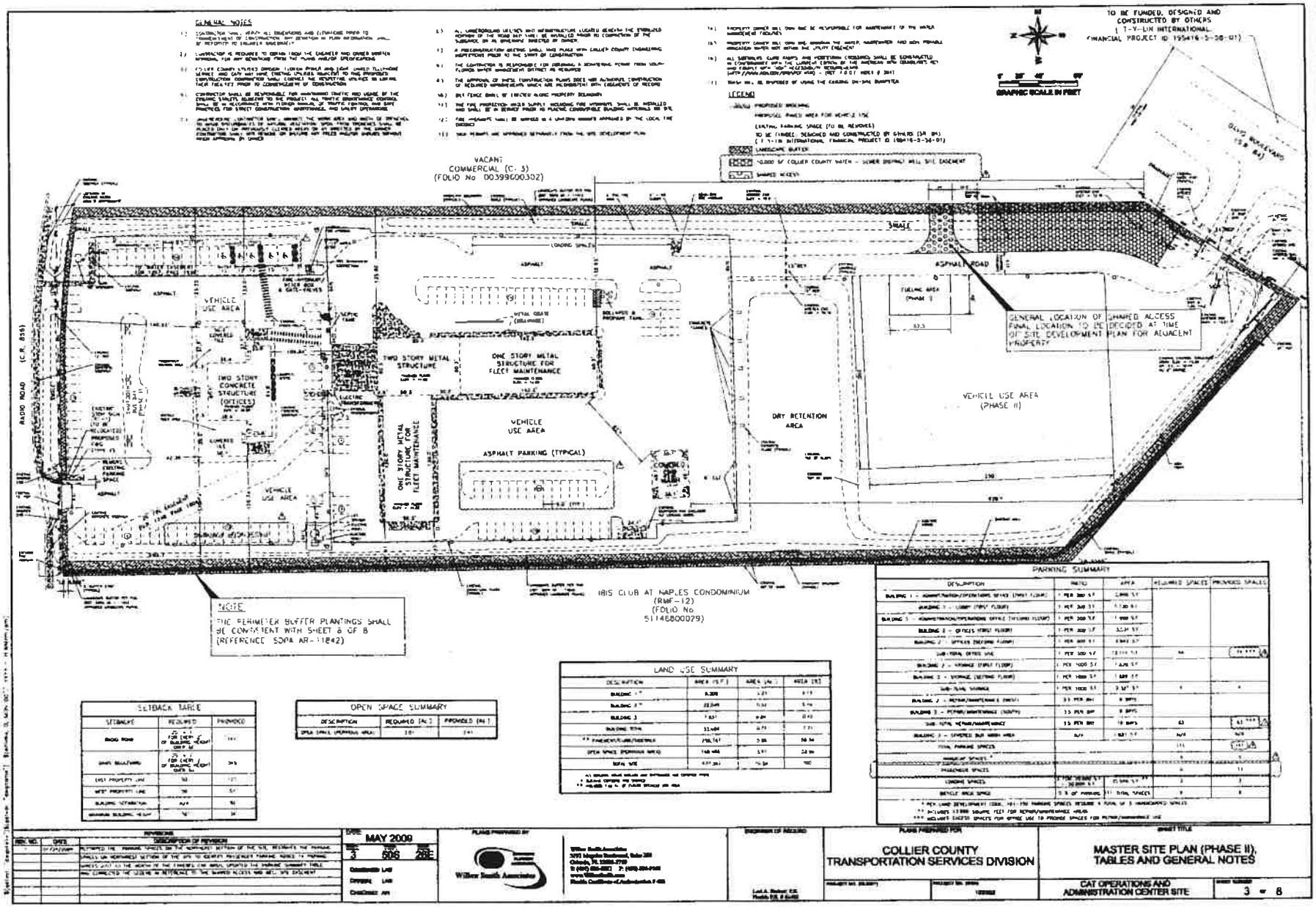
DATE: AUGUST 2009

Exhibit B

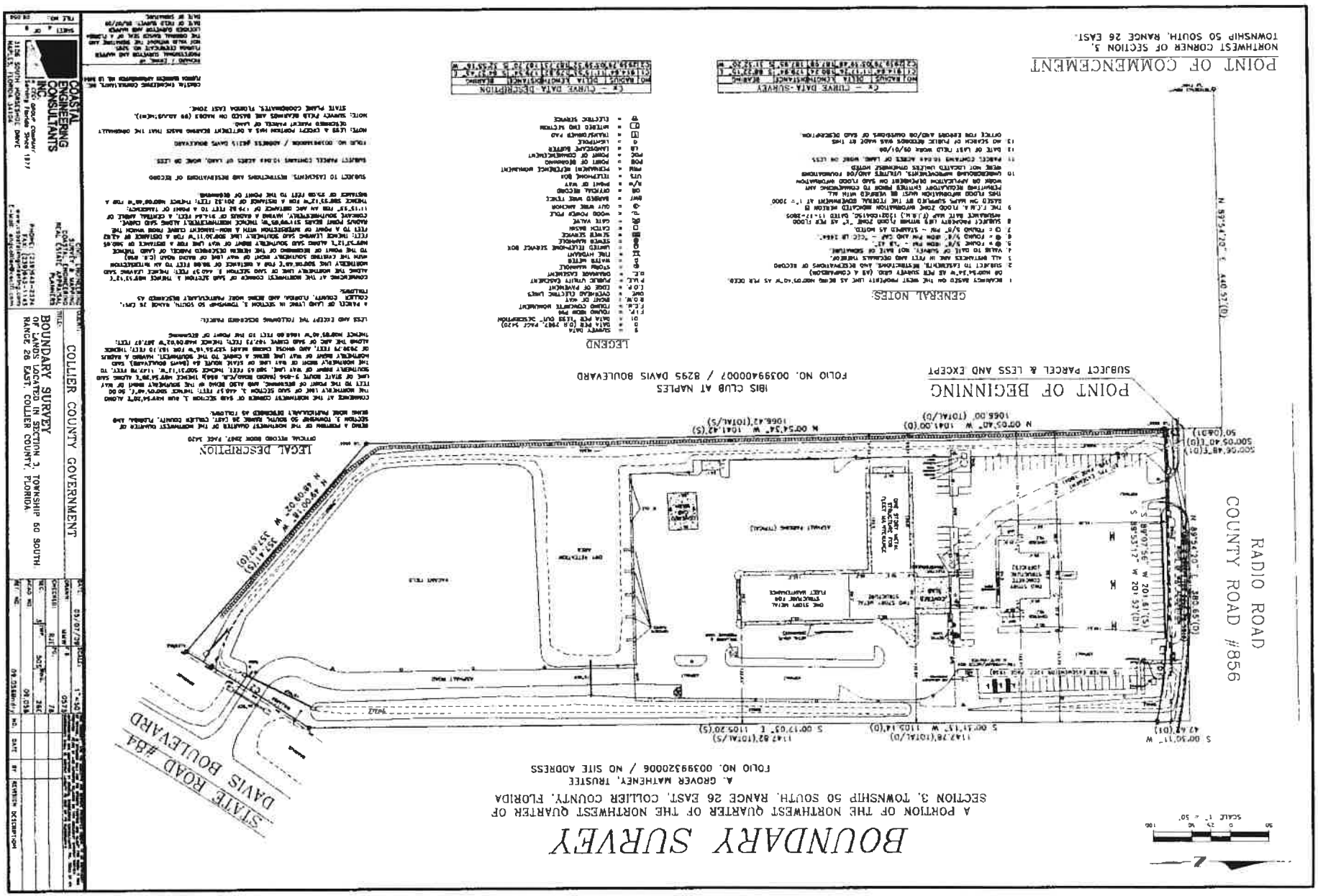
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



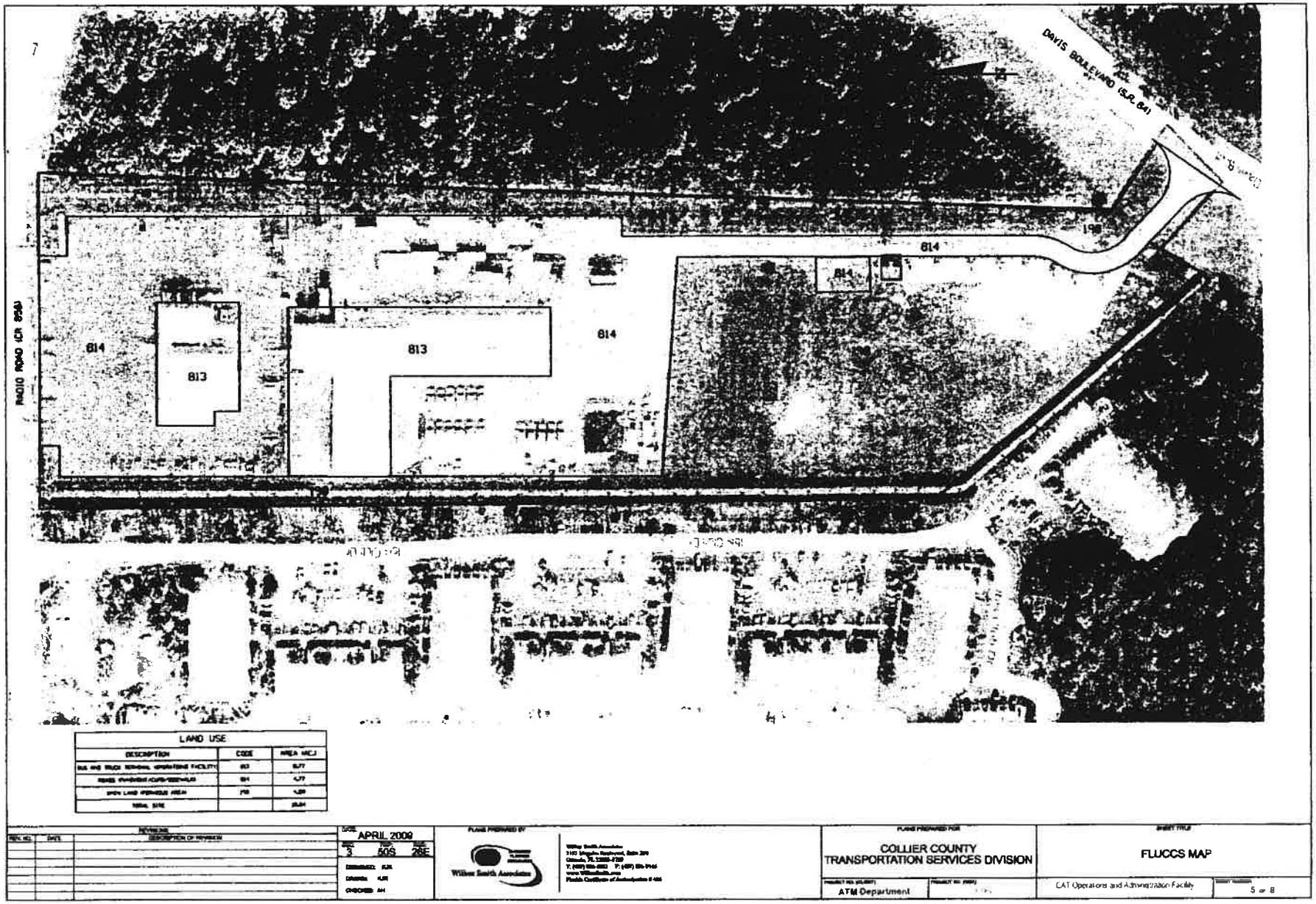
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

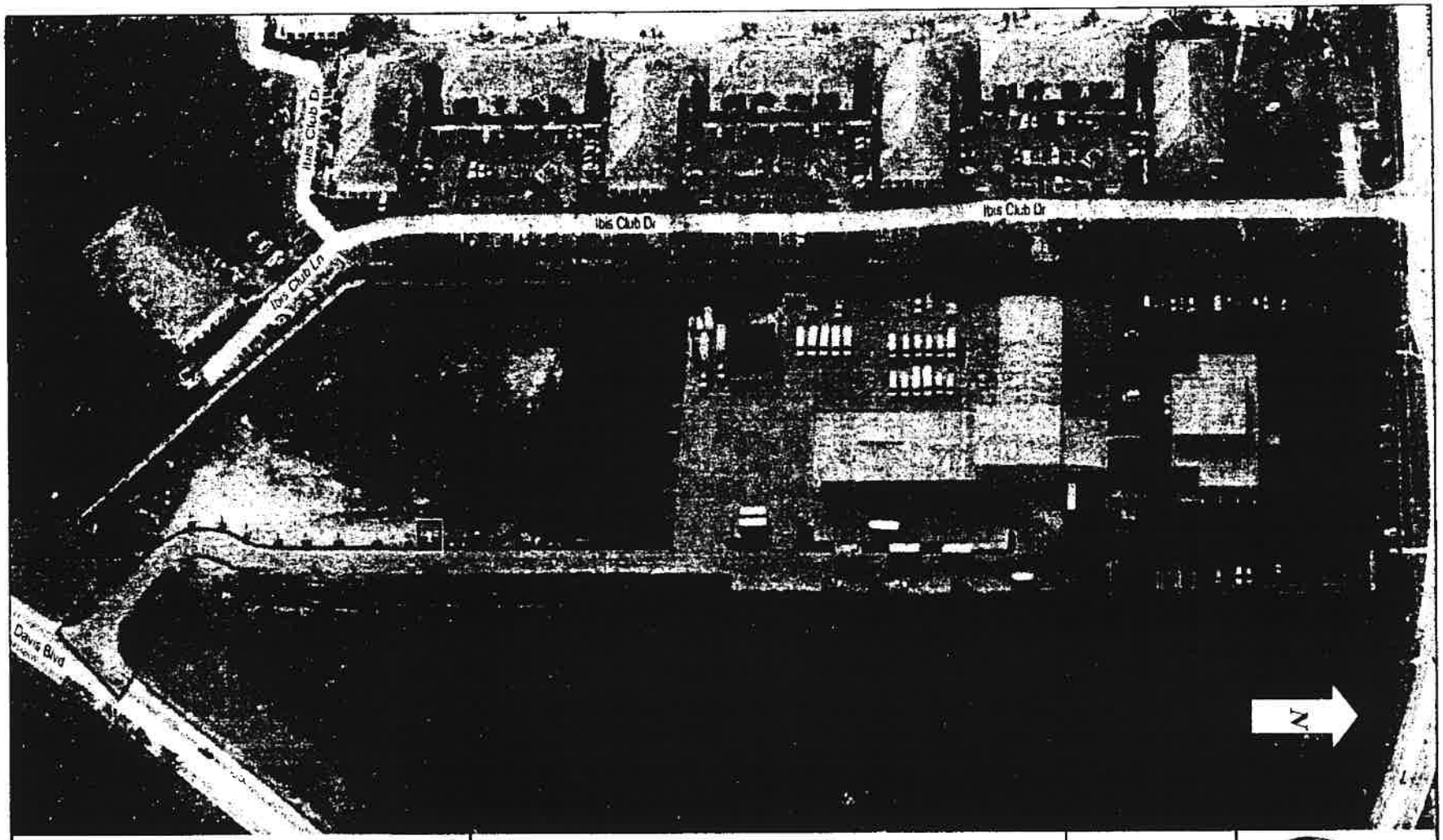


Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

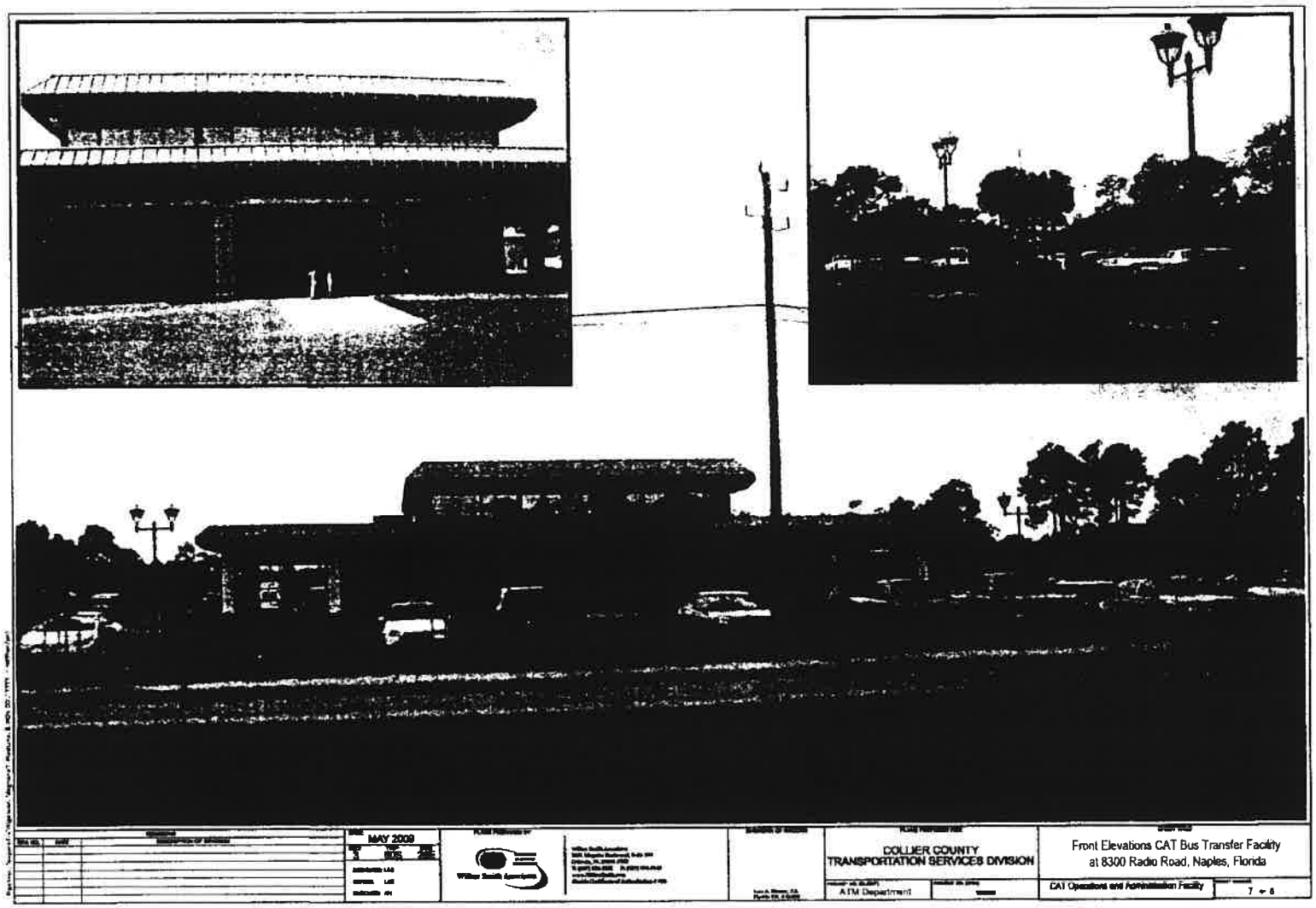


Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

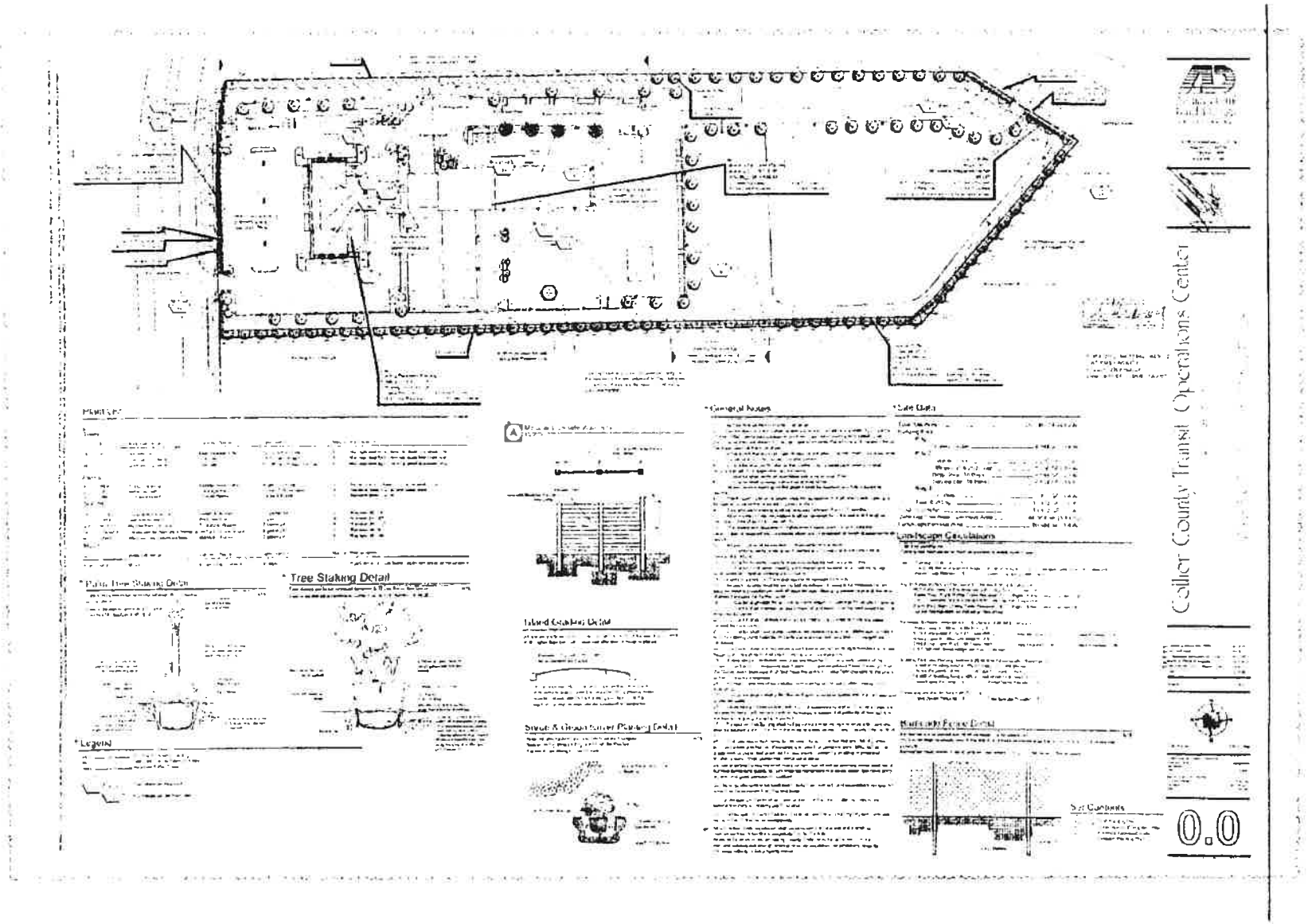


Collier Area Transit Operations Center	**8300 Radio Road Naples, Florida**	**Sheet 6 of 8** Project: CUP-2009	WilburSmith



	MAY 2009	Wilkus Smith Associates		COLLIER COUNTY TRANSPORTATION SERVICES DIVISION	Front Elevations CAT Bus Transfer Facility at 8300 Radio Road, Naples, Florida
				ATM Department	CAT Operations and Administration Facility

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

CONDITIONS OF APPROVAL
Collier County CAT Transfer Station
CU-PL2009-405

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use as well as all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SDP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

5. This transfer station use shall be added to the existing uses permitted on-site and shall allow the addition of transfer activities for no more than four CAT fixed-routes.

6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.

7. The CAT Transfer Station may utilize Davis Boulevard to the extent that the Florida Department of Transportation design allows the necessary turning movements and operation and safety allows or warrants.

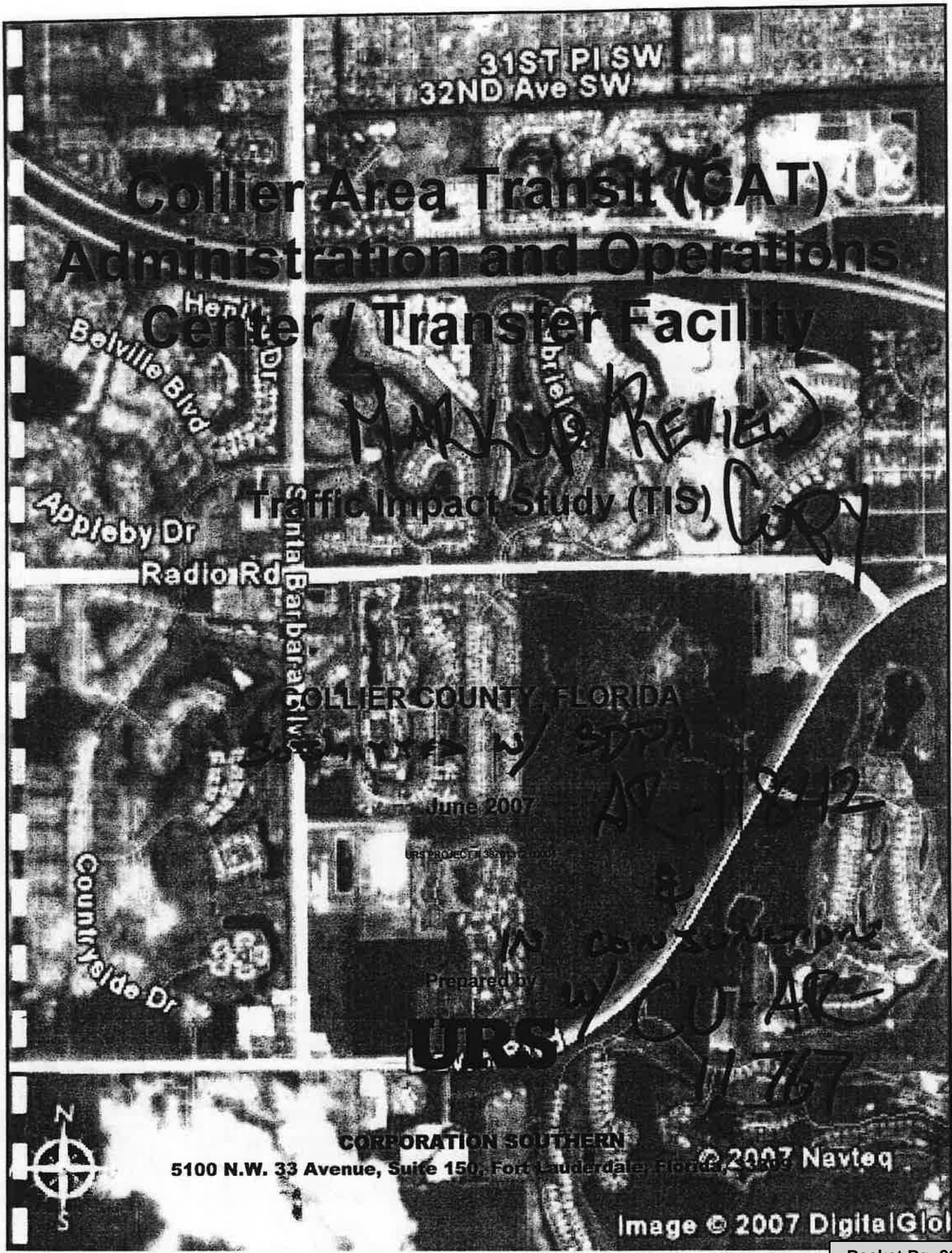
8. The driveway layout on Radio Road may be two, one-way pairs rather than one driveway opening.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

CAT ADMINISTRATION AND OPERATIONS CENTER/TRANSFER FACILITY TRAFFIC STUDY

JUNE, 2007

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Collier Area Transit (CAT) Administration and Operations Center / Transfer Facility

Traffic Impact Study (TIS)

COLLIER COUNTY, FLORIDA

June 2007

URS PROJECT # 38701312.00004

Prepared by

URS

RAJENDRAN SHANMUGAM, P.E., License #: 39626

CORPORATION SOUTHERN
5100 N.W. 33 Avenue, Suite 150, Fort Lauderdale, Florida, 33309

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SDPA-2007-AR-11842 REV: 1
Project: 2007050028
Date: 6/6/07 DUE: 7/5/07

Collier Area Transit (CAT) Administration and Operations Center / Transfer Facility

- EXEMPT FROM CONCURRENCY (See EMAIL from NICK)
- Operational IMPACTS are net negative TRIPS.

Traffic Impact Study (TIS)

COLLIER COUNTY, FLORIDA

June 2007

URS PROJECT # 38701312.00004

Prepared by

URS

RAJENDRAN SHANMUGAM, P.E., License #: 39626 6/5/2007.

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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Appendix 2 – CAT Route Map

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

I. INTRODUCTION AND EXECUTIVE SUMMARY

This study was undertaken to document the traffic impact related to the proposed Collier Area Transit (CAT) Administration and Operations Center / Transfer Facility. This study demonstrates that the proposed CAT facility will have a net reduction in auto trips, and the surrounding roadways will continue to function adequately for the existing, build-out and the horizon years.

CAT provides transportation to employment, recreation, and shopping centers, and other needs, for those who do not own a personal automobile, and those who prefer to have an alternate mode of transportation to personal automobile. The CAT system provides for an improved quality of life – it lowers vehicular trips on the local roadways, reduces congestion, and as a result reduces emission and pollution. CAT ridership has increased significantly since the inception of the program. With the projected population growth in Collier County, rising fuel costs, and a continuing effort to enhance the convenience and accessibility of the CAT system, it is anticipated the ridership will continue to increase.

In keeping-up with the demand, a new CAT Administration and Operations Center is proposed along the south side of Radio Road, approximately ¼ mile west of the Radio Road / Davis Boulevard intersection. The proposed site is referred to as the Gallman Olds PUD - the site of the former Morande Mazda Automobile Dealership. A location map of the project site and the general vicinity are shown on **Exhibit 1**.

The continuing demand for transit service necessitates passenger transfer facilities at strategic locations along the bus routes to provide convenient and efficient use of the CAT transit system. Presently, the transfer functions for the CAT system takes place at the Lorenzo Walker Institute of Technology (LWIT) parking lot located on Estey Avenue, east of Airport-Pulling Road. The LWIT location will not be available for transfer function, effective August 2007. CAT is proposing to replace it with two transfer facilities; one at the Collier County Government Center, located at the intersection of Airport-Pulling Road and South Tamiami Trail (US 41), and another at the Morande site.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

It has been determined that the CAT Administration and Operations functions are allowable permitted uses at the Morande site under the Gallman Olds PUD. The passenger transfer use, however, may be permitted under the Land Development Code (LDC) Essential Services Section. Thus, the TIS is prepared in support of the Site Development Plan (SDP) and the passenger transfer facility Conditional Use applications.

The Morande Automobile Dealership site estimated to have generated 1,022 daily trips; 68 trips during AM peak hour and 80 trips during the PM peak hour. Whereas the proposed CAT Administration and Operations Center is estimated to generate 127 daily trips; 31 trips during the AM peak hour and 33 trips during the PM peak hour.

CONDITONAL USE SPECIFIC ↓

Reduction OK for SDP

Three of the 9 existing bus routes are expected to use the proposed Morande site passenger transfer facility, which equates to a maximum of 25% of the overall CAT passenger transfers. A total additional 60 daily trips are anticipated with the proposed transfers, and 6 trips per hour (peak or otherwise). Therefore, the proposed CAT facility is estimated to generate 187 daily trips; 37 trips during AM peak hour and 39 trips during PM peak hour, resulting in a net trip reduction on the surrounding roadways. Nevertheless, the TIS follows the procedures set forth by the Collier County Transportation Review Department, and presents the findings for the three scenarios – exiting, base, and proposed. Year 2007 is used as the existing year, year 2008 is used as the build-out year, whereas year 2012 is used as the horizon year for this traffic study.

↑ MEETS C.U. REQUIREMENTS.

12/11/07
EVALUATE:
ADD'L 7 BUS ROUTES (TO A MAXIMUM OF 10)
@ 2 trips per hour (1 in, 1 out) for a maximum
OF AN ADD'L 14 TRIPS ASSUMING WORST-CASE THAT
ALL OCCUR DURING PM PK. HOUR) (140 DAILY)

39 PM PEAK TRIPS
+ 14 POSSIBLE ADD'L TRIPS
53 PM PEAK TOTAL

80 PM PK. EXIST.
-53 PROPOSED
27 NET REDUCTION PM PEAK.
COULD ADD 13.5 ADD'L BUS ROUTES
REMAIN ZERO BALANCE

MAX. PROPOSED DAILY: 187 + 140 = 327. 1022 EXIST.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

URS

COLLIER AREA TRANSIT
ADMINISTRATION AND OPERATIONS
FACILITY

EXHIBIT 1
PROJECT LOCATION

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

II. EXISTING CONDITIONS

PROJECT SITE

The project site is located along the south side of Radio Road, approximately ¼ mile west of the Radio Road / Davis Boulevard intersection. The site is the former Morande Mazda Automobile Dealership, and is designated Urban, and falls within the Urban Mixed Use District. It is within the East-Central Transportation Concurrency Management Area (TCMA).

The project site is approximately 10.5 acres, and has access to Radio Road and Davis Boulevard. The Davis Boulevard access provides for all turning movements, whereas the Radio Road access has a restrictive median on Radio Road restricting the access to right-in/out only from the site driveway and left-in only from Radio Road. The left-out movement to travel west on Radio Road from the site can be accomplished by making a right-out and u-turn at the restrictive median opening located approximately 500' east of the site driveway. An enlarged view of the access points are shown on **Exhibit 2**.

There are two buildings within the project site. The existing structures are being repaired and renovated to accommodate the CAT administration and operations functions. The first building that will be used for the administrative functions has a total square footage of 6,622 sq. ft. The second building that will be used for the operations has a total square footage of 24,050 sq. ft. The combined floor area of two buildings equals to 30,672 sq. ft.

IMPACTED AREA ROADWAYS

There are two roadways directly impacted by the project generated trips. They are Radio Road and Davis Boulevard:

Radio Road

Radio Road (CR 856) is a four-lane divided roadway. It is under the County jurisdiction. Radio Road is located immediately north of the project site, and has an east/west alignment in the project vicinity. The posted speed limit is 45 mph.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

URS	COLLIER AREA TRANSIT ADMINISTRATION AND OPERATIONS FACILITY	EXHIBIT 2 ACCESS DRIVEWAYS AND AREA ROADWAYS

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Davis Boulevard

Davis Boulevard (SR 84) is a two-lane undivided roadway. It is under the State jurisdiction. Davis Boulevard is located south of the project site, and has a northeast/southwest alignment in the project vicinity. The posted speed limit is 50 mph. Davis Boulevard is planned to be widened to a six-lane divided roadway with turn lanes. The roadway widening is facilitated through several developer contribution agreements adopted in February 2007. The construction is anticipated to start in spring of 2008.

TRAFFIC VOLUMES

The Collier County Annual Updated Inventory Reports (AUIR) for year 2005 and year 2006 were reviewed to establish the base year (2007) traffic volumes. The AUIR spread sheets are presented in **Appendix 1**. The 'Peak Hour Peak Direction Service Volumes' extracted from the AUIR for year 2004, 2005, and 2006 were linearly extrapolated to determine the 2007 Peak Hour Peak Direction Volumes.

Davis Boulevard

	Peak Hr. Peak D. Vol.	Yearly Growth	Two-Year Average Growth
Year 2004 Peak Hour Peak Direction Volume	1120 vph	-	-
Year 2005 Peak Hour Peak Direction Volume	1410 vph	20.57%	-
Year 2006 Peak Hour Peak Direction Volume	1240 vph	-13.71%	4.84%
Linear Growth factor =	**4.84%**		
Year 2007 Peak Hour Peak Direction Volume	1300 vph		

Radio Road

	Peak Hr. Peak D. Vol.	Yearly Growth	Two-Year Average Growth
Year 2004 Peak Hour Peak Direction Volume	1250 vph	-	-
Year 2005 Peak Hour Peak Direction Volume	960 vph	-30.21%	-
Year 2006 Peak Hour Peak Direction Volume	1040 vph	7.69%	-10.10%
Linear Growth factor =	**4.84%**	(Due to negative growth rate, same growth rate as Davis Boulevard is used)	
Year 2007 Peak Hour Peak Direction Volume	1090 vph		

The traffic volumes along the both impacted roadways have been fluctuating during the three years. The percent growth in traffic volumes were developed comparing the volumes between each year and taking the average growth between the two years. Davis Boulevard shows an average growth of 4.84% per year, whereas Radio Road shows a negative growth (-10.1%). Therefore, the same growth rate (4.84%) as Davis Boulevard was used to conservatively project the Radio Road traffic volumes.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

III. TRIP GENERATION

There are two buildings within the project site. The first building that will be used for the administrative functions has a total square footage of 6,622 sq. ft. The second building that will be used for the operations has a total square footage of 24,050 sq. ft. The combined floor area of two buildings equals to 30,672 sq. ft. The assessed floor space from the county tax records shows a total floor space of 24,372 sq. ft. Therefore, the higher floor space of the two is used to conservatively develop the trip generation for the existing and proposed uses.

Land Use Code 841 – New Car Sales, from the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition) was used to determine the trip generation for the automobile dealership. Following number of trips were generated by the automobile dealership, using the ITE formulas or rates:

EXISTING

Weekday Volume T_D = 33.34* X	T_D = 1,022 Trips per day	511 in / 511 out
AM Peak Hour Volume T_{AM} = 2.27 X – 1.92	T_{AM} = 68 Trips per hour	38 in / 30 out
PM Peak Hour Volume T_{PM} = 2.64 X + 2.09	T_{PM} = 80 Trips per hour	36 in / 44 out

(* - Trip Rate rather than Trip Formulas are available or applicable)

The ITE Manual was consulted to determine the appropriate land use for the proposed CAT Administration and Operations Center. The ITE manual does not consist of any land uses that are directly applicable to the proposed CAT Administration and Operations Center. As an alternative and in consultation with the County staff the Land Use Code 110 – General Light Industrial, was selected as the most closely applicable land use for trip generation purposes.

OK

PROPOSED

Weekday Volume T_D = 7.47 X – 101.92	T_D = 127 Trips per day	63 in / 64 out
AM Peak Hour Volume T_{AM} = 1.01* X	T_{AM} = 31 Trips per hour	28 in / 3 out
PM Peak Hour Volume T_{PM} = 1.08* X	T_{PM} = 33 Trips per hour	5 in / 28 out

(* - Trip Rate rather than Trip Formulas are available or applicable)

NET REDUCTION

The CAT transit route map is presented in **Appendix 2**. Only three of the 9 bus routes are expected to use the proposed facility for passenger transfers, which equates to a

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

maximum of 25% of the overall CAT passenger transfers. Consequently, a total of 60 daily trips are anticipated with the proposed transfers, and 6 trips per hour (peak or otherwise).

Based on above calculations the Gallman Olds PUD site is anticipated to generate 895 less daily trips, and 47 less PM peak hour trips as a CAT facility compared to the previous use of automobile dealership. No OBJECTION (OPERATIONALLY) TO NET REDUCTION

INTERNAL CAPTURE

Although some employees may use the transit to and from work, no internal capture trip reductions are applied for this site.

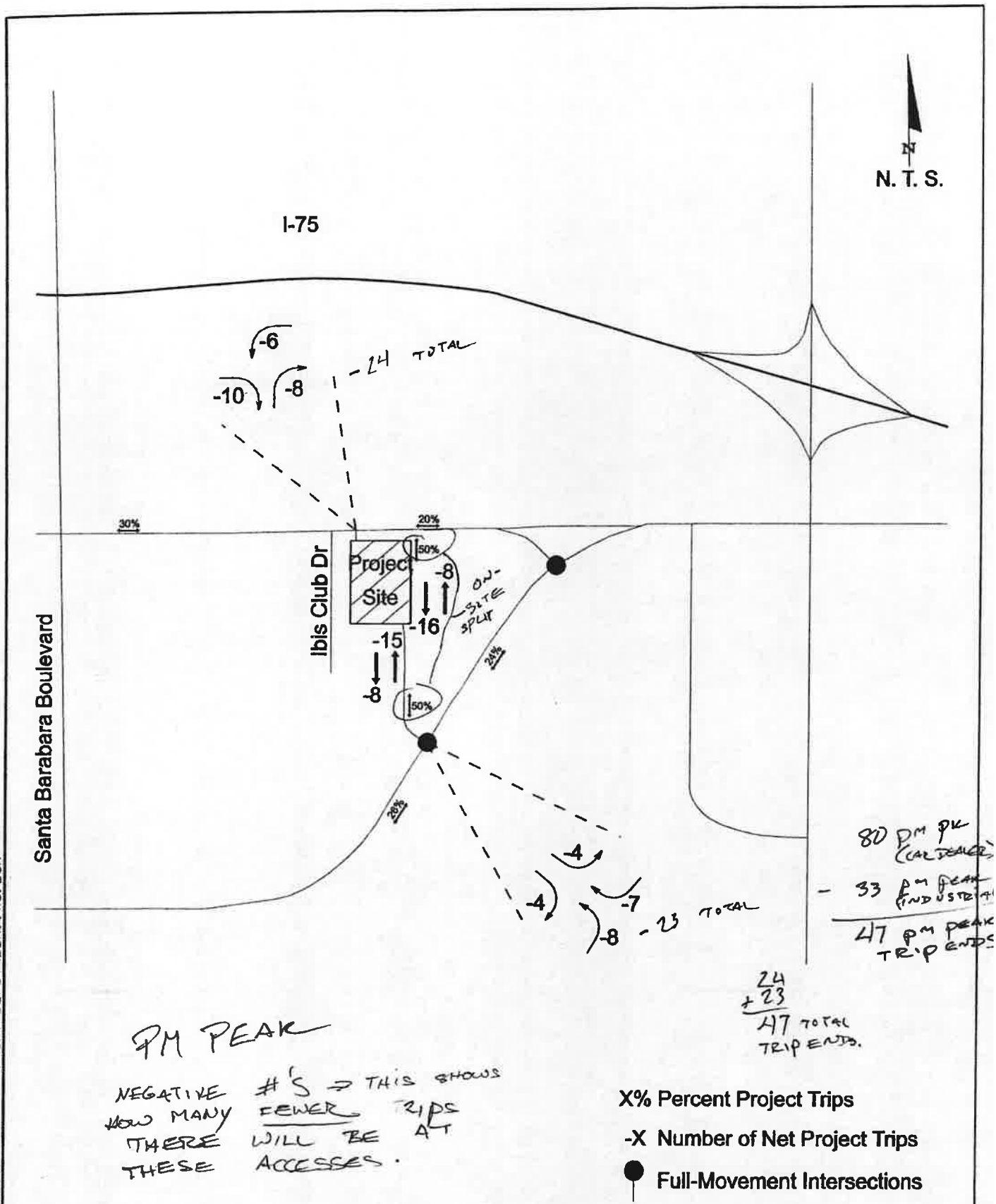
PASS-BY CAPTURE

Although the service trips, such as mail delivery, garbage pick-up, etc., are passer-by trips, no pass-by trip reductions are applied to either the existing or the proposed use.

TRIP DISTRIBUTION / ASSIGNMENT

The project site has direct access to two arterial roadways, Davis Boulevard in the south and Radio Road in the north. Turn lanes are to be installed as part of the Davis Boulevard six-laning project. Based on engineering judgment, the project trips are distributed equally between the two access driveways. Based on county data the PM peak hour D factor for Davis Boulevard is 0.51 and for Radio Road is 0.60, both towards west. Therefore, the project trips are further distributed 60/40 for Radio Road and 51/49 for Davis Boulevard towards west. The trip distributions are presented in the **Exhibit 3.**

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



URS	COLLIER AREA TRANSIT ADMINISTRATION AND OPERATIONS FACILITY	EXHIBIT 3 PROJECT TRIP DISTRIBUTION

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

IV. ANALYSIS

Traffic analysis was performed for three scenarios to support the Site Development Plan (SDP) application and the Conditional Use (CU) application. They are:

1. Existing Scenario – Traffic impact associated with the existing roadway conditions and year 2007 traffic volumes.
2. Base Scenario – Traffic impact associated with the build-out year (2009) traffic and roadway conditions, including existing and committed roadway conditions.
3. Proposed Scenario – Traffic Impact associated with the horizon year (2012) traffic and roadway conditions.

Meets SDP requirements

It has been established that the proposed change of use of this site from an automobile dealership to a CAT Administration and Operations Center / Transfer Facility will result in net reduction in site generated trips. It is estimated to be -47 trips or 59% reduction in the driveway trips. Therefore, the two roadways – Radio Road from Santa Barbara Boulevard to SR 84, and Davis Boulevard from Santa Barbara Boulevard and CR 951 are referred to as 'Directly Impacted Roadways', rather than 'Significantly Impacted Roadways'. Due to net trip reduction, the Collier County's 2% / 2% / 3% 'Significance Test Rule' and the intersection impacts associated with the site traffic are not applicable to this study. Therefore, only the Link Analysis for the three scenarios is presented in **Exhibit 4**. AGREED.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Exhibit 4: Capacity Comparison Table

	Scenario	Link	From	To	Lanes	LOS Standards	Peak Hour Peak Direction Volumes					
							Max. Service Vol.	Backgnd. Vol.	Trip Bank	Total Vol.	Project Trips	Remaining Capacity
A	*EXISTING (Year 2007)*	Radio Rd.	Santa Barbara Blvd.	SR 84	4-D	D	2100	1090	262	1352	0	748
		Davis Blvd.	Santa Barbara Blvd.	CR 951	2-U	D	1530	1300	508	1808	0	-278
B	*BASE (Year 2009)*	Radio Rd.	Santa Barbara Blvd.	SR 84	4-D	D	2100	1198	262	1460	-14	654
		Davis Blvd.	Santa Barbara Blvd.	CR 951	6-D*	D	3270	1429	508	1937	-12	1345
C	*PROPOSED (Year 2012)*	Radio Rd.	Santa Barbara Blvd.	SR 84	4-D	D	2100	1381	262	1643	-14	471
		Davis Blvd.	Santa Barbara Blvd.	CR 951	6-D*	D	3270	1647	508	2155	-12	1127

* - Capacity of a similar 6-lane roadway (Collier Boulevard south of Davis Boulevard) is used.

B) - NET REDUCTION SHOWN FOR BUILDOUT YEAR.
- EXEMPT ANYWAY

C)
- MEETS CU REQUIREMENTS FOR 5-YR. PLANNING PERIOD.
- CONSISTENT W/ 5.1 DUE TO NET REDUCTION

Packet Pg. 949
3.D.e
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

V. CONCLUSIONS AND RECOMMENDATIONS

The proposed CAT Administration and Operations Center / Transfer Facility is not anticipated to have any negative impact on the surrounding roadways. In fact, the project site is anticipated to generate fewer trips as a transit facility compared to the automobile dealership. The peak hour trip reduction is estimated to be -47 trips or 59%.

AGREED.

The two impacted roadways – Radio Road and Davis Boulevard will have adequate capacity. However, Davis Boulevard as a two-lane roadway does not have adequate capacity to accommodate the existing traffic volumes during the PM peak hour. Davis Boulevard is planned to be widened to a six-lane divided roadway with turn lanes. The roadway widening is facilitated through several developer contribution agreements adopted in February 2007. The construction is anticipated to start in spring of 2008, which is before the build-out date for the CAT Administration and Operations Center / Transfer Facility.

→ NOTED. NET REDUCTION IS ALLOWABLE ON A DEFICIENT SEGMENT.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

APPENDIX 1

2005 & 2006 AUIR

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

COLLIER COUNTY 2005 ANNUAL UPDATE INVENTORY REPORT (AUIR) - Collier County Transportation Database (Based on 4yrs/5yrs and current traffic volumes)

ID#	CIE#	Proj #	Road #	Link	From/To	Exist Road		Min Std	10 Month Peak Hour Peak Dir Service Volume		2005 V/Vol Ratio	2005 Peak Hour Peak Dir Volume	2004 Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	LOS	Year Expected Deficient	Notes		Fiscal Year 2005-2010 Capital Projects (Proposed) FY06	FY07	FY08	FY09	FY10	Total 06-10	Expected Year of Substantial Completion
1		99910	CR31	Airport Rd	Immokalee Rd. to Vanderbilt Beach Rd. Ext	4D		D	2,460		0.78	1,910	1,870	336	2246	214	D								-	
2	35	63031	CR31	Airport Rd	Vanderbilt Bch Rd Ext. to Pine Ridge	6D		E	3,970		0.53	2,100	2,140	487	2587	1383	C								-	
3	39 *	60121	CR31	Airport Rd	Pine Ridge Rd. to Golden Gate Parkway	6D		E	3,830		0.57	2,200	2,210	523	2723	1107	D								-	
4		99906	CR31	Airport Rd	Golden Gate Parkway to Radio Rd	6D		E	3,230		0.84	2,710	2,650	369	3079	151	E		Overpass Under CST						-	
5	3	66031	CR31	Airport Rd	Radio Rd. to Davis Blvd	4D		E	4,100		0.60	2,450	2,370	231	2681	1417	C								-	
6	3	66031	CR31	Airport Rd	Davis Blvd. to US41	6D		E	2,380		0.71	1,840	1,830	311	2055	325	D								-	
7		99911		Bayshore Road	US41 to Thomasson Dr	4D		D	1,950		0.38	740	740	38	778	1172	C								-	
8	31	60031	CR 845	Bonita Beach Rd	West of Vanderbilt Dr	4D		D	1,630		0.81	1,310	1,318	0	1310	310	D								-	
9	35	69021		Carson Road	Lake Trafford Rd. to Immokalee Dr.	2U		D	760		0.35	270	250	0	270	490	D								-	
10	33	60101		County Barn Rd.	Davis Blvd. to CR 864	2U		D	860		0.80	690	690	324	914	-54	E		CST FY 06		28,279	40	349			28,668	2008
11		99912	CR29	County Road 29	US41 to Chokoloskee Island	4D 2U		D D	1,860 873		0.37 0.15	690 140	690 181	224 4	914 144	946 729	C C				D/C/I	LS	LS			-	
12			SR84	Davis Blvd	US41 to Airport Rd	6D		E	3,420		0.61	2,099	1,939	131	2231	1189	D		State							-	
13	48	60161	SR84	Davis Blvd	Airport Rd. to Lakewood Blvd	6D		D	2,040		0.93	1,850	1,830	107	2037	42	D	2006	State					3,442	3,442	
14	49	60161	SR84	Davis Blvd	Lakewood Blvd. to County Barn Rd	4D		D	2,430		0.79	1,930	1,930	235	2165	265	D							D	-	
15	83	60161	SR84	Davis Blvd	County Barn Rd. to Santa Barbara Blvd	4D		D	2,575		0.71	1,840	1,860	301	2441	134	D	2006							-	
16	83		SR84	Davis Blvd	Santa Barbara Blvd. to CR 951	2U		D	1,550		0.92	1,410	1,170	504	1914	-364	F	Existing	TCMA						-	
17	42	63041	CR876	Golden Gate Blvd	CR951 to Wilson Blvd	4D		D	2,220		0.64	1,500	1,340	278	1778	372	C								-	
18		99913	CR886	Golden Gate Pkwy	US41 to Goodlette-Frank Rd	6D		E	3,180		0.37	1,170	1,200	78	1246	1934	D								-	
19	5	60027C	CR886	Golden Gate Pkwy	Goodlette-Frank Rd. to Airport Rd.	6D		E	4,250		0.62	2,720	2,670	171	2891	1459	D								-	
20	74	60006	CR886	Golden Gate Pkwy	Airport Rd. to I-75 (Overpass)	6D		E	4,370		0.46	1,990	2,060	270	2260	2110	C		UNDER CST		30,703					30,703	2007
21	74	60027	CR886	Golden Gate Pkwy	I-75 to Santa Barbara Blvd. (Landscape)	6D		E	3,750		0.55	2,070	2,070	169	2239	1481	C				C/E,P					-	
22		99916	CR886	Golden Gate Pkwy	Santa Barbara Blvd. to CR951	4D		D	1,980		#DIV/0! 0.88	1,740	1,750	182	1922	58	D	2006	TCMA	Policy Constrained	LS	278					278	
23	19	63041	CR951	Goodlette-Frank Rd	Immokalee Rd. to Vanderbilt Bch. Rd	2U		D	1,100		0.52	620	630	134	754	436	C								-	
24	45	60134	CR951	Goodlette-Frank Rd	Vanderbilt Bch. Rd. to Pine Ridge Rd	6/4D		D	2,790		0.39	1,100	1,165	137	1237	1553	B								-	
25	88	60005	CR951	Goodlette-Frank Rd	Pine Ridge Rd. to Golden Gate Parkway	6D		E	3,420		#DIV/0! 0.41	1,400	1,460	272	1672	1748	B		UNDER CST							-	
26		99917	CR951	Goodlette-Frank Rd	Golden Gate Parkway to US41	4D		E	3,500		0.53	1,860	1,850	103	1963	1537	C				C/I	17,254	694 LS				17,948	2007
27	87	68053		Green Blvd	Sunshine to Santa Barbara Blvd	2U		D	1,040		0.78	810	680	39	849	191	C		CST FY 09							-	
28	90	62024		Green Blvd. Extension	Livingston Rd. to Santa Barbara Blvd.							0	0		0	0					R	1,000	R	600 R	600 C/I	10,350 R	100	12,150	2011
29		66011		Gulfshore Dr.	111th Ave N. to Vanderbilt Beach Rd	2U		D	320		0.81	320	250	16	336	194	B									-	
30	37	63061	CR951	Collier Blvd. (CR 951)	Immokalee Rd. to Golden Gate Blvd.	2U		D	1,340		0.50	1,120	1,010	838	1978	-758	D	Existing	CST FY 06							-	
31	85	68056	CR951	Collier Blvd. (CR 951)	Golden Gate Blvd. to Pine Ridge Rd.	6D 4D		E D	3,330 2,180		0.34 0.83	1,120 1,800	1,010 1,680	858 672	1978 2478	1322 -298	C F	Existing	CST FY 06		D/R/C/I	3,006	50 LS 5,307	850 LS 14,593			23,357	2008
32	76	65062	CR951	Collier Blvd. (CR 951)	Pine Ridge to Golden Gate Pkwy.	6D 4D		E D	3120 2,360		0.71	1900 1,680	1,680 1,470	678 600	2478 2280	672 80	D D	2006	TCMA	30% Design	D/R		D/R	C/I	851 LS	22,753	2010
32A			CR951	Collier Blvd. (CR 951)	Golden Gate Pkwy. To N. of I-75	4D		D	2,430			1,680	1,470	600	2280	150	D	2007	GG Blvd to Pine Ridge Project	Being Done on							-	
33	61	66001	SR951	Collier Blvd. (SR 951)	N. of I-75 to Davis Blvd.	4D 6D		D E	3,000 3,690		0.99 0.81	2,980 2,980	3,300 3,300	461 461	3441 3441	-441 249	F D	Existing								-	
34	86	60001	CR951	Collier Blvd. (CR 951)	Davis Blvd. to Radio Rd.	4D		D	3,270		0.78	1,840	1,770	383	2233	137	D	2007			D/R/C/I	28,730	4,500 R		2,107 LS		35,337	
35	86	60001	CR951	Collier Blvd. (CR 951)	Radio Rd. to US41	6D		E	3,270		0.56	1,840	1,770	383	2233	1037	C									-	2008
36	12	64041	SR951	State Road 951	US41 to Manatee Rd.	4D		D	3,180		0.76	1,800	1,580	403	2203	173	D	2008								-	
37	72	64041	SR951	State Road 951	Manatee Rd. to New York Dr.	4D		E	3,230		0.54	1,800	1,580	403	2203	1133	C									-	
38	51	64041	SR951	State Road 951	New York Dr. to N. Marco Island Bridge	4D		D	1,970		0.92	1,810	1,830	333	2142	-172	F	Existing		Design and CST Paid By Others							-	
39	64	99903	CR846	111th Ave N.	Gulfshore Dr. to Vanderbilt Dr.	2U		D	760		0.39	300	350	32	332	428	B									-	
40	1	60031	CR846	111th Ave N.	Vanderbilt Dr. to US 41	2U		D	1,040		0.68	500	770	88	588	452	C									-	

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3.D.e

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ID#	CIE#	Proj #	Road #	Link	From/To	Exist Road		Min Rd	Peak Hour Peak Dir Service Volume		2005 V/Cap Ratio	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	L O S	Year Expected Deficient	Notes		Fiscal Year 2006-2010 Capital Projects (Proposed) FY06	FY07	FY08	FY09	FY10	Total 06-10	Expected Year of Substantial Completion
41	6	60041	CR846	Immokalee Rd.	US 41 to Airport Rd	6D		E	3,030		0.73	2,220	2,000	333	2735	295	D	Existing	UNDER CST		32,343 C/I	1,035 LS				33,377	2007
42	6	60042	CR846	Immokalee Rd.	Airport Rd. to I-75	6D		E	3,290		#DIV/0! 0.79 #DIV/0!	2,590	2,330	399	3189	101	E	Existing								- -
43	8	69101	CR846	Immokalee Rd.	I-75 to Logan Blvd	4D		D	2,320		1.13	3,450	3,130	1215	3833	-1513	F	Existing	CST FY 06		19,310 R/C/I					19,310	2008
44	71	60018	CR846	Immokalee Rd.	I-75 to Logan Blvd CR 951 to Wilson Blvd	6D 6D		E E	4,370 3,790		0.66 0.32	3,430 1,260	3,130 1,100	1213 653	3833 1913	537 1877	D B		UNDER CST							- -
45	71	60018	CR846	Immokalee Rd.	Wilson Blvd. to Oil Well Road	6D		E	3,670		0.41	1,518	1,280	550	3060	1610	B				15,725 C/I	900 I	309 LS			16,934	2008
46	72	60145	CR846	Immokalee Rd.	Oil Well Road to Sr 29	2U		D	860		0.27	230	220	146	376	484	A									- -
47	66	99905		Lake Trafford Rd.	West of SR29	2U		D	877		0.35	310	320	36	346	529	C									- -
48		99922		Logan Blvd.	Pine Ridge to Vanderbilt	2U		D	990		0.47	470	450	127	597	393	B									- -
49	23	68051		Logan Blvd.	Pine Ridge Rd. to Orange Blvd.	4D		D	3,070		0.68	1,418	1,220	201	1611	459	D									- -
50	79	60186		Logan Blvd	Vanderbilt to Immokalee Rd.	2D						0	0	0	0	0					1,656 R					1,656 -
51	31	63041	CR881	Livingston Road IV	Imperial St. to Immokalee Rd.	6/4D		D	3,260			980	970	156	1136	2124	B									- -
52	37	63071	CR881	Livingston Road-III	Immokalee Rd. to Vanderbilt Bch. Rd.	6L		E	3,990			1,000 EST.	1,000	61	1061	2929	B		CST BY OTHERS		344 LS					344 -
53	38	63073	CR881	Livingston Road-III	Vanderbilt Bch. Rd. to Pine Ridge Rd	6D		E	3,990			1,480	1,500	162	1642	2348	B									- -
54	33	60071	CR881	Livingston Road-II	Pine Ridge Rd. to Golden Gate Pky	6D		E	4,000			1,610	1,370	394	2004	1996	B									- -
55	35	60061	CR881	Livingston Road-I	Golden Gate Parkway to Radio Rd	6D		E	4,000		0.56	1,442	1,260	223	1665	2335	B									- -
56	77	60167		Livingston Road Extension								0	0	0												- -
57	89	60036		E/W Livingston Road	Old 41 to N/F Livingston Rd.			D	-			0	0	0	0	0										- -
58	67	99904		N. 1st Street	Main St. to New Market Rd.	2U		D	1,000		0.38	380	400	14	394	606	B									- -
59				New Market Road	Broward St. to SR 29	2U		D	1,010		0.40	400	450	47	447	563	B									- -
60	39	63021		North 11th	In Immokalee - Rabatt's PUD	2U		D																		- -
61	36			Camp Keais	CR 858 to Immokalee Rd	2U		D	860		0.18	160	130	202	343	497	C									- -
62	68	99903	CR887	Old US41	US41 to Lee County Line	2U		D	1,010		0.84	870	780	70	940	70	D									- -
63		99924	CR896	Seagate	West of US 41	4D		D	1,450		0.44	750	930	68	818	632	C									- -
64	14	69042	CR896	Pine Ridge Rd.	Creston Rd. US41 to Goodlette-Frank Rd.	6D		E	2,750		0.35	1,220	1,010	180	1700	1050	D									- -
65	14	69042	CR896	Pine Ridge Rd.	Goodlette-Frank Rd. to Shirley St.	4D		E	1,500		0.80	1,640	1,760	228	2868	332	E									- -
66	14	69042	CR896	Pine Ridge Rd.	Shirley St. to Airport Rd.	6D		E	2,750		0.73	1,700	1,760	292	3092	658	E									- -
67	61	60111	CR896	Pine Ridge Rd.	Airport Rd. to I-75	6D		E	2,750		0.79	2,950	2,800	721	3671	79	E	2004	TCMA, SCOOT and I-75 Golden Gate Pkwy Interchange							- -
68	61	99907	CR896	Pine Ridge Rd.	I-75 to Logan	6D		E	2,790		0.67	2,350	2,180	230	2788	1010	D									- -
69	13	63033	CR854	Radio Rd.	Airport Rd. to Livingston	4D		D	2,180		0.72	1,580	1,560	390	1870	310	D									- -
70	13	63033	CR854	Radio Rd.	Livingston to Santa Barbara Blvd.	4D		D	2,120		0.79	1,680	1,660	177	1857	263	D									- -
71	16	63031	CR856	Radio Rd.	Santa Barbara Blvd. to SR 84	2U		D	1,160		0.84	960	1,250	242	1202	-42	E	Existing	CST 06							- -
75	17	65021	CR846	Rattlesnake Hmock Rd	US41 to Charlemagne Blvd.	4D 4D		D D	2,120 1,940		0.45 0.33	960 1,020	1,250 1,180	242 151	1202 1151	918 789	C B		SEE CIE #86							- -
73	17	63021	CR846	Rattlesnake Hmock Rd.	Charlemagne Blvd. to County Barn Rd.	4D		D	1,940		0.48	890	1,010	127	1017	923	B									- -
74	17	65021	CR846	Rattlesnake Hmock Rd.	County Barn Rd. to Polly Ave.	4D		D	2,340		0.33	770	820	103	873	1467	B									- -
75	77	60169	CR846	Rattlesnake Hmock Rd.	Polly Ave. to CR951	2D		D	860		0.66	560	580	188	748	92	D	2007	CST 06		36,146 C/I	53 LS	365 LS			36,766	2008
76	56	99908		Santa Barbara Blvd.	Green Blvd. to Golden Gate Parkway	6D 4D		D D	3,300 1,930		0.17 0.72	560 1,390	580 1,360	188 171	748 1561	3452 368	B C			Polley Constrained						- -
77	56	62081		Santa Barbara Blvd.	Golden Gate Parkway to Radio Rd.	4D		D	1,790		#DIV/0! 0.69	1,180	1,520	363	1933	-163	E	Existing	CST 06		39,390 D/R/C/I			L,318 LS		45,908	2008
78	56	99909		Santa Barbara Blvd.	Radio Rd. to SR 84	6D 4D		E D	3,670 2,020		0.52 0.48	1,590 930	1,520 970	363 336	1953 1466	1117 554	C D	2008									- -
79	32	62091		Santa Barbara Extension	SR 84 to Rattlesnake Hammock	6D New 4D		E D	3,790	0	0.33	930 0	970 0	336 0	1466 0	1324 0	C				8,535 D/R	11,735 R/C/I		420 LS		20,725	2009
80			SR29	State Road 29	US41 to CR837	2U		C	875		0.13	110	130	0	110	765	B		State							- -
81			SR29	State Road 29	CR 837 to I-75	2U		C	875		0.13	110	130	0	110	765	B		State							- -
82			SR29	State Road 29	I-75 to CR 858	2U		C	875		0.13	110	130	33	145	730	B		State							- -
83			SR29	State Road 29	CR 858 to SR 29A (New Market)	2U		C	875		0.47	420	460	132	592	333	C		State							- -
84			SR29	State Road 29	CR 29A South to N. 15th St	4D		C	1,880		0.34	650	700	116	766	1114	B		State							- -

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ID#	CIE#	Proj #	Road #	Link	From/To	Ext Road		Min Std	Peak Hour Peak Dir Service Volume	2003 V/RR Ratio	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	L O S	Year Expanded Deficient	Notes		Fiscal Year 2004-2010 Capital Projects (Proposed) FY04	FY05	FY06	FY09	FY10	Total 04-10	Expected Year of Substantial Completion
85			SR29	State Road 29	N. 15th St. to SR 29A North	2U		C	875	0.64	560	280	39	599	276	B		State								
86			SR29	State Road 29	CR 29A North to SR 82	2U		C	875	0.61	540	280	75	615	260	B		State								
87			SR29	State Road 29	SR 82 to Hendry County Line	2U		C	875	0.38	340	290	10	350	525	C		State								
88			SR82	State Road 82	SR 29 to Lee County Line	2U		C	875	0.54	470	540	64	554	321	C		State		500 D					500	
89			US41	Tamiami Trail East	"Four Corners" to Goodlette Rd.	6D		E	3,410	0.61	2,090	2,090	89	2179	1231	C		State								
90			US41	Tamiami Trail East	Goodlette Rd. to Davis Blvd.	6D		E	3,856	0.91	3,500	3,500	206	3706	144	E		State								
91	43		US41	Tamiami Trail East	Davis Blvd. to Airport Rd.	6D		E	3,750	0.69	1,890	1,970	376	2246	504	C		State								
92	47		US41	Tamiami Trail East	Airport Rd. to Rattlesnake Hmck. Rd.	6D		E	3,706	0.83	2,670	2,870	373	3043	137	E	2007	TCEA								
93	46		US41	Tamiami Trail East	Rattlesnake Hmck. Rd. to Triangle	6D		E	3,560	0.56	1,960	1,820	426	2386	1114	C		State								
94			US41	Tamiami Trail East	Triangle to Collier	6D		E	3,200	0.45	1,430	1,470	558	1988	1212	B		State								
95			US41	Tamiami Trail East	Collier to Greenway	2U		C	1,077	0.63	700	640	609	1309	-234	E	Existing	State	FDOT Advanced							
96			US41	Tamiami Trail East	Greenway to SR 29	2U		C	1,077	0.21	250	270	10	540	833	B		State								
97			US41	Tamiami Trail East	SR 29 to Dade County Line	2U		C	877	0.23	200	220	3	203	672	B		State								
98	71		US41	Tamiami Trail North	Lee Co. to Wiggins Pass Rd.	6D		E	2,400	0.77	1,860	1,910	159	2019	381	E		State								
99	50		US41	Tamiami Trail North	Wiggins Pass Rd. to Immokalee Rd.	6D		E	3,520	0.73	2,630	2,510	351	3001	519	D		State								
100	45		US41	Tamiami Trail North	Immokalee Rd.to Vanderbilt Bch. Rd.	6D		E	3,270	0.58	1,950	2,360	372	2732	1048	D		State								
101	45		US41	Tamiami Trail North	Vanderbilt Bch. Rd. to Gulf Park Dr.	6D		E	3,440	0.72	2,490	2,490	194	2684	756	D		State								
102			US41	Tamiami Trail North	Gulf Park Dr. to Pine Ridge Rd.	6D		E	3,550	0.74	2,620	2,800	188	2808	742	D		State								
103			US41	Tamiami Trail North	Pine Ridge Rd. to Solana Rd.	6D		E	3,410	0.64	2,550	3,010	99	3249	661	E		State								
104			US41	Tamiami Trail North	Solana Rd. to Creech Rd.	6D		E	3,470	0.80	2,790	2,790	52	3842	628	D		State								
105			US41	Tamiami Trail North	Creech Rd. to Golden Gate Parkway	6D		E	3,320	0.77	2,350	2,550	60	2610	710	D		State								
106			US41	Tamiami Trail North	Golden Gate Parkway to Central	6D		E	3,860	0.55	2,130	2,120	73	2183	1647	C		State								
107			US41	Tamiami Trail North	Central to Goodlette	6D		E	3,880	0.56	2,180	2,180	54	2234	1646	C		State								
108				Thomasson Dr	Bayshore Dr. to US 41 E.	2U		D	760	0.53	400	400	54	454	306	C											
109	42	65071	CR862	Vanderbilt Beach Rd.	Goldfiber Dr. to US41-CONSTRAINED	2U		E	1,290	0.72	940	1,090	54	994	296	E										
110	23	67021	CR862	Vanderbilt Beach Rd.	US41 to Airport Rd.	4D		D	1,820	0.74	1,340	1,410	339	1379	341	D										
111	63	63051	CR862	Vanderbilt Beach Rd.	Airport Rd. to Logan Blvd.	6D		E	3,340	0.41	1,460	1,650	358	1718	1822	B		UNDER CST		40,317 C/A/R	1,376 LR				41,193	2008
112	24	63051	CR862	Vanderbilt Beach Rd.	Logan Blvd. to CR951	4D		E	3,000	#DIV/0! 0.21	760	710	246	1806	1194	B										
113	78	60168		Vanderbilt Beach Rd.	CR951 to Wilson Road					#DIV/0!																
114	33	69061	CR901	Vanderbilt Drive	Bonita Beach Rd. to Wiggins Pass Rd.	2U		D	1,077	0.52	560	640	93	853	422	C				6,118 D/R	7,230 R	2,000 R	34,305 R/C/I	1,995 R	53,648	2011
115		69061	CR901	Vanderbilt Drive	Wiggins Pass Rd. to 111th Ave.	2U		D	1,158	0.49	560	670	31	611	339	C										
116	36	69021		Westclock Rd.	Carson Rd. to SR 29	2U		D	766	0.21	160	180	0	160	606	C										
117		99978	CR888	Wiggins Pass Rd.	Vanderbilt Drive to US41	2U		D	1,050	0.43	440	460	107	547	503	B										
118		TBD		Wilson Blvd.	North of Immokalee Rd. to Golden Gate Blvd.	2U			860		470	330	0	470	390	C										
122		60044	CR 858	Oil Well Road	Immokalee to Everglades	2U		D	1,010		480	530	119	599	411	D							1,400 D		1,400	
122		60044	CR 858	Oil Well Road	Everglades to DeSoto	4D		D	2,400		480		119	599	1801	C				2,300 R	10,400 C/I				12,600	2010
122		60044	CR 858	Oil Well Road	DeSoto to Camp Keais	2U		D	1,010		350	350	177	527	483	C				3,900 R				23,150 C/I	26,050	2012
122		60044	CR 858	Oil Well Road	DeSoto to Camp Keais	4D		D	2,400		320		177	497	1903	B					18,400 C/I				18,400	2009
123		60162	Tropicana	Tropicana Bridge	CR 951 to Tropicana	2U		D	1,010		350	350	144	494	516	C										
124		60040		Golden Gate Blvd.	Everglades to Wilson/ DeSoto	4D		D	2,400		320		144	464	1936	B				1,500 C					1,500	School Board
126			CR 896	Pine Ridge Rd.	Logan to CR 951	2U		D	1016		920	740	0	920	96	D	2006			3,000 D	3,000 R	32,000 C/I			37,000	2010
127			CR846	Immokalee	Logan Blvd. to CR 951	4D		D	2,800	0.53	1,480	1,340	93	1573	1227	B										
128		TBD	CR 951 Ext		Immokalee to Bonita Beach Road	6D		D	2,720		2,300	2,130	188	2488	32	D	2004	SEE CIE #8								
139		TBD		Immokalee - I-75 Loop		4D		E	3,850		2,300		188	2488	1362	C						5,100 D			5,100	
131		TBD		Randal Blvd.	Immokalee to Everglades			D	900		440		33	435	445					6,000 C					6,000	2008
132				Randal Blvd.	Everglades to DeSoto			D	900		440		20	460	440					800 D	4,800 D/R	1,000 R	1,000 R		7,600	
133				Everglades	I-75 to Golden Gate Blvd.			D	900		300		0	300	600											
134				Everglades	Golden Gate Blvd. to Oil Well			D	900		370		13	383	515						500 D	500 R	3,000 R	18,706 R/C/I	21,706	2012
135				Everglades	Oil Well to Immokalee			D	900		290		0	290	610											

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3.D.e

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ID#	CIE#	Proj #	Road #	Link	From/To	Exist Road	Min Std	Peak Hour Peak Dir Service Volume	2003 V/Std Ratio	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	L O S	Year Expected Deficient	Notes	Fiscal Year 2004-2010 Capital Projects (Proposed) FY04	FY05	FY06	FY07	FY08	Total 04-08	Expected Year of Substantial Completion
136				DeSoto Blvd.	I-75 to Golden Gate Blvd		D	900		110		0	110	790									-
137				DeSoto Blvd.	Golden Gate Blvd to Old Well Rd		D	900		100		10	110	790									-
138		66060		I-75 Interchange @ Everglades			D																-
139		60178		Davis Blvd. (Lighting)														750					750
141				Immokalee	SR 29 to Hendry County		D	875		160		0	160	715				695					695
142				Orange Blossom	Goodlette to Airport		D	830		520		100	620	210									-
143				Orange Blossom	Airport to Livingston Rd		D	930		540		150	710	210									-
144				Shadowlawn Rd	US 41 to Davis		D	770		350		0	350	420									-
145		66066		Bridge Repairs/Improvements														430	200	200	2,000	2,000	2,830
146	48	60018		Intersection Safety/Capacity Improvements														1,054	750	750	750	750	4,054
147		66065		Major Intersection Improvements														1,331	1,000	1,000	1,000	1,000	5,331
148	38	60172		New Traffic Signals														4,956	750	750	750	750	7,956
149		60122		Shoulder Safety Program														79	50	50	50	50	279
150		60081		Pathways/Sidewalks/Bike Lanes														3,897	500	500	500	500	5,897
151	37	60173		Major Roadway Resurfacing on 4 Lane Rock Roads														1,315	500	500	500	500	3,315
152		TBD		Road Rehabilitation														100	100	100	100	100	500
153		60003		Collector/Minor Arterial Roads														18,739	5,870	5,361	5,189	5,166	40,325
154	34	60171		Advanced ROW														100	100	100	18,329	2,375	21,004
155				Proposed Debt Service														14,538	14,579	14,580	14,582	14,580	72,859
156		65068		13th Street Improvements																			-
157		60163		Traffic Calming																			-
158		81018		Transit Enhancements														453	250	250	250	250	1,453
159		33018		Transit Facility & Transfer Site														448	2,000	2,000	2,000	2,000	8,448
160		60007		Street Lighting Program														5,823					5,882
161				Transfers																			-
162				10% Contingency/Reserve																			-
																		2,174	4,000	4,301	2,494	3,800	14,669
																							-
																		298,194	101,369	88,498	101,135	85,614	774,810

Road Expenditures Activities Key
S= Study
D= Design
R= Right-of-Way
C= Construction
I= Inspection
** To be funded by Developer

Funding is in 1,000's

Packet Pg. 955

3.D.e

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

COLLIER COUNTY 2006 ANNUAL UPDATE INVENTORY REPORT (AUIR) - Collier County Transportation Database (Based on Numbers and current traffic volumes)

ID#	CR#	Proj #	Road #	Link	From/To	Rdwy Road	Cat. Sta.		Min Std	10 Month Peak Hour Peak Dir Service Volume	2005 Peak Hour Peak Dir Volume	2005 Peak Hour Peak Dir Volume	2006 Peak Hour Peak Dir Volume	2006 Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	LOS	Year Expected Deficient	Notes		FY07	FY08	FY09	FY10	FY11	Total 07-11	Expected Year of Substantial Completion
1		99910	CR31	Airport Rd.	Immokalee Rd. to Vanderbilt Beach Rd. Ext.	4D	659		D	2,460	1,910	1,910	1,649	1,620	397	2,017	423	D										
2	59	42031	CR31	Airport Rd.	Vanderbilt Bch.Rd.Ext. to Pine Ridge	6D	590		E	3,970	2,100	2,100	1,784	1,790	527	2,317	1,653	C										
3	39	60121	CR31	Airport Rd.	Pine Ridge Rd. to Golden Gate Parkway	6D	503		E	3,450	3,200	3,200	2,734	2,748	523	3,242	567	D										
4		99906	CR31	Airport Rd.	Golden Gate Parkway to Radio Rd.	4D	533		E	3,230	2,709	2,710	2,449	2,450	269	2,719	511	D										
5	n 3	66231	CR31	Airport Rd.	Radio Rd. to Davis Blvd.	6D	553		E	4,100	2,452	2,450	2,453	2,450	240	2690	1410	D	Overpass Under CST									
6	3	66231	CR31	Airport Rd.	Davis Blvd. to I-I841	6D	532		E	2,580	1,844	1,840	1,768	1,770	211	1981	599	D										
7		99911		Raybarn Road	I-I841 to Thomasson Dr.	4D	521		D	1,930	733	740	757	760	55	815	1115	B										
8	31	60021	CR 865	Bonita Beach Rd.	West of Vanderbilt Dr.	4D	?		D	1,620	1,310	1,310	1,310	1,350	83	1433	187	D										
9	35	69031		Carson Road	Lake Trafford Rd. to Immokalee Dr.	2U	610		D	760	270	270	275	280	0	280	480	C										
10	33	60101		County Barn Rd.	Davis Blvd. to CR 864	2U	519		D	860	690	690	659	660	234	894	-34	E	Existing									
11		99912	CR29	County Road 29	I-I841 to Christiedene Island	4D 2U			D D	1,960 872				960 144	234 4	894 144	966 731	C C		R	4,665					4,665		
12			SR84	Davis Blvd.	I-I841 to Airport Rd.	6D	552		E	3,420	2,081	2,200	1,908	1,910	150	2060	1360	D										
13	48	60161	SR84	Davis Blvd.	Airport Rd. to Lakewood Blvd	4D	539		D	2,080	1,921	1,930	1,829	1,840	107	1947	-133	D	2009	State								
14	49	60161	SR84	Davis Blvd.	Lakewood Blvd. to County Barn Rd.	4D	559		D	2,430	1,920	1,920	1,529	1,540	233	1773	653	D		State								
15	53	60161	SR84	Davis Blvd.	County Barn Rd. to Santa Barbara Blvd.	4D	538		D	2,575	1,927	1,940	1,801	1,800	514	2314	261	D	2009									
16	53		SR84	Davis Blvd.	Santa Barbara Blvd. to CR 951	2U	601		D	1,550	1,411	1,410	1,542	1,540	508	1748	-198	F	Existing									
17	62	62041	CR876	Golden Gate Blvd.	CR951 to Wilson Blvd.	4D	531		D	2,580	1,695	1,500	2,093	1,760	278	2038	532	D	2008	TCMA	Possible Agreement with FDOT to Construct							
18		99913	CR886	Golden Gate Pkwy	I-I841 to Goodlette-Frank Rd.	6D	530		E	3,180	1,187	1,170	1,022	1,020	76	1096	2084	C		VRR Est. CST Partial Relief								
19	3	60027C	CR886	Golden Gate Pkwy	Goodlette-Frank Rd. to Airport Rd.	6D	507		E	4,350	2,719	2,750	2,142	2,160	171	2311	2039	D										
20	74	60066	CR886	Golden Gate Pkwy	Airport Rd. to I-75 (Overpass)	4D	504		E	4,370	1,995	1,960	1,995	1,890	270	2260	2110	C										
21	74	60027	CR886	Golden Gate Pkwy	I-75 to Santa Barbara Blvd. (Landscape)	6D	509		E	3,770	2,070	2,070	1,881	1,880	169	1849	1881	C		UNDER CST		C/I	20,808					20,808	2007
22		99916	CR886	Golden Gate Pkwy	Santa Barbara Blvd. to CR951	4D	505		D	1,980	1,723	1,760	1,744	1,760	152	1922	58	D	2007	TCMA	Polling Countryland	L/S	1,269					1,269	
23	19	60041	CR951	Goodlette-Frank Rd.	Immokalee Rd. to Vanderbilt Bch. Rd.	2U	594		D	1,190	819	820	725	740	157	897	293	C										
24	65	60134	CR951	Goodlette-Frank Rd.	Vanderbilt Bch. Rd. to Pine Ridge Rd.	6/4D	581		D	2,790	1,103	1,100	1,247	1,270	177	1347	1243	B					780					780	
25	65	60005	CR951	Goodlette-Frank Rd.	Pine Ridge Rd. to Golden Gate Parkway	6D	506		E	3,420	1,600	1,600	1,477	1,460	280	1760	1660	B		UNDER CST		C/I	12,417					12,417	2007
26		99917	CR951	Goodlette-Frank Rd.	Golden Gate Parkway to I-I841	6D	504		E	3,300	1,837	1,880	1,722	1,720	113	1833	1467	C										
27	57	64055		Green Blvd.	Franklin to Santa Barbara Blvd	2U	643		D	1,060	807	810	709	710	39	749	291	D	2009	Intersection Imp									
28	90	60034		Green Blvd. Extension	I-75/agnus Rd. to Santa Barbara Blvd.						0			0		0	0			TCMA			87					87	
29		66011		Goldfinch Dr.	111th Ave N. to Vanderbilt Beach Rd.	2U	583		D	720	721	720	587	220	16	236	344	B										
30	37	63061	CR951	Collier Blvd. (CR 951)	Immokalee Rd. to Golden Gate Blvd.	6D	655		E	3,300		1,130	1,034	1,080	933	2013	1288	C		UNDER CST		C/I	42,502		630 LD/L.S			43,132	2008
31	83	68056	CR951	Collier Blvd. (CR 951)	Golden Gate Blvd. to Pine Ridge Rd.	4D	534		D	2,180	1,301	1,810	2,357	2,260	672	2938	-758	F	Existing									
32	78	63062	CR951	Collier Blvd. (CR 951)	Pine Ridge to Golden Gate Pkwy.	6D 4D	525		S D	3200 2,300	1,672	1900 1,660	2,357 1,304	2260 1,400	678 600	2938 2400	262 -40	B E	Existing Existing		R	4,733			12,495 C/I	9,864 C/I	26,594	2011
32A			CR951	Collier Blvd. (CR 951)	Golden Gate Pkwy. To N. of I-75	4D	607		D	2,450	1,357	1,680	1,698	1,700	600	2300	150	D	2008	TCMA TCMA	30% Design Bike Lane on GG Blvd to Pine Ridge Proj							
33	61	60001	SR951	Collier Blvd. (SR 951)	N. of I-75 to Davis Blvd.	4D	575		D	3,000	2,962	2,980	2,734	2,740	598	3338	-338	F	Existing									
34	66	60001	CR951	Collier Blvd. (CR 951)	Davis Blvd. to Rattlesnake Hawk Rd.	6D 4D	602		E D	3,690 2,370	1,843	2980 1,840	2,734 1,984	2,740 1,980	598 555	3338 2535	352 -165	D E	Existing									
35	66	60001	CR951	Collier Blvd. (CR 951)	Rattlesnake Hammock Rd. to I-I841	6D 4D	602		S D	3,270 2,340	1,804	1,840 1,800	1,984 1,778	1,980 1,780	555 814	2535 2594	735 -214	C E	Existing		R	6,687			37,070 C/I		43,757	2012
36	12	64041	SR951	State Road 951	I-I841 to Mission Rd.	6D 4D	557		S D	3,330 1,979	1,413	1,900 1,810	1,779 1,751	1,780 1,750	814 332	2594 2102	736 -122	C E	Existing									
37	12	64041	SR951	State Road 951	I-I841 to South Wal Mart Driveway Mission Rd. to New York Dr.	6D 4D	627		S D	3,370 2,090	1,813 1,405	1,810 1,400	1,751 1,244	1,750 1,240	332 286	2102 1526	268 1064	D C		Design and CST Paid By Others								
38	51	64041	SR951	State Road 951	New York Dr. to N. Marco Island Bridge	4D	627		D	2,480	1,414	1,410	1,244	1,240	252	1492	988	C		State								
39	64	99901	CR846	111th Ave N.	Goldfinch Dr. to Vanderbilt Dr.	2U	585		D	760	300	300	266	270	22	292	468	C		State								
40	1	60321	CR846	111th Ave N.	Vanderbilt Dr. to US 41	2U	612		D	1,040	494	500	434	430	88	518	522	C										
41	6	66043	CR846	Immokalee Rd.	US 41 to Airport Rd.	6D	566		E	3,600	2,220	2,220	1,937	1,940	561	2501	529	D										
42	4	66043	CR846	Immokalee Rd.	Airport Rd. to I-75	6D	639		E	3,290	2,587	2,590	2,153	2,150	697	2847	443	E		UNDER CST		C/I	22,925		1,035 L/S			23,960	2007
43	8	66045	CR846	Immokalee Rd.	I-75 to Logan Blvd	6D	568		E	4,370	2,421	2,420	2,614	2,600	1501	3901	469	E		UNDER CST	See ID # 137								
44	71	60018	CR846	Immokalee Rd.	CR 951 to Wilson Blvd	6D	585		E	3,790	1,264	1,260	1,227	1,230	697	3022	1783	C		UNDER CST									2008
45	71	60018	CR846	Immokalee Rd.	Wilson Blvd. to Oil Well Road	6D	675		E	2,670	1,314	1,310	1,130	1,130	593	1773	1897	C				C/I	12,971		1,448 L/S			13,419	2008
46	72	60145	CR846	Immokalee Rd.	Oil Well Road to Sr 29	2U	672		D	960	231	230	247	250	146	426	434	A										

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

ID#	CEA	Proj #	Road #	Link	From/To	Base Year	Cnt. Dir.	Min Std	Peak Hour Peak Dir Service Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	LOS	Year Expected Deficient	Notes		Fiscal Year 2007-2011 Capital Projects (Proposed) FY07	FY08	FY09	FY10	FY11	Total 07-11	Expected Year of Substantial Completion
47	16	99903		Lake Trafford Rd.	West of SR29	2U	609	D	872	306	310	304	300	54	454	441	C										
48		60166		Logan Blvd.	Pine Ridge to Vanderbilt	2U	597	D	990	466	470	531	530	127	657	333	C										
49	23	60051		Logan Blvd.	Orange Blvd. to Pine Ridge Rd.	4D	548	D	2,070	1,414	1,410	1,413	1,410	201	1811	259	D										
50	70	60166		Logan Blvd.	Vanderbilt to Immokalee Rd.	2D				0			0	0	0	0											
51	21	60061	CR881	Livingston Road IV	Imperial St. to Immokalee Rd.	6/4D	673	D	3,260	733	300	1,017	1,020	156	1176	2084	B	Under CIT		5,395 B					5,395	2007
52	77	60071	CR881	Livingston Road III	Immokalee Rd. to Vanderbilt Bch. Rd.	4L		E	3,840	1,000	1,000		1,500	61	1561	2279	B										
53	p.54	60071	CR881	Livingston Road III	Vanderbilt Bch. Rd. to Pine Ridge Rd.	6D	776	E	3,810	REF. 1,481	1,480	2,156	REF. 2,160	351	2541	1269	B										
54	52	60071	CR881	Livingston Road II	Pine Ridge Rd. to Golden Gate Pky	6D	690	E	3,810	1,408	1,810	1,792	1,790	302	2292	1508	C										
55	53	60061	CR881	Livingston Road I	Golden Gate Parkway to Radio Rd.	6D	687	E	3,760	1,442	1,440	1,464	1,460	223	1443	1877	B										
56	77	60167		Livingston Road Extension						0			0	0													
57	89	60096		S/W Livingston Road	Old 41 to NSE Livingston Rd.			D	-	0			0	0	0	0											
58	67	99904		N. 1st Street	Main St. to New Market Rd.	2U	590	D	1,000	344	300	457	460	16	476	524	B										
59				New Market Road	Beaver St. to SR 29	2U	612	D	1,010	402	400	395	400	47	447	563	B										
60	70	62031		North 11th	To Immokalee - Robert's PUD	2U		D		0																
61	30			Camp Keais	CR 858 to Immokalee Rd	2U	678	D	860	162	160	324	320	203	423	437	C										
62	68	99805	CR887	Old US41	US41 to Lee County Line	2U	547	D	1,010	866	870	923	939	70	990	20	D										
63		99904	CR890	Seagate	West of US 41	4D	511	D	1,620	747	720	958	949	63	1008	612	C										
64	14	60042	CR896	Pine Ridge Rd.	Overton Rd. US41 to Ouendatta-Frank Rd.	6D	512	E	3,730	1,515	1,520	2,174	2,170	220	2390	331	D										
65	14	60043	CR896	Pine Ridge Rd.	Ouendatta-Frank Rd. to Shirley St.	6D	514	E	3,700	2,643	2,640	2,794	2,800	365	3165	135	E										
66	14	60042	CR896	Pine Ridge Rd.	Shirley St. to Airport Rd.	6D	515	E	3,730	2,705	2,700	2,684	2,680	392	3072	658	E										
67	41	60111	CR896	Pine Ridge Rd.	Airport Rd. to I-75	6D	724	E	3,750	3,947	3,950	3,802	3,800	841	3641	89	E	2007	TCMA, SCOOT and I-75 Golden Gate Pkwy Interchange								
68	41	60007	CR896	Pine Ridge Rd.	I-75 to Logan	6D	600	E	3,790	3,553	3,550	3,005	3,000	230	3230	560	D										
69	15	60031	CR856	Radio Rd.	Airport Rd. to Livingston	4D	544	D	2,130	1,577	1,580	1,561	1,560	290	1850	530	D	2009	Imp. GC Pkwy Access Mgt	Int. Imp at Santa Barb							
70	15	60003	CR856	Radio Rd.	Livingston to Santa Barbara Blvd.	4D	527	D	2,120	1,675	1,680	1,702	1,700	177	1477	643	D	2009	Imp. GC Pkwy Access Mgt	Int. Imp at Santa Barb							
71	16	60031	CR856	Radio Rd.	Santa Barbara Blvd. to SR 84	2U	589	D	1,140	962	960	1,055	1,060	262	1302	-162	E	Existing	CIT as part of SB Proj								
72	17	63021	CR846	Rattlesnake Hmck Rd.	US41 to Charlemagne Blvd.	4D 4D	516	D D	2,100 1,960	1,030	1,020	1,011	1,040 1,010	262 150	1302 1160	798 750	C B										
73	17	63021	CR846	Rattlesnake Hmck Rd.	Charlemagne Blvd. to County Barn Rd.	4D	517	D	1,940	896	890	819	820	127	947	993	B										
74	17	63021	CR846	Rattlesnake Hmck Rd.	County Barn Rd. to Polly Ave.	4D	534	D	2,340	774	770	683	680	135	815	1525	B										
75	77	60169	CR846	Rattlesnake Hmck Rd.	Polly Ave. to CR951	4D	518	D	3,200	559	560	500	500	303	703	2497	B										
76	36	62031B		Santa Barbara Blvd.	Green Blvd. to Golden Gate Parkway	4D	529	D	1,930	558 1,395	560 1,390	500 1,389	500 1,390	171	1561	369	C	Under CIT		19,527 C/I	565 LR				20,092	2008
77	36	62031A		Santa Barbara Blvd.	Golden Gate Parkway to Radio Rd.	6D		E	3,100				1,470	383	1853	1247	C	Polley Construction		1,372 R	2,000 R				3,372	
78	36	62031A		Santa Barbara Blvd.	Radio Rd. to SR 84	6D		E	3,250				950	536	1488	1764	B	Under CIT		60,217 C/I					60,217	2009
79	32	60091		Santa Barbara Extension	SR 84 to Rattlesnake Hammock	New 4D		D		0			0	0	0	0											
80			SR29	State Road 29	US41 to CR837	2U	615	C	875	111	110	111	110	0	110	765	B	State		7,406 Diff.	2,865 R		38,667 C/I		48,938	2012
81			SR29	State Road 29	CR 837 to I-75	2U	615	C	875	111	110	111	110	0	110	765	B	State									
82			SR29	State Road 29	I-75 to CR 858	2U	615	C	875	113	110	113	110	33	143	730	B	State									
83			SR29	State Road 29	CR 858 to SR 29A (New Market)	2U	665	C	875	413	420	423	430	122 7	572	303	C	State									
84			SR29	State Road 29	CR 29A South to N. 15th St	4D	664	C	1,860	630	630	659	660	114	776	1084	B	State									
85			SR29	State Road 29	N. 15th St. to SR 29A North	2U	663	C	875	558	560	773	770	39	789	86	C	State									
86			SR29	State Road 29	CR 29A North to SR 82	2U	663	C	875	536	540	753	750	89	839	36	C	State									
87			SR29	State Road 29	SR 82 to Hendry County Line	2U	591	C	875	336	340	343	340	10	350	525	C	State									
88			SR82	State Road 82	Lee County Line to SR 29	2U	663	C	875	474	470	618	620	84	704	171	C	State									
89			US41	Tamiami Trail East	"Four Corners" to Ouendatta Rd.	6D		E	3,410	2,090	2,090	2,090		89	89	3321	C	State									
90			US41	Tamiami Trail East	Ouendatta Rd. to Davis Blvd.	8D		E	3,850	3,500	3,500	3,500		208	208	3642	E	State									
91	42		US41	Tamiami Trail East	Davis Blvd. to Airport Rd.	6D	545	E	2,750	1,891	1,890	2,087	2,090	373	2463	287	C	State									
92	47		US41	Tamiami Trail East	Airport Rd. to Rattlesnake Hmck. Rd.	6D	604	E	3,200	2,668	2,670	2,404	2,400	395	2795	405	E	TCEA									
93	46		US41	Tamiami Trail East	Rattlesnake Hmck. Rd. to Triangle	6D	572	E	3,500	1,843	1,860	2,128	2,130	467	2597	903	C	State									
94			US41	Tamiami Trail East	Triangle to Collier	6D	571	E	3,200	1,429	1,430	1,508	1,510	391	2151	1099	C	State									
95			US41	Tamiami Trail East	Collier to Greenway	2U	608	C	1,075	701	700	752	750	413	1563	-288	F	Existing	State								
96			US41	Tamiami Trail East	Greenway to SR 29	2U	617	C	1,075	231	230	229	230	10	240	835	B		State	PD&E Underway								

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

ID#	CR#	Proj #	Road #	Link	From/To	Exist Road	Ult. Sta.		Min Std	Peak Hour Peak Dir Service Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Trip Rank	Total Volume	Remain. Capacity	LOS	Year Expected Deficient	Note	Under CRT	Fiscal Year 2007-2011 Capital Projects (Proposed) FY07	FY08	FY09	FY10	FY11	Total 07-11	Expected Year of Substantial Completion
97			US41	Tamiami Trail East	SR 29 to Dade County Line	2U	616		C	875	201	200	190	190	3	183	692	B		State								
98	71		US41	Tamiami Trail North	Lee Co. to Wiggins Pass Rd.	6D	546		E	3,300	1,856	1,860	1,927	1,930	184	2114	1186	C		State	Under CRT							
99	50		US41	Tamiami Trail North	Wiggins Pass Rd. to Immokalee Rd.	6D	564		E	3,520	2,652	2,650	2,644	2,640	351	3191	329	D		State								
100	45		US41	Tamiami Trail North	Immokalee Rd.to Vanderbilt Bch. Rd.	6D	577		E	3,370	1,954	1,950	2,550	2,550	442	3972	398	D		State								
101	45		US41	Tamiami Trail North	Vanderbilt Bch. Rd. to Golf Park Dr.	6D	563		E	3,440	2,486	2,490	2,129	2,130	194	3324	1116	D		State								
102			US41	Tamiami Trail North	Golf Park Dr. to Pine Ridge Rd.	6D	565		E	3,550	2,634	2,630	2,211	2,210	188	3498	1052	D		State								
103			US41	Tamiami Trail North	Pine Ridge Rd. to Solana Rd.	6D	561		E	3,410	2,851	2,850	2,843	2,840	98	2939	471	E		State								
104			US41	Tamiami Trail North	Solana Rd. to Orrech Rd.	6D			E	3,470	2,790	2,790	2,790	2,790	52	2947	523	D		State								
105			US41	Tamiami Trail North	Orrech Rd. to Golden Gate Parkway	6D			E	3,320	3,350	3,350	3,350		60	60	3260	D		State								
106			US41	Tamiami Trail North	Golden Gate Parkway to Central	6D			E	3,860	3,120	3,120	3,120		72	72	3787	C		State								
107			US41	Tamiami Trail North	Central to Goodlette	6D			E	3,880	3,180	3,180	3,180		54	54	3826	C		State								
108				Thomasson Dr.	Bayshore Dr. to US 41 E.	2U			D	760	400	400	400		105	105	655	C										
109	42	65071	CR862	Vanderbilt Beach Rd.	Goodlette Dr. to US41-CONSTRAINED	2U	524		E	1,290	941	940	959	960	56	1016	274	E										
110	23	67021	CR862	Vanderbilt Beach Rd.	US41 to Airport Rd.	4D	666		D	1,820	1,340	1,340	1,351	1,350	376	1726	94	D										
111	63	63051	CR862	Vanderbilt Beach Rd.	Airport Rd. to Logan Blvd.	6D	579		E	3,540	1,660	1,660	960	960	209	1259	2281	B										
112	36	63051	CR862	Vanderbilt Beach Rd.	Logan Blvd. to CR951	6D	590		E	3,600	757	760	682	680	304	904	3816	B		UNDER CRT		27,312					27,312	2008
113	78	66168		Vanderbilt Beach Rd.	CR951 to Wilson Road																	C/I							
114	25	69061	CR901	Vanderbilt Drive	Rookie Beach Rd. to Wiggins Pass Rd.	2U	549		D	1,075	553	560	484	480	93	573	502	C				10,717	13,200	11,923		6,451	41,289	
115		69061	CR901	Vanderbilt Drive	Wiggins Pass Rd. to 111th Ave.	2U	578		D	1,150	556	560	507	510	51	561	589	C				DIR	B	B				
116	26	69021		Wiggins Rd.	Carson Rd. to SR 29	2U	611		D	760	161	160	168	170	8	170	590	C										
117		99928	CR888	Wiggins Pass Rd.	Vanderbilt Drive to US41	2U	669		D	1,050	441	440	453	480	107	567	483	B										
118		TBD		Wilson Blvd.	North of Immokalee Rd. to Golden Gate Blvd.	2U	685			970	471	470	477	480	120	600	120	D					1,500	3,000	1,000	5,270	9,770		
122		60064	CR 858	Oil Well Road	Immokalee to Everglades	2U	734		D	1,010	477	480	477	550	119	669	341	D				D	B	B	R			
123		60044	CR 858	Oil Well Road	Everglades to Dufene	2U	725		D	1,010	331	320	354	350	177	527	483	C				6,831			54,277		61,108	2012
122		60044	CR 858	Oil Well Road	Dufene to Camp Keais	2U	725		D	1,010	321	320	354	350	144	494	516	C				R			C/I			
123		60162	Tropicana	Tropicana Bridge	CR 951 to Tropicana	2U					0			0	0							5,978					5,978	
124		60040		Golden Gate Blvd.	Wilson to E. of Everglades	2U	652		D	1010	920	920	1,333	1,330	150	1480	-470	F	Existing			R						
124A		60040		Golden Gate Blvd.	E. of Everglades to Dufene	2U																1,500					1,500	School Board
126			CR 896	Pine Ridge Rd.	Logan to CR 951	4D	535		D	3,900	1,477	1,480	1,732	1,730	93	1823	977	B				C						
127		66045	CR846	Immokalee Rd.	Logan Blvd. to CR 951	6D	636		D	3,300	2,300	2,300	2,300	2,300	188	3488	1012	D				6,344	3,000	17,224	31,316		78,254	2012
128		TBD	CR 951 Ext.		Immokalee to Rookie Beach Road	4D														Under CRT		B	R	B	C/I			
129		TBD		Immokalee - I-75 Loop		4D																22,301		1,193			23,494	2008
130		60120		Advanced Construction																		C/I		L/S				
130A				Advanced Landscape																								
131		60065		Randal Blvd.	Immokalee to Everglades		651		D	900	438	440	587	590	84	674	226	C										
132				Randal Blvd.	Everglades to Dufene		651		D	900	438	440	587	590	97	647	253	C				10,540		3,040	3,040	3,040	24,660	2009
133				Everglades	I-75 to Golden Gate Blvd.		627		D	900	304	300	321	320	23	353	547	B				C		L/P	L/P	L/P		
134				Everglades	Golden Gate Blvd. to Oil Well		636		D	900	272	270	523	520	74	794	306	C					1,300					
135				Everglades	Oil Well to Immokalee		635		D	900	292	290	432	430	61	491	409	C					L/S	2,369	630	780	5,208	
136				Dufene Blvd.	I-75 to Golden Gate Blvd		639		D	900	107	110	160	160	20	160	740	B					2,304	3,619	2,434			10,631	
137				Dufene Blvd.	Golden Gate Blvd to Oil Well Rd		636		D	900	103	100	113	110	16	126	774	B					R	R	R				
138		66060		I-75 Interchange @ Everglades					D																			
139		60178		Davis Blvd. (Lighting)																UR Study		718				718	
141				Immokalee	SR 29 to Hendry County		619		D	875	139	140	139	130	11	148	727	C				B						
142				Orange Blossom	Goodlette to Airport		647		D	850	316	320	682	680	97	777	73	D				649					649	
143				Orange Blossom	Airport to Livingston Rd		647		D	920	316	360	682	680	97	777	143	D										
144				Shadowlawn Rd	US 41 to Davis		523		D	770	349	350	392	390	33	522	448	C										
145		66066		Bridge Repair/Improvements																								
																						562	200	2,000	2,000	2,000	6,762	

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

RM	CIE#	Proj #	Road #	Link	From/To	Exist Road	Cat. Sta.	Min Std	Peak Hour Peak Dir Service Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Peak Hour Peak Dir Volume	Trip Bank	Total Volume	Remain. Capacity	L O S	Year Expected Deficient	Notes	Fiscal Year 2007-2011 Capital Projects (Proposed) FY07	FY08	FY09	FY10	FY11	Total 07-11	Expected Year of Substantial Completion
146	69	60016		Intersection Safety/Capacity Improvements																1,175	750	750	750	750	4,175	
147		60065		Major Intersection Improvements																3,989	1,000	1,000	1,000	1,000	7,989	
148	28	50172		New Traffic Signals																2,640	750	750	750	750	5,640	
149		60122		Shoulder Safety Program																129	50	50	50	50	329	
150		60081		Pathways/Sidewalks/Bike Lanes																7,460	700	300	300	300	9,460	
151	27	60173		Major Roadway Resurfacing and Line Rock Roads																410	500	500	500	500	2,410	
152		TBD		Road Refurbishing																600	100	100	100	100	1,000	
153		60003		Collector/Minor Arterial Roads																8,309	5,219	5,480	5,754	6,042	30,894	
154	34	60171		Advanced ROW																1,319	100	900	700	400	3,828	
155				Proposed Debt Service																14,614	14,580	14,582	14,580	14,339	72,695	
156		60068		15th Street Improvements																						
157		60163		Traffic Calming																477	100	250	250	250	1,327	
158		61010		Transit Enhancements																2,023	2,000	2,000	2,000	2,000	10,023	
159		25010		Transit Facility & Transfer Site																8,171					8,171	
160				Transfers																						
161				Contingency/Reserve																27,735			23,051	9,346	59,152	
162				Reserve for Capital Outlay																						
																				413,119	85,197	72,429	249,433	41,652	851,832	

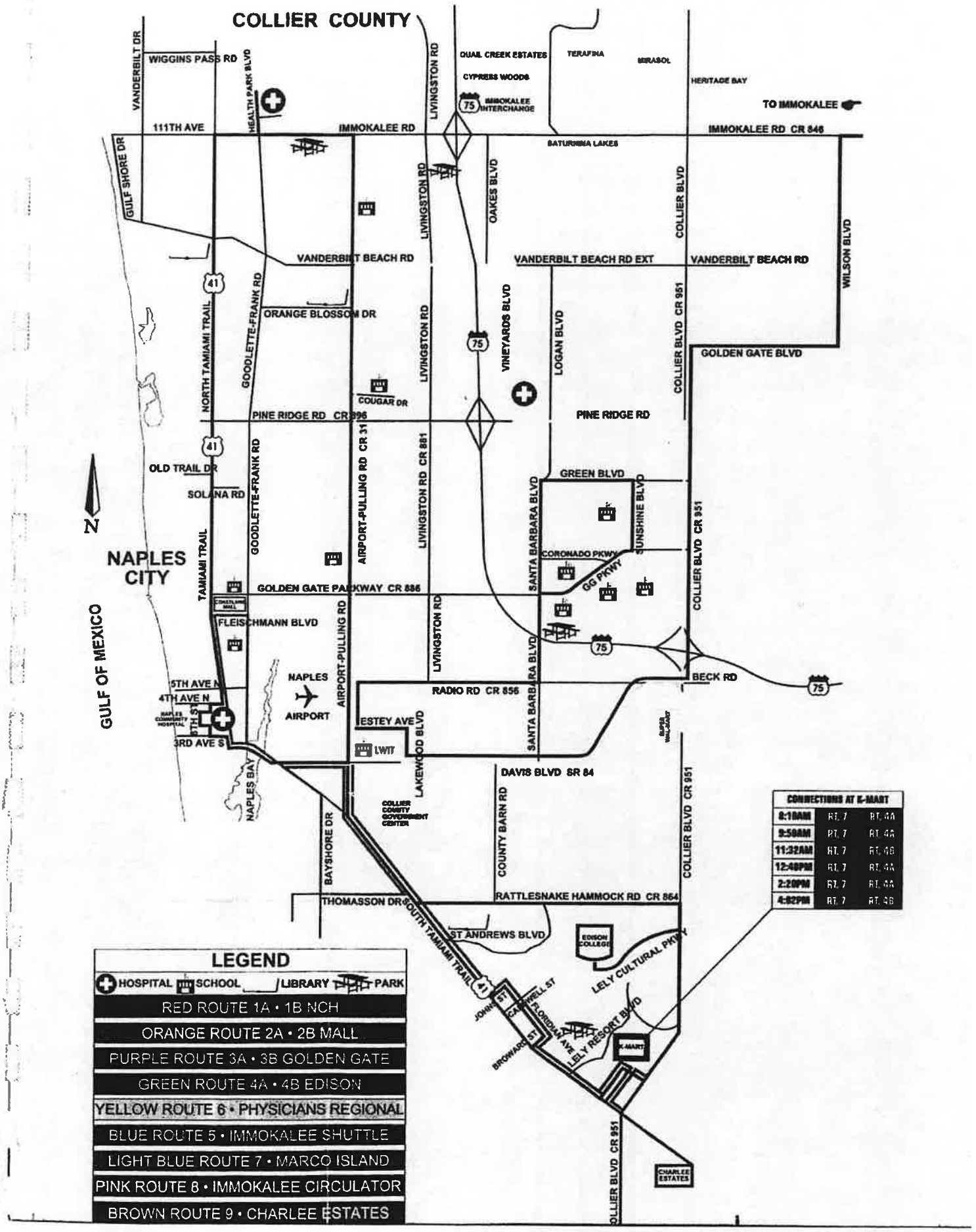
Road Expenditures Activities Key
So Study
Do Design
Ro Right-of-Way
Co Construction
In Inspection
LSo Landscape
ACo Advanced Construction
** To be funded by Developer
Funding is in 1,000's

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

APPENDIX 2

CAT Bus Route Map

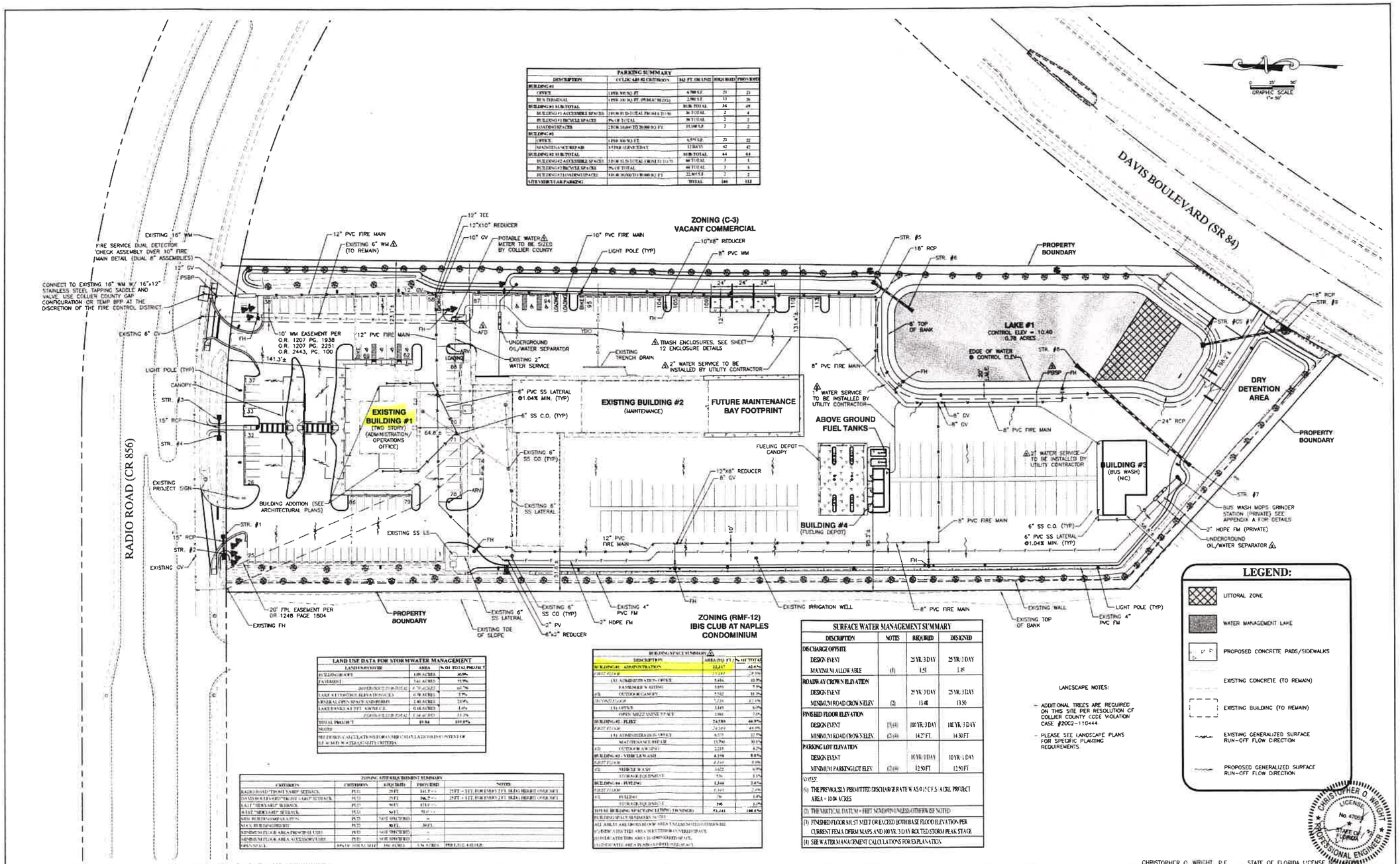
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

PREVIOUSLY APPROVED SITE PLAN FOR SDP

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



PARKING SUMMARY				
DESCRIPTION	CALCULATION CRITERION	SQ. FT. OR UNIT	REQUIRED	PROVIDED
BUILDING #1				
OFFICE	1 PER 300 SQ. FT.	4,700 S.F.	23	23
BUS TERMINAL	1 PER 200 SQ. FT. (PUBLIC USE)	2,981 S.F.	13	20
BUILDING #1 SUB-TOTAL			SUB-TOTAL 36	43
BUILDING #1 ACCESSIBLE SPACES	2 FOR 51 TO 75 TOTAL PROVIDED		36 TOTAL 2	4
BUILDING #1 BICYCLE SPACES	5% OF TOTAL		36 TOTAL 2	3
LOADING #1 SPACES	1 PER 10,000 TO 25,000 SQ. FT.		15,000 S.F. 2	2
BUILDING #2				
OFFICE	1 PER 300 SQ. FT.	6,894 S.F.	23	22
MAINTENANCE/REPAIR	1 PER SERVICE BAY	12 BAYS	42	42
BUILDING #2 SUB-TOTAL			SUB-TOTAL 65	64
BUILDING #2 ACCESSIBLE SPACES	2 FOR 51 TO TOTAL PROVIDED		66 TOTAL 3	3
BUILDING #2 BICYCLE SPACES	5% OF TOTAL		66 TOTAL 3	3
BUILDING #2 LOADING SPACES	1 PER 20,000 TO 50,000 SQ. FT.		22,365 S.F. 2	2
SITE WIDE VAN PARKING			TOTAL 106	112

LAND USE DATA FOR STORMWATER MANAGEMENT		
LAND USE/COVER	AREA	% OF TOTAL PROJECT
BUILDING/ROOF	1.09 ACRES	10.9%
PAVEMENT	3.61 ACRES	35.9%
SUPERSEDED IN PUD	0.70 ACRES	6.9%
EARTH EMBANKMENT/SLOPES	0.78 ACRES	7.7%
GENERAL OPEN SPACE AND BERMS	2.40 ACRES	23.8%
LAKE BANKS AT 3FT ABOVE CL.	0.61 ACRES	6.0%
SUPERSEDED IN PUD	1.34 ACRES	13.3%
TOTAL PROJECT	10.04	100.0%
NOTES:		
THE DESIGN CALCULATIONS FOR AND DATA LOCATED WITHIN CONTENTS OF LEE COUNTY WATER QUALITY CRITERIA		

ZONING SITE REQUIREMENT SUMMARY				
CRITERION	CRITERION	REQUIRED	PROVIDED	NOTES
RADIO ROAD FRONT YARD SETBACK	PUD	25FT.	161.7+/-	25FT. + 1FT. FOR EVERY 2 FT. BLDG HEIGHT OVER 50FT.
DAVIS BLVD. (SR84) RESTRICTED YARD SETBACK	PUD	25FT.	66.7+/-	25FT. + 1FT. FOR EVERY 2 FT. BLDG HEIGHT OVER 50FT.
EAST PROPERTY SETBACK	PUD	50FT.	137+/-	
WEST "SERVANT" SETBACK	PUD	50FT.	737+/-	
MIN. BUILDING SEPARATION	PUD	NOT SPECIFIED	-	
MAX. BUILDING HEIGHT	PUD	50 FT.	38 FT.	
MINIMUM FLOOR AREA PRINCIPLE USES	PUD	NOT SPECIFIED	-	
MINIMUM FLOOR AREA ACCESSORY USES	PUD	NOT SPECIFIED	-	
OPEN SPACE	40% OF SITE MIN.	3.96 ACRES	39% (3.92 ACRES)	

BUILDING SPACE SUMMARY		
DESCRIPTION	AREA (SQ. FT.)	% OF TOTAL
BUILDING #1 - ADMINISTRATION	12,187	43.4%
FIRST FLOOR	11,187	39.8%
(A) ADMINISTRATION OFFICE	5,416	19.3%
(B) MANAGER'S SUITE	1,855	6.6%
(C) OUTDOOR CANOPY	3,916	13.9%
SECOND FLOOR	1,000	3.6%
(A) OFFICE	1,145	4.1%
(B) OPEN MEZZANINE SPACE	1,855	6.6%
BUILDING #2 - FLEET	14,780	52.6%
FIRST FLOOR	14,780	52.6%
(A) ADMINISTRATION OFFICE	4,577	16.3%
(B) MAINTENANCE BAY	10,203	36.3%
(C) OUTDOOR CANOPY	1,219	4.3%
BUILDING #3 - WASH BAY	1,150	4.1%
FIRST FLOOR	1,150	4.1%
(A) WASH BAY	1,150	4.1%
BUILDING #4 - FUELING	1,166	4.1%
FIRST FLOOR	1,166	4.1%
(A) FUELING	1,166	4.1%
SECOND FLOOR	0	0.0%
TOTAL BUILDING SPACE (ALL LEVELS)	28,283	100.0%

BUILDING SPACE SUMMARY NOTES:
ALL AREAS ARE GROSS FLOOR AREA UNLESS NOTED OTHERWISE
(C) INDICATES THE AREA IS SHELTERED OR COVERED SPACE.
(U) INDICATES THE AREA IS UNSHELTERED SPACE.
(U) INDICATES AREA PLANS - SEE SHEET 12 OF 14

SURFACE WATER MANAGEMENT SUMMARY			
DESCRIPTION	NOTES	REQUIRED	DESIGNED
DISCHARGE OFFSITE			
DESIGN EVENT		25 YR. 3 DAY	25 YR. 3 DAY
MAXIMUM ALLOWABLE	(1)	1.51	1.48
ROADWAY CROWN ELEVATION			
DESIGN EVENT		25 YR. 3 DAY	25 YR. 3 DAY
MINIMUM ROAD CROWN ELEV.	(2)	13.41	13.50
FINISHED FLOOR ELEVATION			
DESIGN EVENT	(3)(4)	100 YR. 3 DAY	100 YR. 3 DAY
MINIMUM ROAD CROWN ELEV.	(2)(4)	14.27 FT.	14.30 FT.
PARKING LOT ELEVATION			
DESIGN EVENT		10 YR. 1 DAY	10 YR. 1 DAY
MINIMUM PARKING LOT ELEV.	(2)(4)	12.50 FT.	12.50 FT.

NOTES:
(1) THE PREVIOUSLY PERMITTED DISCHARGE RATE WAS 0.15 C.F.S. /ACRE. PROJECT AREA = 10.04 ACRES
(2) THE VERTICAL DATUM = FEET NGVD (1929) UNLESS OTHERWISE NOTED
(3) FINISHED FLOOR MUST MEET OR EXCEED BOTH BASE FLOOD ELEVATION PER CURRENT FEMA DFIRM MAPS AND 100 YR. 3 DAY ROUTED STORM PEAK STAGE.
(4) SEE WATER MANAGEMENT CALCULATIONS FOR EXPLANATION

LANDSCAPE NOTES:

- ADDITIONAL TREES ARE REQUIRED ON THIS SITE PER RESOLUTION OF COLLIER COUNTY CODE VIOLATION CASE #2002-110444
- PLEASE SEE LANDSCAPE PLANS FOR SPECIFIC PLANTING REQUIREMENTS.

LEGEND:

- LITTORAL ZONE
- WATER MANAGEMENT LAKE
- PROPOSED CONCRETE PADS/SIDEWALKS
- EXISTING CONCRETE (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- EXISTING GENERALIZED SURFACE RUN-OFF FLOW DIRECTION
- PROPOSED GENERALIZED SURFACE RUN-OFF FLOW DIRECTION

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47068

REV #	REVISIONS	DRWN	CHECK'D	DATE
3	REVISED PER COLLIER COUNTY COMMENTS RAI03 (DATED 12/02/13)	M.S.J.	B.E.J.	12/03/13
2	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13
1	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.	B.E.J.	07/04/13

	NAME	DATE
DESIGNED	J.A.Z.	09/12
DRAWN	D.L.C.	09/12
CHECKED	J.A.Z.	09/12

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE: JULY, 2013
HORIZ. SCALE (FULL): 1" = 50'
HORIZ. SCALE (HALF): 1" = 100'
SHEET SIZE: 30" x 42"

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: MASTER SITE & WATER MANAGEMENT PLAN

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

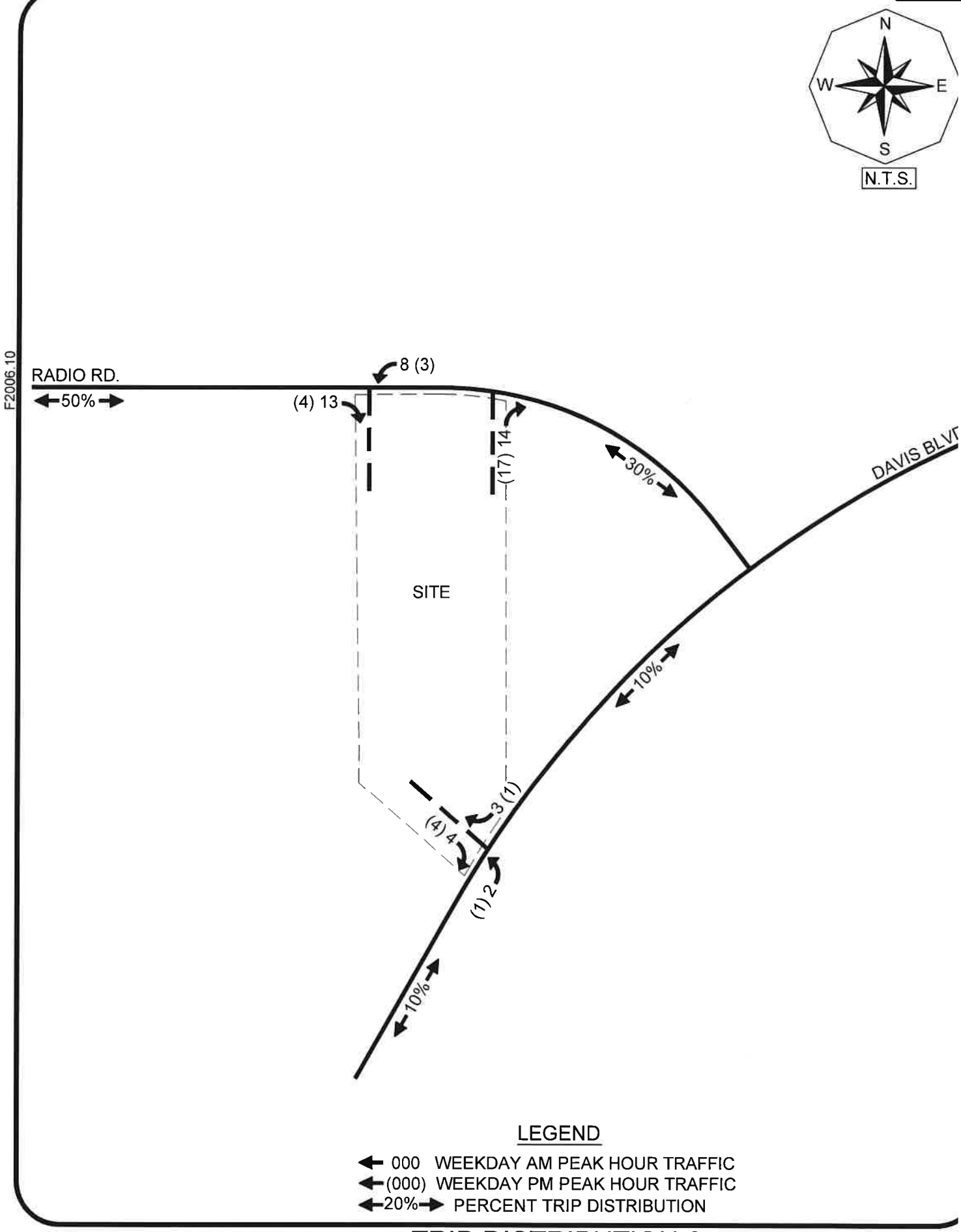
PROJECT REFERENCE	PROJECT NO.	SHEET NUMBER	FILE NO.
	060199.02.00	7 of 14	0601990200D07

December 13, 2013 2:29 PM P:\2006\060199.02.00 Collier Area Transit Facility\2008 Construction Plans & Tech Specification\REV 04\0601990200D07.dwg

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

FIGURE 1



TRANSPORTATION CONSULTANTS, INC

TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
CAT RADIO ROAD TRANSFER FACILITY

Figure 4

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

2019 AUIR

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Attachment "F"
Collier County 2019 Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	Proj#	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2018 Peak Hour Peak Dir Volume	2019 Peak Hour Peak Dir Volume	2018 to 2019 Net Change	2018 to 2019 Percent Change	2018 1/7th Total Trip Bank	1/7th TB 2018 Volume	2019 Trip Bank	2019 1/7th Trip Bank	2019 1/7th Total Trip Bank	2019 Counts + 1/7th TB Volume	2019 Counts + 1/7th TB Remaining Capacity	2019 Counts + 1/7th TB V/C	2019 w/TB LOS	Traffic Count Year Expected Deficient	1/7th Trip Bank Year Expected Deficient
1.0	60190	CR31	Airport Road	Immokalee Road	Vanderbilt Beach Road	4D	554	D	N	2,200	1220	1190	(30)	-2.46%	25	1245	24	0	24	1214	986	55.2%	C		
2.1		CR31	Airport Road	Vanderbilt Beach Road	Orange Blossom Drive	6D	599	E	N	3,000	1810	2290	480	26.52%	66	1876	44	0	44	2334	666	77.8%	D		
2.2		CR31	Airport Road	Orange Blossom Drive	Pine Ridge Road	6D	503	E	N	3,000	1770	2010	240	13.56%	54	1824	49	0	49	2059	941	68.6%	C		
3.0		CR31	Airport Road	Pine Ridge Road	Golden Gate Parkway	6D	502	E	N	3,000	2330	2240	(90)	-3.86%	14	2344	14	0	14	2254	746	75.1%	D		
4.0		CR31	Airport Road	Golden Gate Parkway	Radio Road	6D	533	E	N	2,800	2310	2190	(120)	-5.19%	22	2332	25	0	25	2215	585	79.1%	D		
5.0		CR31	Airport Road	Radio Road	Davis Boulevard	6D	553	E	N	2,800	2230	2010	(220)	-9.87%	11	2241	11	0	11	2021	779	72.2%	C		
6.0		CR31	Airport Road	Davis Boulevard	US 41 (Tamiami Trail)	6D	552	E	S	2,700	1650	1600	(50)	-3.03%	75	1725	62	2	64	1664	1036	61.6%	C		
7.0			Bayshore Drive	US 41 (Tamiami Trail)	Thomasson Drive	4D	521	D	S	1,800	620	640	20	3.23%	118	738	147	2	149	789	1011	43.8%	B		
8.0		CR 865	Bonita Beach Road	West of Vanderbilt Drive	Hickory Boulevard	4D	653	D	E	1,900	1060	1050	(10)	-0.94%	0	1060	0	0	0	1050	850	55.3%	C		
9.0			Carson Road	Lake Trafford Road	Immokalee Drive	2U	610	D	N	600	330	300	(30)	-9.09%	0	330	0	0	0	300	300	50.0%	B		
10.0			County Barn Road	Davis Boulevard	Rattlesnake Hammock Road	2U	519	D	S	900	380	380	0	0.00%	124	504	116	1	117	497	403	55.2%	C		
11.0		CR29	CR 29	US 41 (Tamiami Trail)	Everglades City	2U	582A	D	S	1,000	160	160	0	0.00%	0	160	0	0	0	160	840	16.0%	B		
12.0		SR84	Davis Boulevard	US 41 (Tamiami Trail)	Airport Road	6D	558	E	E	2,700	1610	1420	(190)	-11.80%	56	1666	55	0	55	1475	1225	54.6%	C		
13.0		SR84	Davis Boulevard	Airport Road	Lakewood Boulevard	4D	559	D	E	2,000	1580	1330	(250)	-15.82%	0	1580	0	0	0	1330	670	66.5%	C		
14.0		SR84	Davis Boulevard	Lakewood Boulevard	County Barn Road	4D	658	D	E	2,000	1670	1550	(120)	-7.19%	61	1731	61	0	61	1611	389	80.6%	D		
15.0		SR84	Davis Boulevard	County Barn Road	Santa Barbara Boulevard	4D	538	D	E	2,200	1460	1410	(50)	-3.42%	196	1656	184	0	184	1594	606	72.5%	C		
16.1		SR84	Davis Boulevard	Santa Barbara Boulevard	Radio Road	6D	560	E	E	3,300	740	740	0	0.00%	225	965	86	139	225	965	2335	29.2%	B		
16.2		SR84	Davis Boulevard	Radio Road	Collier Boulevard	6D	601	E	W	3,300	1120	1190	70	6.25%	296	1416	73	214	287	1477	1823	44.8%	B		
17.0		CR876	Golden Gate Boulevard	Collier Boulevard	Wilson Boulevard	4D	531	D	E	2,300	1710	1730	20	1.17%	0	1710	0	0	0	1730	570	75.2%	D		
18.0		CR886	Golden Gate Parkway	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	530	E	E	2,700	1230	1230	0	0.00%	13	1243	13	0	13	1243	1457	46.0%	B		
19.0		CR886	Golden Gate Parkway	Goodlette-Frank Road	Airport Road	6D	507	E	E	3,300	2930	2860	(70)	-2.39%	5	2935	3	0	3	2863	437	86.8%	D		2027
20.1		CR886	Golden Gate Parkway	Airport Road	Livingston Road	6D	508	E	E	3,300	2290	2680	390	17.03%	12	2302	15	0	15	2695	605	81.7%	D		2029
20.2		CR886	Golden Gate Parkway	Livingston Road	I-75	6D	691	E	E	3,300	2610	3020	410	15.71%	0	2610	0	0	0	3020	280	91.5%	D	2024	2024
21.0		CR886	Golden Gate Parkway	I-75	Santa Barbara Boulevard	6D	509	E	E	3,300	2140	2400	260	12.15%	14	2154	14	0	14	2414	886	73.2%	C		
22.0		CR886	Golden Gate Parkway	Santa Barbara Boulevard	Collier Boulevard	4D	605	D	E	1,800	1610	1670	60	3.73%	51	1661	50	8	58	1728	72	96.0%	E	2023	2022
23.0	TBD	CR851	Goodlette-Frank Road	Immokalee Road	Vanderbilt Beach Road	2U	594	D	N	1,000	820	820	0	0.00%	46	866	43	0	43	863	137	86.3%	D		2027
24.1		CR851	Goodlette-Frank Road	Vanderbilt Beach Road	Orange Blossom Drive	4D	595	E	N	2,400	1370	1380	10	0.73%	73	1443	73	0	73	1453	947	60.5%	C		
24.2		CR851	Goodlette-Frank Road	Orange Blossom Drive	Pine Ridge Road	6D	581	E	N	2,400	1680	1560	(120)	-7.14%	0	1680	0	0	0	1560	840	65.0%	C		
25.0		CR851	Goodlette-Frank Road	Pine Ridge Road	Golden Gate Parkway	6D	505	E	N	3,000	2220	1960	(260)	-11.71%	0	2220	0	0	0	1960	1040	65.3%	C		
26.0		CR851	Goodlette-Frank Road	Golden Gate Parkway	US 41 (Tamiami Trail)	6D	504	E	N	2,700	2480	1960	(520)	-20.97%	0	2480	0	0	0	1960	740	72.6%	C		
27.0	TBD		Green Boulevard	Santa Barbara Boulevard	Collier Boulevard	2U	642	D	E	900	680	710	30	4.41%	0	680	10	0	10	720	180	80.0%	D		
29.0			Gulfshore Drive	111th Avenue	Vanderbilt Beach Road	2U	583a	D	N	800	220	300	80	36.36%	0	220	0	0	0	300	500	37.5%	B		
30.1		CR951	Collier Boulevard	Immokalee Road	Vanderbilt Beach Road	6D	655	E	N	3,000	1680	1850	170	10.12%	547	2227	441	106	547	2397	603	79.9%	D		2029
30.2		CR951	Collier Boulevard	Vanderbilt Beach Road	Golden Gate Boulevard	6D	584	E	S	3,000	1220	1260	40	3.28%	118	1338	70	32	102	1362	1638	45.4%	B		
31.1		CR951	Collier Boulevard	Golden Gate Boulevard	Pine Ridge Road	6D	536	D	N	3,000	1780	1850	70	3.93%	78	1858	49	30	79	1929	1071	64.3%	C		
31.2		CR951	Collier Boulevard	Pine Ridge Road	Green Boulevard	6D	536	D	N	3,000	1780	1850	70	3.93%	60	1840	85	22	107	1957	1043	65.2%	C		
32.1	68057	CR951	Collier Boulevard	Green Boulevard	Golden Gate Pwky	4D	525	D	N	2,300	1500	1360	(140)	-9.33%	27	1527	61	0	61	1421	879	61.8%	C		
32.2	68057	CR951	Collier Boulevard	Golden Gate Pwky	Golden Gate Main Canal	4D	607	D	N	2,300	1370	1360	(10)	-0.73%	217	1587	93	162	255	1615	685	70.2%	C		
32.3		CR951	Collier Boulevard	Golden Gate Main Canal	I-75	8D	607	E	N	3,600	1370	1360	(10)	-0.73%	324	1694	79	258	337	1697	1903	47.1%	B		
33.0		SR951	Collier Boulevard	I-75	Davis Boulevard	8D	573	E	N	3,600	2960	3020	60	2.03%	290	3250	40	277	317	3337	263	92.7%	D		2024
34.0		CR951	Collier Boulevard	Davis Boulevard	Rattlesnake Hammock Road	6D	602	E	N	3,000	1660	1940	280	16.87%	506	2166	183	297	480	2420	580	80.7%	D		
35.0		CR951	Collier Boulevard	Rattlesnake Hammock Road	US 41 (Tamiami Trail)	6D	603	E	N	3,200	1900	2000	100	5.26%	338	2238	250	137	387	2387	813	74.6%	C		
36.1		SR951	Collier Boulevard	US 41 (Tamiami Trail)	Wal-Mart Driveway	6D	557	E	N	2,500	1530	1540	10	0.65%	238	1768	154	67	221	1761	739	70.4%	C		
36.2		SR951	Collier Boulevard	Wal-Mart Driveway	Manatee Road	4D	557	D	N	2,000	1530	1540	10	0.65%	227	1757	159	33	192	1732	268	86.6%	D		2028
37.0		SR951	Collier Boulevard	Manatee Road	Mainsail Drive	4D	627	D	N	2,200	1770	1680	(90)	-5.08%	171	1941	167	40	207	1887	313	85.8%	D		2028
38.0		SR951	Collier Boulevard	Mainsail Drive	Marco Island Bridge	4D	627	D	N	2,200	1770	1680	(90)	-5.08%	31	1801	21	12	33	1713	487	77.9%	D		
39.0		CR846	111th Avenue N.	Gulfshore Drive	Vanderbilt Drive	2U	585	D	E	700	306	312	6	1.96%	0	306	0	0	0	312	388	44.6%	B		
40.0		CR846	111th Avenue N.	Vanderbilt Drive	US 41 (Tamiami Trail)	2U	613	D	E	900	439	448	9	2.05%	0	439	0	0	0	448	452	49.8%	B		
41.1		CR846	Immokalee Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	566	E	W	3,100	2080	2110	30	1.44%	175	2255	168	0	168	2278	822	73.5%	C		
41.2		CR846	Immokalee Road	Goodlette-Frank Road	Airport Road	6D	625	E	E	3,100	2630	2650	20	0.76%	45	2675	44	0	44	2694	406	86.9%	D	2024	2024
42.1		CR846	Immokalee Road	Airport Road	Livingston Road	6D	567	E	W	3,100	2900	2780	(120)	-4.14%	7	2907	9	0	9	2789	311	90.0%	D		2025
42.2	TBD	CR846	Immokalee Road	Livingston Road	I-75	6D/8D	679	E	E	3,500	2580	2550	(30)	-1.16%	49	2629	37	0	37	2587	913	73.9%	C		
43.1	TBD	CR846	Immokalee Road	I-75	Logan Boulevard	6D/8D	701	E	E	3,500	2390	2360	(30)	-1.26%	580	2970	417	170	587	2947	553	84.2%	D		2029
43.2		CR846	Immokalee Road	Logan Boulevard	Collier Boulevard	6D	656	E	E	3,200	2020	1930	(90)	-4.46%	992	3012	782	204	986	2916	284	91.1%	D		2024
44.0		CR846	Immokalee Road	Collier Boulevard	Wilson Boulevard	6D	674	E	E	3,300	1770	2050	280	15.82%	849	2619	689	199	888	2938	362	89.0%	D		2024
45.0		CR846	Immokalee Road	Wilson Boulevard	Oil Well Road	6D	675	E	E	3,300	2020	2460	440	21.78%	389	2409	271	93	364	2824	476	85.6%	D		2024
46.0		CR846	Immokalee Road	Oil Well Road	SR 29	2U	672	D	E	900	410	460	50	12.20%	168	578	106	46	152	612	288	68.0%	C		

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

Attachment "F"
Collier County 2019 Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	Proj#	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2018 Peak Hour Peak Dir Volume	2019 Peak Hour Peak Dir Volume	2018 to 2019 Net Change	2018 to 2019 Percent Change	2018 1/7th Total Trip Bank	1/7th TB 2018 Volume	2019 Trip Bank	2019 1/7th Trip Bank	2019 1/7th Total Trip Bank	2019 Counts + 1/7th TB Volume	2019 Counts + 1/7th TB Remaining Capacity	2019 Counts + 1/7th TB V/C	2019 w/TB LOS	Traffic Count Year Expected Deficient	1/7th Trip Bank Year Expected Deficient
47.0			Lake Trafford Road	Carson Rd	SR 29	2U	609	D	E	800	500	460	(40)	-8.00%	51	551	44	4	48	508	292	63.5%	C		
48.0			Logan Boulevard	Vanderbilt Beach Road	Pine Ridge Road	2U	587	D	N	1,000	670	640	(30)	-4.48%	33	703	49	19	68	708	292	70.8%	C		
49.0			Logan Boulevard	Pine Ridge Road	Green Boulevard	4D	588	D	S	1,900	1610	1500	(110)	-6.83%	0	1610	0	0	0	1500	400	78.9%	D		
50.0			Logan Boulevard	Immokalee Road	Vanderbilt Beach Road	2U	644	D	N	1,000	570	600	30	5.26%	59	629	29	30	59	659	341	65.9%	C		
51.0		CR881	Livingston Road	Imperial Street	Immokalee Road	6/4D	673	D	N	3,000	1260	1230	(30)	-2.38%	61	1321	59	0	59	1289	1711	43.0%	B		
52.0		CR881	Livingston Road	Immokalee Road	Vanderbilt Beach Road	6D	576	E	N	3,100	1640	1800	160	9.76%	28	1668	26	0	26	1826	1274	58.9%	C		
53.0		CR881	Livingston Road	Vanderbilt Beach Road	Pine Ridge Road	6D	575	E	S	3,100	1490	1500	10	0.67%	4	1494	6	0	6	1506	1594	48.6%	B		
54.0		CR881	Livingston Road	Pine Ridge Road	Golden Gate Parkway	6D	690	E	N	3,100	1530	1490	(40)	-2.61%	46	1576	35	0	35	1525	1575	49.2%	B		
55.0		CR881	Livingston Road	Golden Gate Parkway	Radio Road	6D	687	E	N	3,000	1330	1490	160	12.03%	8	1338	32	0	32	1522	1478	50.7%	B		
58.0			N. 1st Street	New Market Road	SR-29 (Main Street)	2U	590	D	N	900	630	680	50	7.94%	26	656	13	8	21	701	199	77.9%	D		2028
59.0			New Market Road	Broward Street	SR 29	2U	612	D	E	900	590	540	(50)	-8.47%	15	605	15	5	20	560	340	62.2%	C		
61.0			Camp Keais	Oil Well Road	Immokalee Road	2U	626A	D	S	1,000	260	280	20	7.69%	204	464	132	72	204	484	516	48.4%	B		
62.0		CR887	Old US 41	Lee County Line	US 41 (Tamiami Trail)	2U	547	D	N	1,000	1070	1070	0	0.00%	40	1110	29	0	29	1099	(99)	109.9%	F	Existing	Existing
63.0		CR896	Seagate Drive	Crayton Road	US 41 (Tamiami Trail)	4D	511	D	E	1,700	1060	1030	(30)	-2.83%	0	1060	0	0	0	1030	670	60.6%	C		
64.0		CR896	Pine Ridge Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	512	E	E	2,800	1990	1910	(80)	-4.02%	6	1996	6	0	6	1916	884	68.4%	C		
65.0		CR896	Pine Ridge Road	Goodlette-Frank Road	Shirley Street	6D	514	E	W	2,800	1980	2000	20	1.01%	6	1986	6	0	6	2006	794	71.6%	C		
66.0		CR896	Pine Ridge Road	Shirley Street	Airport Road	6D	515	E	E	2,800	2470	2910	440	17.81%	24	2494	24	0	24	2934	(134)	104.8%	F	Existing	Existing
67.1		CR896	Pine Ridge Road	Airport Road	Livingston Road	6D	526	E	E	3,000	2610	2980	370	14.18%	29	2639	23	0	23	3003	(3)	100.1%	F	2020	Existing
67.2	60201	CR896	Pine Ridge Road	Livingston Road	I-75	6D	628	E	E	3,000	3030	3020	(10)	-0.33%	112	3142	40	0	40	3060	(60)	102.0%	F	Existing	Existing
68.0		CR896	Pine Ridge Road	I-75	Logan Boulevard	6D	600	E	E	2,800	2190	2160	(30)	-1.37%	1	2191	1	0	1	2161	639	77.2%	D		
69.0		CR856	Radio Road	Airport Road	Livingston Road	4D	544	D	E	1,800	1180	1180	0	0.00%	3	1183	6	0	6	1186	614	65.9%	C		
70.0		CR856	Radio Road	Livingston Road	Santa Barbara Boulevard	4D	527	D	E	1,800	1170	1120	(50)	-4.27%	6	1176	27	0	27	1147	653	63.7%	C		
71.0		CR856	Radio Road	Santa Barbara Boulevard	Davis Boulevard	4D	685	D	W	1,800	640	710	70	10.94%	142	782	54	85	139	849	951	47.2%	B		
72.0		CR864	Rattlesnake Hammock Road	US 41 (Tamiami Trail)	Charlemagne Boulevard	4D	516	D	W	1,800	1030	1030	0	0.00%	143	1173	141	11	152	1182	618	65.7%	C		
73.0		CR864	Rattlesnake Hammock Road	Charlemagne Boulevard	County Barn Road	4D	517	D	W	1,800	830	760	(70)	-8.43%	119	949	117	11	128	888	912	49.3%	B		
74.0		CR864	Rattlesnake Hammock Road	County Barn Road	Santa Barbara Boulevard	4D	534	D	W	1,900	760	720	(40)	-5.26%	87	847	82	18	100	820	1080	43.2%	B		
75.0		CR864	Rattlesnake Hammock Road	Santa Barbara Boulevard	Collier Boulevard	6D	518	E	W	2,900	530	590	60	11.32%	170	700	88	75	163	753	2147	26.0%	B		
76.0			Santa Barbara Boulevard	Green Boulevard	Golden Gate Parkway	4D	529	D	N	2,100	1240	1620	380	30.65%	0	1240	0	0	0	1620	480	77.1%	D		
77.0			Santa Barbara Boulevard	Golden Gate Parkway	Radio Road	6D	528	E	N	3,100	1880	1960	80	4.26%	54	1934	54	0	54	2014	1086	65.0%	C		
78.0			Santa Barbara Boulevard	Radio Road	Davis Boulevard	6D	537	E	N	3,100	1450	1420	(30)	-2.07%	221	1671	241	0	241	1661	1439	53.6%	C		
79.0			Santa Barbara Boulevard	Davis Boulevard	Rattlesnake-Hammock Road	6D	702	E	S	3,100	950	980	30	3.16%	139	1089	220	0	220	1200	1900	38.7%	B		
80.0		SR29	SR 29	US 41 (Tamiami Trail)	CR 837 (Janes Scenic Dr)	2U	615A	D	N	900	130	140	10	7.69%	0	130	0	0	0	140	760	15.6%	B		
81.0		SR29	SR 29	CR 837 (Janes Scenic Dr)	I-75	2U	615A	D	N	900	130	140	10	7.69%	0	130	0	0	0	140	760	15.6%	B		
82.0		SR29	SR 29	I-75	Oil Well Road	2U	615A	~~D~~ C	N	430	130	140	10	7.69%	85	215	45	34	79	219	211	50.9%	B		
83.0		SR29	SR 29	Oil Well Road	CR 29A South	2U	665A	~~D~~ C	N	430	410	410	0	0.00%	84	494	39	30	69	479	(49)	111.4%	F	2022	Existing
84.0		SR29	SR 29	CR 29A South	9th Street	4D	664	~~D~~ C	W	525	620	590	(30)	-4.84%	131	751	82	37	119	709	(184)	135.0%	F	Existing	Existing
85.0		SR29	SR 29	9th Street	CR 29A North	2U	663	~~D~~ C	S	783	630	620	(10)	-1.59%	96	726	71	24	95	715	68	91.3%	D		2025
86.0		SR29	SR 29	CR 29A North	SR 82	2U	663	~~D~~ C	S	850	630	620	(10)	-1.59%	73	703	43	23	66	686	164	80.7%	D		
87.0		SR29	SR 29	Hendry County Line	SR 82	2U	591A	~~D~~ C	S	430	370	380	10	2.70%	11	381	6	4	10	390	40	90.7%	D		2025
88.0		SR82	SR 82	Lee County Line	SR 29	2U	661A	~~D~~ C	S	850	740	750	10	1.35%	58	798	32	17	49	799	51	94.0%	D		2023
91.0		US41	Tamiami Trail East	Davis Boulevard	Airport Road	6D	545	E	E	2,900	1920	1580	(340)	-17.71%	126	2046	137	2	139	1719	1181	59.3%	C		
92.0		US41	Tamiami Trail East	Airport Road	Rattlesnake Hammock Road	6D	604	E	E	2,900	2460	2230	(230)	-9.35%	373	2833	247	80	327	2557	343	88.2%	D		2027
93.0		US41	Tamiami Trail East	Rattlesnake Hammock Road	Triangle Boulevard	6D	572	E	E	3,000	1940	1860	(80)	-4.12%	632	2572	481	135	616	2476	524	82.5%	D		
94.0		US41	Tamiami Trail East	Triangle Boulevard	Collier Boulevard	6D	571	E	E	3,000	1700	1470	(230)	-13.53%	442	2142	357	91	448	1918	1082	63.9%	C		
95.1		US41	Tamiami Trail East	Collier Boulevard	Joseph Lane	6D	608	D	E	3,100	990	1040	50	5.05%	564	1554	550	30	580	1620	1480	52.3%	B		
95.2		US41	Tamiami Trail East	Joseph Lane	Greenway Road	4D	608	D	E	2,000	990	1040	50	5.05%	146	1136	199	79	278	1318	682	65.9%	C		
95.3		US41	Tamiami Trail East	Greenway Road	San Marco Drive	2U	608	D	E	1,075	990	1040	50	5.05%	85	1075	128	27	155	1195	(120)	111.2%	F	2020	Existing
96.0		US41	Tamiami Trail East	San Marco Drive	SR 29	2U	617A	D	E	1,000	200	220	20	10.00%	0	200	6	0	6	226	774	22.6%	B		
97.0		US41	Tamiami Trail East	SR 29	Dade County Line	2U	616A	D	E	1,000	170	190	20	11.76%	0	170	0	0	0	190	810	19.0%	B		
98.0		US41	Tamiami Trail North	Lee County Line	Wiggins Pass Road	6D	546	E	N	3,100	2250	2110	(140)	-6.22%	67	2317	49	8	57	2167	933	69.9%	C		
99.0		US41	Tamiami Trail North	Wiggins Pass Road	Immokalee Road	6D	564	E	N	3,100	3000	2720	(280)	-9.33%	34	3034	26	8	34	2754	346	88.8%	D		2026
100.0		US41	Tamiami Trail North	Immokalee Road	Vanderbilt Beach Road	6D	577	E	N	3,100	1920	1790	(130)	-6.77%	16	1936	15	0	15	1805	1295	58.2%	C		
101.0		US41	Tamiami Trail North	Vanderbilt Beach Road	Gulf Park Drive	6D	563	E	N	3,100	2460	2250	(210)	-8.54%	1	2461	1	0	1	2251	849	72.6%	C		
102.0		US41	Tamiami Trail North	Gulf Park Drive	Pine Ridge Road	6D	562	E	N	3,100	2010	2190	180	8.96%	2	2012	1	0	1	2191	909	70.7%	C		
108.0			Thomasson Drive	Bayshore Drive	US 41 (Tamiami Trail)	2U	698	D	E	800	510	550	40	7.84%	109	619	96	4	100	650	150	81.3%	D		

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

2020 DRAFT AUIR

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Attachment "F"

Collier County 2020 Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std *	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2019 Peak Hour Peak Dir Volume	2020 Peak Hour Peak Dir Volume	2019 2020 Net Change In Volume	2019 2020 Percent Change In Volume	Total Trip Bank	2020 Counts + Trip Bank Volume	2020 Counts + Trip Bank Remaining Capacity	2020 Counts + Trip Bank V/C	2020 w/TB LOS	Traffic Counts Year Expected Deficient	Trip Bank Year Expected Deficient
1.0	CR31	Airport Road	Immokalee Road	Vanderbilt Beach Road	4D	554	D	N	2,200	1190	1690	500	42.02%	39	1729	471	78.6%	C		
2.1	CR31	Airport Road	Vanderbilt Beach Road	Orange Blossom Drive	6D	599	E	N	3,000	2290	2330	40	1.75%	43	2373	627	79.1%	D		
2.2	CR31	Airport Road	Orange Blossom Drive	Pine Ridge Road	6D	503	E	N	3,000	2010	2230	220	10.95%	52	2282	718	76.1%	D		
3.0	CR31	Airport Road	Pine Ridge Road	Golden Gate Parkway	6D	502	E	N	3,000	2240	2230	(10)	-0.45%	14	2244	756	74.8%	C		
4.0	CR31	Airport Road	Golden Gate Parkway	Radio Road	6D	533	E	N	2,800	2190	2200	10	0.46%	0	2200	600	78.6%	D		
5.0	CR31	Airport Road	Radio Road	Davis Boulevard	6D	553	E	N	2,800	2010	2170	160	7.96%	0	2170	630	77.5%	D		
6.0	CR31	Airport Road	Davis Boulevard	US 41 (Tamiami Trail)	6D	552	E	S	2,700	1600	1650	50	3.13%	65	1715	985	63.5%	C		
7.0		Bayshore Drive	US 41 (Tamiami Trail)	Thomasson Drive	4D	521	D	S	1,800	640	660	20	3.13%	104	764	1036	42.4%	B		
8.0	CR 865	Bonita Beach Road	West of Vanderbilt Drive	Hickory Boulevard	4D	653	D	E	1,900	1050	1080	30	2.86%	0	1080	820	56.8%	C		
9.0		Carson Road	Lake Trafford Road	Immokalee Drive	2U	610	D	N	600	300	290	(10)	-3.33%	5	295	305	49.2%	B		
10.0		County Barn Road	Davis Boulevard	Rattlesnake Hammock Road	2U	519	D	S	900	380	480	100	26.32%	108	588	312	65.3%	C		
11.0	CR29	CR 29	US 41 (Tamiami Trail)	Everglades City	2U	582A	D	S	1,000	160	160	0	0.00%	0	160	840	16.0%	B		
12.0	SR84	Davis Boulevard	US 41 (Tamiami Trail)	Airport Road	6D	558	E	E	2,700	1420	1440	20	1.41%	30	1470	1230	54.4%	C		
13.0	SR84	Davis Boulevard	Airport Road	Lakewood Boulevard	4D	559	D	E	2,000	1330	1440	110	8.27%	2	1442	558	72.1%	C		
14.0	SR84	Davis Boulevard	Lakewood Boulevard	County Barn Road	4D	658	D	E	2,000	1550	1500	(50)	-3.23%	61	1561	439	78.1%	C		
15.0	SR84	Davis Boulevard	County Barn Road	Santa Barbara Boulevard	4D	538	D	E	2,200	1410	1420	10	0.71%	139	1559	641	70.9%	C		
16.1	SR84	Davis Boulevard	Santa Barbara Boulevard	Radio Road	6D	560	E	E	3,300	740	810	70	9.46%	158	968	2332	29.3%	B		
16.2	SR84	Davis Boulevard	Radio Road	Collier Boulevard	6D	601	E	W	3,300	1190	1290	100	8.40%	325	1615	1685	48.9%	B		
17.0	CR876	Golden Gate Boulevard	Collier Boulevard	Wilson Boulevard	4D	531	D	E	2,300	1730	1910	180	10.40%	0	1910	390	83.0%	D		2030
18.0	CR886	Golden Gate Parkway	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	530	E	E	2,700	1230	1560	330	26.83%	13	1573	1127	58.3%	C		
19.0	CR886	Golden Gate Parkway	Goodlette-Frank Road	Airport Road	6D	507	E	E	3,550	2860	2990	130	4.55%	1	2991	559	84.3%	D		2029
20.1	CR886	Golden Gate Parkway	Airport Road	Livingston Road	6D	508	E	E	3,550	2680	2950	270	10.07%	17	2967	583	83.6%	D		2027
20.2	CR886	Golden Gate Parkway	Livingston Road	I-75	6D	691	E	E	3,550	3020	3350	330	10.93%	0	3350	200	94.4%	D	2023	2023
21.0	CR886	Golden Gate Parkway	I-75	Santa Barbara Boulevard	6D	509	E	E	3,300	2400	2240	(160)	-6.67%	14	2254	1046	68.3%	C		
22.0	CR886	Golden Gate Parkway	Santa Barbara Boulevard	Collier Boulevard	4D	605	D *	E	1,980	1670	1730	60	3.59%	60	1790	190	90.4%	D		2026
23.0	CR851	Goodlette-Frank Road	Immokalee Road	Vanderbilt Beach Road	2U	594	D	N	1,000	820	910	90	10.98%	0	910	90	91.0%	D	2025	2025
24.1	CR851	Goodlette-Frank Road	Vanderbilt Beach Road	Orange Blossom Drive	4D	595	E	N	2,400	1380	1490	110	7.97%	73	1563	837	65.1%	C		
24.2	CR851	Goodlette-Frank Road	Orange Blossom Drive	Pine Ridge Road	6D	581	E	N	2,400	1560	1650	90	5.77%	8	1658	742	69.1%	C		
25.0	CR851	Goodlette-Frank Road	Pine Ridge Road	Golden Gate Parkway	6D	505	E	N	3,000	1960	1970	10	0.51%	16	1986	1014	66.2%	C		
26.0	CR851	Goodlette-Frank Road	Golden Gate Parkway	US 41 (Tamiami Trail)	6D	504	E	S	2,700	1960	2680	720	36.73%	0	2680	20	99.3%	E	2021	2021
27.0		Green Boulevard	Santa Barbara Boulevard	Collier Boulevard	2U	642	D	E	900	710	750	40	5.63%	10	760	140	84.4%	D		2029
29.0		Gulfshore Drive	111th Avenue	Vanderbilt Beach Road	2U	583a	D	N	800	300	310	10	3.33%	0	310	490	38.8%	B		
30.1	CR951	Collier Boulevard	Immokalee Road	Vanderbilt Beach Road	6D	655	E	N	3,000	1850	1880	30	1.62%	517	2397	603	79.9%	D		2030
30.2	CR951	Collier Boulevard	Vanderbilt Beach Road	Golden Gate Boulevard	6D	584	E	S	3,000	1260	1360	100	7.94%	93	1453	1547	48.4%	B		
31.1	CR951	Collier Boulevard	Golden Gate Boulevard	Pine Ridge Road	6D	536	D	N	3,000	1850	1990	140	7.57%	85	2075	925	69.2%	C		
31.2	CR951	Collier Boulevard	Pine Ridge Road	Green Boulevard	6D	536	D	N	3,000	1850	1990	140	7.57%	112	2102	898	70.1%	C		
32.1	CR951	Collier Boulevard	Green Boulevard	Golden Gate Pwky	4D	525	D	N	2,300	1360	1730	370	27.21%	49	1779	521	77.3%	C		
32.2	CR951	Collier Boulevard	Golden Gate Pwky	Golden Gate Main Canal	4D	607	D	N	2,300	1360	1860	500	36.76%	241	2101	199	91.3%	D		2025
32.3	CR951	Collier Boulevard	Golden Gate Main Canal	I-75	8D	607	E	N	3,600	1360	1860	500	36.76%	318	2178	1422	60.5%	C		
33.0	SR951	Collier Boulevard	I-75	Davis Boulevard	8D	573	E	N	3,600	3020	3560	540	17.88%	313	3873	(273)	107.6%	F	2021	Existing
34.0	CR951	Collier Boulevard	Davis Boulevard	Rattlesnake Hammock Road	6D	602	E	N	3,000	1940	2130	190	9.79%	441	2571	429	85.7%	D		2030
35.0	CR951	Collier Boulevard	Rattlesnake Hammock Road	US 41 (Tamiami Trail)	6D	603	E	N	3,200	2000	2060	60	3.00%	337	2397	803	74.9%	C		
36.1	SR951	Collier Boulevard	US 41 (Tamiami Trail)	Wal-Mart Driveway	6D	557	E	N	2,500	1540	2150	610	39.61%	201	2351	149	94.0%	D		2024
36.2	SR951	Collier Boulevard	Wal-Mart Driveway	Manatee Road	4D	557	D	N	2,000	1540	1920	380	24.68%	158	2078	(78)	103.9%	E	2023	Existing
37.0	SR951	Collier Boulevard	Manatee Road	Mainsail Drive	4D	627	D	N	2,200	1680	1690	10	0.60%	211	1901	299	86.4%	D		2029
38.0	SR951	Collier Boulevard	Mainsail Drive	Marco Island Bridge	4D	627	D	N	2,200	1680	1690	10	0.60%	33	1723	477	78.3%	C		
39.0	CR846	111th Avenue N.	Gulfshore Drive	Vanderbilt Drive	2U	585	D	E	700	312	290	(22)	-7.05%	0	290	410	41.4%	B		
40.0	CR846	111th Avenue N.	Vanderbilt Drive	US 41 (Tamiami Trail)	2U	613	D	E	900	448	560	112	25.00%	0	560	340	62.2%	C		
41.1	CR846	Immokalee Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	566	E	E	3,100	2110	2220	110	5.21%	3	2223	877	71.7%	C		
41.2	CR846	Immokalee Road	Goodlette-Frank Road	Airport Road	6D	625	E	E	3,100	2650	2760	110	4.15%	9	2769	331	89.3%	D	2024	2024
42.1	CR846	Immokalee Road	Airport Road	Livingston Road	6D	567	E	E	3,100	2780	2360	(420)	-15.11%	11	2371	729	76.5%	D		
42.2	CR846	Immokalee Road	Livingston Road	I-75	6D/8D	679	E	E	3,500	2550	3020	470	18.43%	30	3050	450	87.1%	D		2028
43.1	CR846	Immokalee Road	I-75	Logan Boulevard	6D/8D	701	E	E	3,500	2360	2620	260	11.02%	490	3110	390	88.9%	D		2025
43.2	CR846	Immokalee Road	Logan Boulevard	Collier Boulevard	6D	656	E	E	3,200	1930	2030	100	5.18%	735	2765	435	86.4%	D		2027
44.0	CR846	Immokalee Road	Collier Boulevard	Wilson Boulevard	6D	674	E	E	3,300	2050	2480	430	20.98%	725	3205	95	97.1%	E		2021
45.0	CR846	Immokalee Road	Wilson Boulevard	Oil Well Road	6D	675	E	E	3,300	2460	2310	(150)	-6.10%	465	2775	525	84.1%	D		2028
46.0	CR846	Immokalee Road	Oil Well Road	SR 29	2U	672	D	E	900	460	480	20	4.35%	178	658	242	73.1%	C		
47.0		Lake Trafford Road	Carson Rd	SR 29	2U	609	D	E	800	460	500	40	8.70%	53	553	247	69.1%	C		
48.0		Logan Boulevard	Vanderbilt Beach Road	Pine Ridge Road	2U	587	D	N	1,000	640	620	(20)	-3.13%	87	707	293	70.7%	C		
49.0		Logan Boulevard	Pine Ridge Road	Green Boulevard	4D	588	D	S	1,900	1500	1530	30	2.00%	50	1580	320	83.2%	D		2029
50.0		Logan Boulevard	Immokalee Road	Vanderbilt Beach Road	2U	644	D	N	1,000	600	670	70	11.67%	34	704	296	70.4%	C		

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

Attachment "F"

Collier County 2020 Annual Update and Inventory Report (AUIR) Based on Adopted LOS, Trip Bank and Traffic Counts

ID#	Road#	Link	From	To	Exist Road	Cnt. Sta.	Min Std *	Peak Dir	Peak Hour [1] Peak Dir Service Volume	2019 Peak Hour Peak Dir Volume	2020 Peak Hour Peak Dir Volume	2019 2020 Net Change In Volume	2019 2020 Percent Change In Volume	Total Trip Bank	2020 Counts + Trip Bank Volume	2020 Counts + Trip Bank Remaining Capacity	2020 Counts + Trip Bank V/C	2020 w/TB LOS	Traffic Counts Year Expected Deficient	Trip Bank Year Expected Deficient
51.0	CR881	Livingston Road	Imperial Street	Immokalee Road	6/4D	673	D	N	3,000	1230	1410	180	14.63%	86	1496	1504	49.9%	B		
52.0	CR881	Livingston Road	Immokalee Road	Vanderbilt Beach Road	6D	576	E	N	3,100	1800	2220	420	23.33%	22	2242	858	72.3%	C		
53.0	CR881	Livingston Road	Vanderbilt Beach Road	Pine Ridge Road	6D	575	E	N	3,100	1500	1560	60	4.00%	0	1560	1540	50.3%	B		
54.0	CR881	Livingston Road	Pine Ridge Road	Golden Gate Parkway	6D	690	E	N	3,100	1490	1330	(160)	-10.74%	50	1380	1720	44.5%	B		
55.0	CR881	Livingston Road	Golden Gate Parkway	Radio Road	6D	687	E	N	3,000	1490	1820	330	22.15%	23	1843	1157	61.4%	C		
58.0		N. 1st Street	New Market Road	SR-29 (Main Street)	2U	590	D	N	900	680	650	(30)	-4.41%	24	674	226	74.9%	C		
59.0		New Market Road	Broward Street	SR 29	2U	612	D	E	900	540	570	30	5.56%	28	598	302	66.4%	C		
61.0		Camp Keais	Oil Well Road	Immokalee Road	2U	626A	D	S	1,000	280	280	0	0.00%	211	491	509	49.1%	B		
62.0	CR887	Old US 41	Lee County Line	US 41 (Tamiami Trail)	2U	547	D	N	1,000	1070	1120	50	4.67%	9	1129	(129)	112.9%	F	Existing	Existing
63.0	CR896	Seagate Drive	Crayton Road	US 41 (Tamiami Trail)	4D	511	D	E	1,700	1030	990	(40)	-3.88%	0	990	710	58.2%	C		
64.0	CR896	Pine Ridge Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	6D	512	E	E	2,800	1910	1950	40	2.09%	16	1966	834	70.2%	C		
65.0	CR896	Pine Ridge Road	Goodlette-Frank Road	Shirley Street	6D	514	E	E	2,800	2000	2430	430	21.50%	19	2449	351	87.5%	D		2027
66.0	CR896	Pine Ridge Road	Shirley Street	Airport Road	6D	515	E	E	2,800	2910	3230	320	11.00%	20	3250	(450)	116.1%	F	Existing	Existing
67.1	CR896	Pine Ridge Road	Airport Road	Livingston Road	6D	526	E	E	3,900	2980	3540	560	18.79%	17	3557	343	91.2%	D	2025	2025
67.2	CR896	Pine Ridge Road	Livingston Road	I-75	6D	628	E	E	3,900	3020	3130	110	3.64%	70	3200	700	82.1%	D		
68.0	CR896	Pine Ridge Road	I-75	Logan Boulevard	6D	600	E	E	2,800	2160	2400	240	11.11%	126	2526	274	90.2%	D		2026
69.0	CR856	Radio Road	Airport Road	Livingston Road	4D	544	D	E	1,800	1180	1160	(20)	-1.69%	57	1217	583	67.6%	C		
70.0	CR856	Radio Road	Livingston Road	Santa Barbara Boulevard	4D	527	D	E	1,800	1120	1440	320	28.57%	30	1470	330	81.7%	D		
71.0	CR856	Radio Road	Santa Barbara Boulevard	Davis Boulevard	4D	685	D	W	1,800	710	690	(20)	-2.82%	130	820	980	45.6%	B		
72.0	CR864	Rattlesnake Hammock Road	US 41 (Tamiami Trail)	Charlemagne Boulevard	4D	516	D	E	1,800	1030	1080	50	4.85%	125	1205	595	66.9%	C		
73.0	CR864	Rattlesnake Hammock Road	Charlemagne Boulevard	County Barn Road	4D	517	D	E	1,800	760	840	80	10.53%	99	939	861	52.2%	B		
74.0	CR864	Rattlesnake Hammock Road	County Barn Road	Santa Barbara Boulevard	4D	534	D	E	1,900	720	800	80	11.11%	85	885	1015	46.6%	B		
75.0	CR864	Rattlesnake Hammock Road	Santa Barbara Boulevard	Collier Boulevard	6D	518	E	W	2,900	590	740	150	25.42%	172	912	1988	31.4%	B		
76.0		Santa Barbara Boulevard	Green Boulevard	Golden Gate Parkway	4D	529	D	N	2,100	1620	1590	(30)	-1.85%	0	1590	510	75.7%	C		
77.0		Santa Barbara Boulevard	Golden Gate Parkway	Radio Road	6D	528	E	N	3,100	1960	2240	280	14.29%	54	2294	806	74.0%	C		
78.0		Santa Barbara Boulevard	Radio Road	Davis Boulevard	6D	537	E	N	3,100	1420	1480	60	4.23%	255	1735	1365	56.0%	C		
79.0		Santa Barbara Boulevard	Davis Boulevard	Rattlesnake-Hammock Road	6D	702	E	S	3,100	980	940	(40)	-4.08%	252	1192	1908	38.5%	B		
80.0	SR29	SR 29	US 41 (Tamiami Trail)	CR 837 (Janes Scenic Dr)	2U	615A	D	N	900	140	150	10	7.14%	0	150	750	16.7%	B		
81.0	SR29	SR 29	CR 837 (Janes Scenic Dr)	I-75	2U	615A	D	N	900	140	150	10	7.14%	0	150	750	16.7%	B		
82.0	SR29	SR 29	I-75	Oil Well Road	2U	615A	D	N	900	140	150	10	7.14%	67	217	683	24.1%	B		
83.0	SR29	SR 29	Oil Well Road	CR 29A South	2U	665A	D	N	900	410	420	10	2.44%	79	499	401	55.4%	B		
84.0	SR29	SR 29	CR 29A South	9th Street	4D	664	D	W	1,700	590	620	30	5.08%	132	752	948	44.2%	B		
85.0	SR29	SR 29	9th Street	CR 29A North	2U	663	D	S	900	620	650	30	4.84%	74	724	176	80.4%	D		
86.0	SR29	SR 29	CR 29A North	SR 82	2U	663	D	S	900	620	650	30	4.84%	68	718	182	79.8%	D		
87.0	SR29	SR 29	Hendry County Line	SR 82	2U	591A	D	S	800	380	390	10	2.63%	10	400	400	50.0%	B		
88.0	SR82	SR 82	Lee County Line	SR 29	2U	661A	D	S	800	750	790	40	5.33%	55	845	(45)	105.6%	E	2021	Existing
91.0	US41	Tamiami Trail East	Davis Boulevard	Airport Road	6D	545	E	E	2,900	1580	1610	30	1.90%	112	1722	1178	59.4%	C		
92.0	US41	Tamiami Trail East	Airport Road	Rattlesnake Hammock Road	6D	604	E	E	2,900	2230	2780	550	24.66%	335	3115	(215)	107.4%	F	2023	Existing
93.0	US41	Tamiami Trail East	Rattlesnake Hammock Road	Triangle Boulevard	6D	572	E	E	3,000	1860	1980	120	6.45%	530	2510	490	83.7%	D		
94.0	US41	Tamiami Trail East	Triangle Boulevard	Collier Boulevard	6D	571	E	E	3,000	1470	1690	220	14.97%	357	2047	953	68.2%	C		
95.1	US41	Tamiami Trail East	Collier Boulevard	Joseph Lane	6D	608	D	E	3,100	1040	900	(140)	-13.46%	558	1458	1642	47.0%	B		
95.2	US41	Tamiami Trail East	Joseph Lane	Greenway Road	4D	608	D	E	2,000	1040	900	(140)	-13.46%	275	1175	825	58.8%	C		
95.3	US41	Tamiami Trail East	Greenway Road	San Marco Drive	2U	608	D	E	1,075	1040	900	(140)	-13.46%	157	1057	18	98.3%	D	2025	2021
96.0	US41	Tamiami Trail East	San Marco Drive	SR 29	2U	617A	D	E	1,000	220	220	0	0.00%	6	226	774	22.6%	B		
97.0	US41	Tamiami Trail East	SR 29	Dade County Line	2U	616A	D	E	1,000	190	190	0	0.00%	8	198	802	19.8%	B		
98.0	US41	Tamiami Trail North	Lee County Line	Wiggins Pass Road	6D	546	E	N	3,100	2110	2150	40	1.90%	57	2207	893	71.2%	C		
99.0	US41	Tamiami Trail North	Wiggins Pass Road	Immokalee Road	6D	564	E	N	3,100	2720	2920	200	7.35%	54	2974	126	95.9%	E	2024	2023
100.0	US41	Tamiami Trail North	Immokalee Road	Vanderbilt Beach Road	6D	577	E *	N	3,410	1790	1950	160	8.94%	18	1968	1442	57.7%	C		
101.0	US41	Tamiami Trail North	Vanderbilt Beach Road	Gulf Park Drive	6D	563	E	N	3,100	2250	2600	350	15.56%	10	2610	490	84.2%	D		2029
102.0	US41	Tamiami Trail North	Gulf Park Drive	Pine Ridge Road	6D	562	E *	N	3,410	2190	2340	150	6.85%	0	2340	1070	68.6%	C		
108.0		Thomasson Drive	Bayshore Drive	US 41 (Tamiami Trail)	2U	698	D	E	800	550	590	40	7.27%	70	660	140	82.5%	D		
109.0	CR862	Vanderbilt Beach Road	Gulfshore Drive	US 41 (Tamiami Trail)	2U/4D	524	E *	E	1,540	930	1160	230	24.73%	13	1173	367	76.2%	D		
110.1	CR862	Vanderbilt Beach Road	US 41 (Tamiami Trail)	Goodlette-Frank Road	4D	646	D	E	1,900	1480	1600	120	8.11%	14	1614	286	84.9%	D		2029
110.2	CR862	Vanderbilt Beach Road	Goodlette-Frank Road	Airport Road	4D/6D	666	D	E	2,500	1760	1770	10	0.57%	61	1831	669	73.2%	C		
111.1	CR862	Vanderbilt Beach Road	Airport Road	Livingston Road	6D	579	E	E	3,000	1920	2710	790	41.15%	4	2714	286	90.5%	D	2023	2023
111.2	CR862	Vanderbilt Beach Road	Livingston Road	Logan Blvd.	6D	668	E	E	3,000	2210	2420	210	9.50%	64	2484	516	82.8%	D		2025
112.0	CR862	Vanderbilt Beach Road	Logan Boulevard	Collier Boulevard	6D	580	E	E	3,000	1640	1950	310	18.90%	133	2083	917	69.4%	C		
114.0	CR901	Vanderbilt Drive	Bonita Beach Road	Wiggins Pass Road	2U	548	D	N	1,000	458	390	(68)	-14.85%	33	423	577	42.3%	B		
115.0	CR901	Vanderbilt Drive	Wiggins Pass Road	111th Avenue	2U	578	D	N	1,000	458	400	(58)	-12.66%	13	413	587	41.3%	B		
116.0		Westclox Road	Carson Road	SR 29	2U	611	D	W	800	200	220	20	10.00%	0	220	580	27.5%	B		
117.0	CR888	Wiggins Pass Road	Vanderbilt Drive	US 41 (Tamiami Trail)	2U	669	D	E	1,000	448	420	(28)	-6.25%	27	447	553	44.7%	B		

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

COLLIER COUNTY CAT

RIDERSHIP PEAK HOUR DATA

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Yury Bykau

From: TamarinKirbyVEN <Tamarin.Kirby@colliercountyfl.gov>
Sent: Friday, September 25, 2020 10:14 AM
To: Yury Bykau; Ken Gallander
Cc: Ted Treesh; DeleonOmar; KartoZachary
Subject: RE: CAT Radio Road CU Submittal Package

Good Morning Yury,

A typical weekday on a Tuesday during peak hours are as follows:

7AM-8AM- boardings 12 alightings 10 Total =22
8AM-9AM- boardings 10 alightings 13 Total=23

4PM-5PM- boardings 4 alightings 7 total =11
5PM-6PM- boardings 5 alightings 4 total =9

Please let me know if you need anything else I'm happy to assist.
Kind Regards,

Tamarin Kirby
Planner

MV Transportation, Inc.
Naples 271
8300 Radio Road
Naples, FL 34104
Office: 239-252-5019
Tamarin.Kirby@colliercountyfl.gov

rideCAT
COLLIER AREA TRANSIT

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TRIP GENERATION EQUATIONS

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

General Light Industrial
(110)

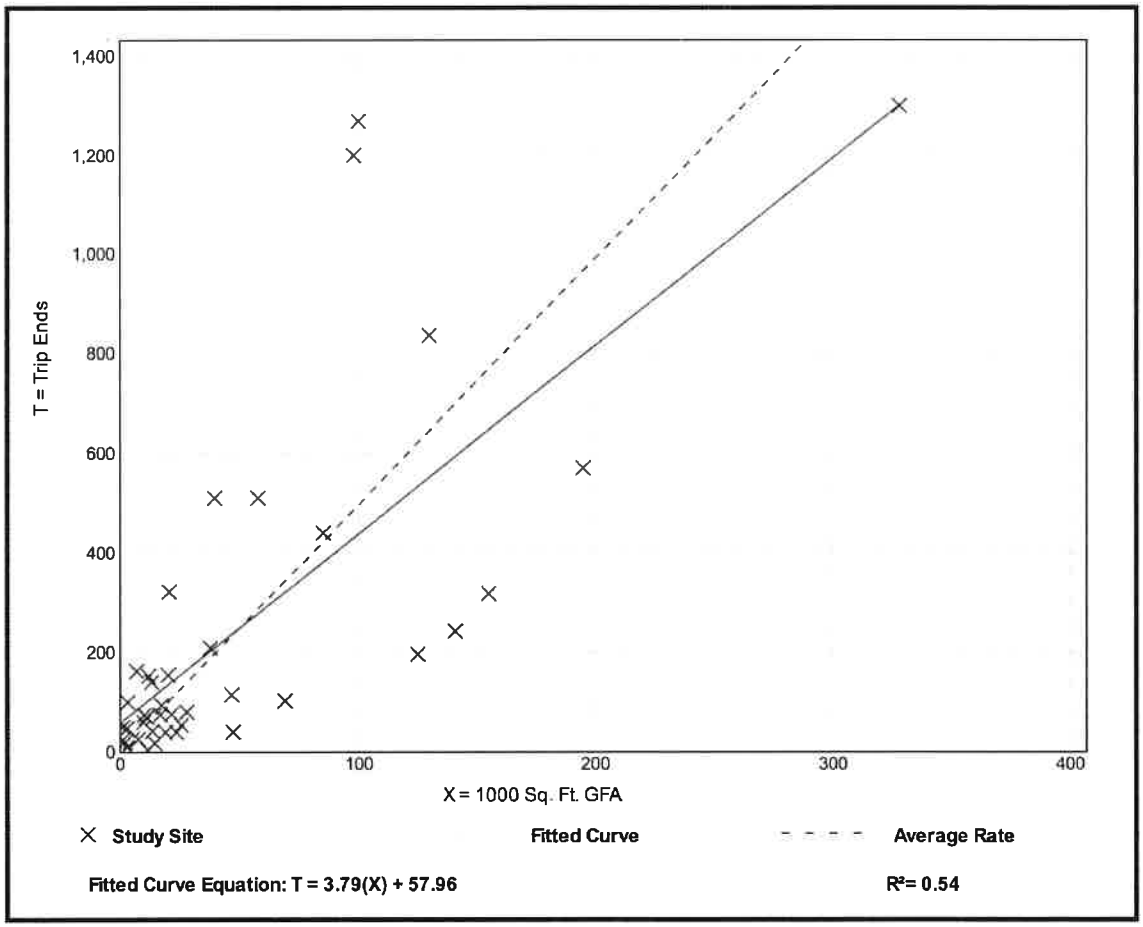
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 40
1000 Sq. Ft. GFA: 49
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.96	0.34 - 43.86	4.20

Data Plot and Equation



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

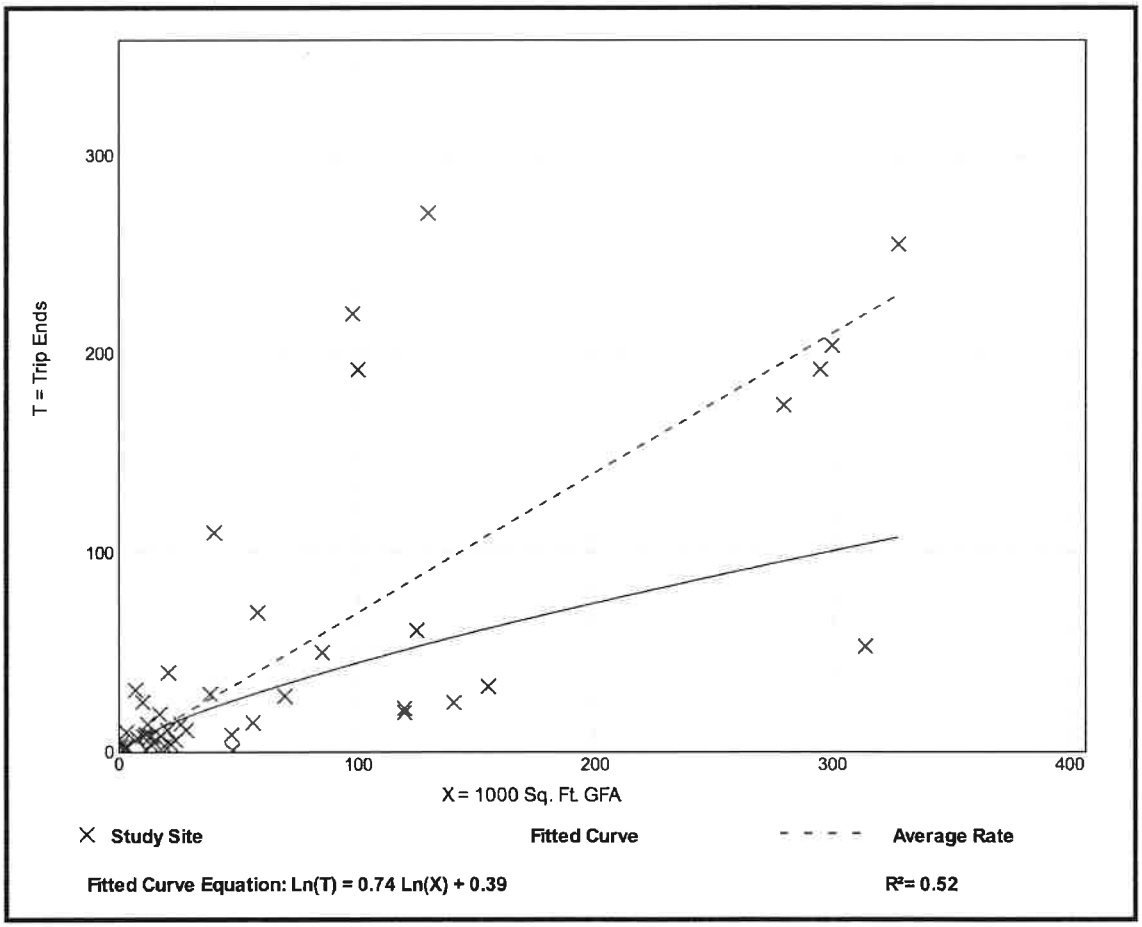
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 45
1000 Sq. Ft. GFA: 73
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.70	0.02 - 4.46	0.65

Data Plot and Equation



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

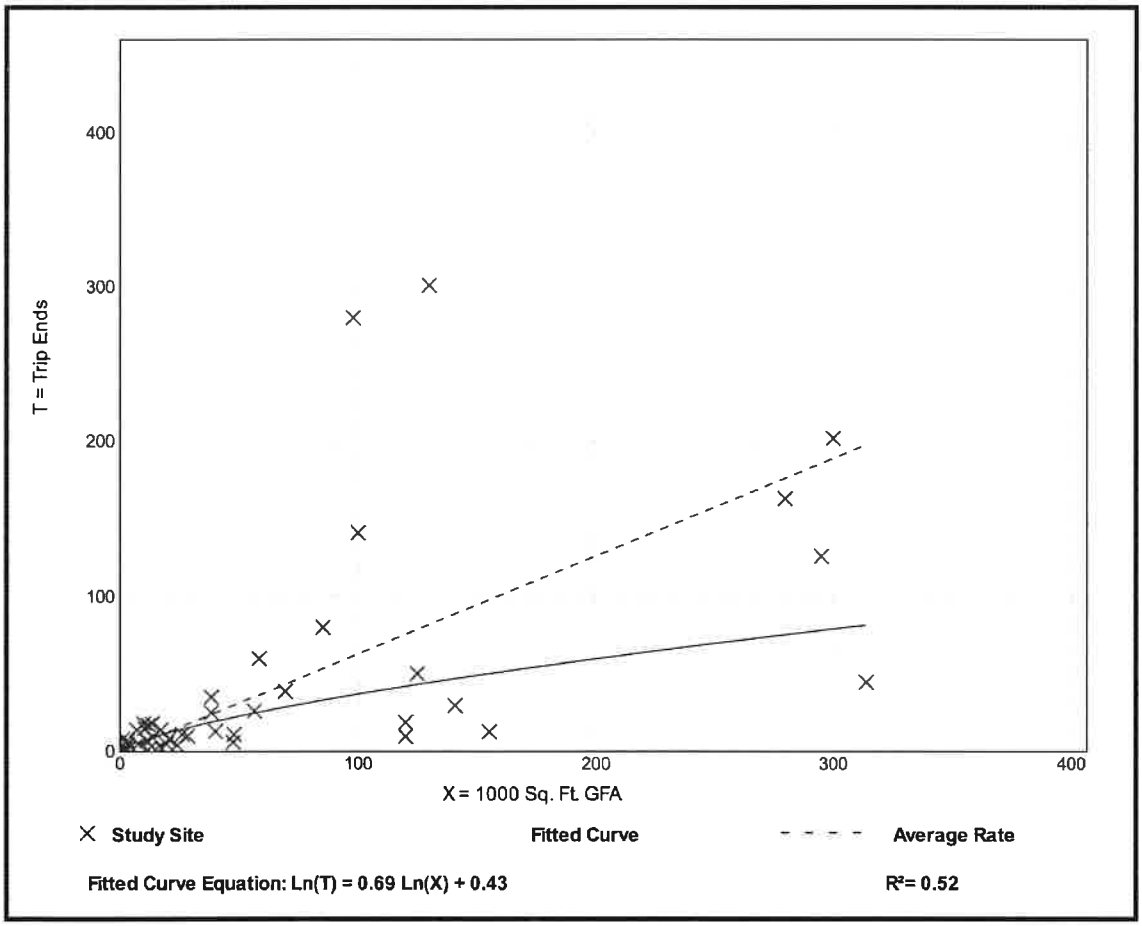
General Light Industrial
(110)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 44
1000 Sq. Ft. GFA: 67
Directional Distribution: 13% entering, 87% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.63	0.07 - 7.02	0.68

Data Plot and Equation



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

CONDITIONS OF APPROVAL
Collier County CAT Transfer Station
~~CU-PL2009-405~~ CU-PL20200001301

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use as well as all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SOP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

~~5. This transfer station use shall be added to the existing uses permitted on site and shall allow the addition of transfer activities for no more than four CAT fixed routes.~~

~~6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.~~

5. There will be no onsite vehicle service or storage facilities for regional service providers.

~~7.~~6. The CAT Transfer Station may utilize Davis Boulevard to the extent that the Florida Department of Transportation design allows the necessary turning movements and operation and safety allows or warrants.

~~8.~~7. The driveway layout on Radio Road may be two, one-way pairs rather than one driveway opening.

~~Revised 3/23/10 per BCC action~~

EXHIBIT C

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

[20-CPS-02022/1590957/1]

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

LEGAL DESCRIPTION

PER OFFICIAL RECORDS BOOK 4162, PAGE 1224 OF THE PUBLIC RECORDS, EXHIBIT "A":

BEING A PORTION OF THE NW1/4 OF THE NW1/4 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, RUN THENCE N89°54'20"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE S00°05'40"E, 50.00 FEET TO THE POINT OF BEGINNING, AND ALSO BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RADIO ROAD (C.R. 856); THENCE N89°54'20"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 380.65 FEET; THENCE S00°31'13"W, 1147.78 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 84, SAID NORTHERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2939.79 FEET, AND WHOSE CHORD BEARS S32°55'16"W FOR 187.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 187.73 FEET; THENCE N48°09'02"W 357.67 FEET; THENCE N00°05'40"W 1066.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO COLLIER COUNTY FOR ROAD RIGHT-OF-WAY IN O.R. BOOK 2443, PAGE 1016:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N89°53'12"E ALONG THE NORTHERLY LINE OF SAID SECTION 3 FOR A DISTANCE OF 440.57 FEET; THENCE LEAVING SAID NORTHERLY LINE S00°06'48"E FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF RADIO ROAD (C.R. 856) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89°53'12"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 380.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE S00°30'11"W FOR A DISTANCE OF 42.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS S11°09'05"W; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 914.64 FEET, A CENTRAL ANGLE OF 11°15'53" FOR AN ARC DISTANCE OF 179.82 FEET TO A POINT OF TANGENCY; THENCE S89°53'12"W FOR A DISTANCE OF 201.52 FEET; THENCE N00°06'48"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

DATE OF LAST FIELD WORK: 3/21/12

CERTIFICATE OF AUTHORIZATION # LB-6952

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

UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.

DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)

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

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

ONLY THOSE EASEMENTS, RESTRICTIONS, AND RIGHT OF WAYS KNOWN TO THE SURVEYOR ARE SHOWN HEREON; A TITLE INSURANCE POLICY WAS PROVIDED ON 7/2013, THE POLICY HAS AN EFFECTIVE DATE OF 12/29/2006 SEE NOTES TO TITLE POLICY HEREON. (1)

ONLY SURFACE AND AERIAL IMPROVEMENTS HAVE BEEN LOCATED, AS SHOWN; NO SUBSURFACE IMPROVEMENTS HAVE BEEN LOCATED.

BUILDING AND IMPROVEMENT TIES, IF ANY, AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY(IES) IT WAS ORIGINALLY PREPARED FOR, AS DEPICTED HEREON, AND IS NOT TRANSFERABLE.

BEARINGS ARE BASED THE NORTH AMERICAN DATUM OF 1983 (NAD83) 1999 ADJUSTMENT, FLORIDA STATE PLANE, EAST ZONE (0901), FLORIDA DEPARTMENT OF TRANSPORTATION GPS NETWORK.

NOTES TO TITLE POLICY (1)

ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC.
EFFECTIVE DATE: 12/29/2006
POLICY NO.: OPM-2225745

SCHEDULE B:

ITEMS 1 THROUGH 8 CONTAIN NO MATTERS TO BE SPECIFICALLY PLOTTED HEREON.

9. EASEMENT IN FAVOR OF COLLIER COUNTY WATER-SEWER DISTRICT CONTAINED IN INSTRUMENT RECORDED JULY 23, 1986, IN O.R. BOOK 1207, PAGE 1938, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. *"SAID DOCUMENT DESCRIBED A 10' WIDE "WATERMAIN EASEMENT" PLOTTED AT THE NORTHEAST AREA OF THE PROJECT, SEE MAP NO. 9"*

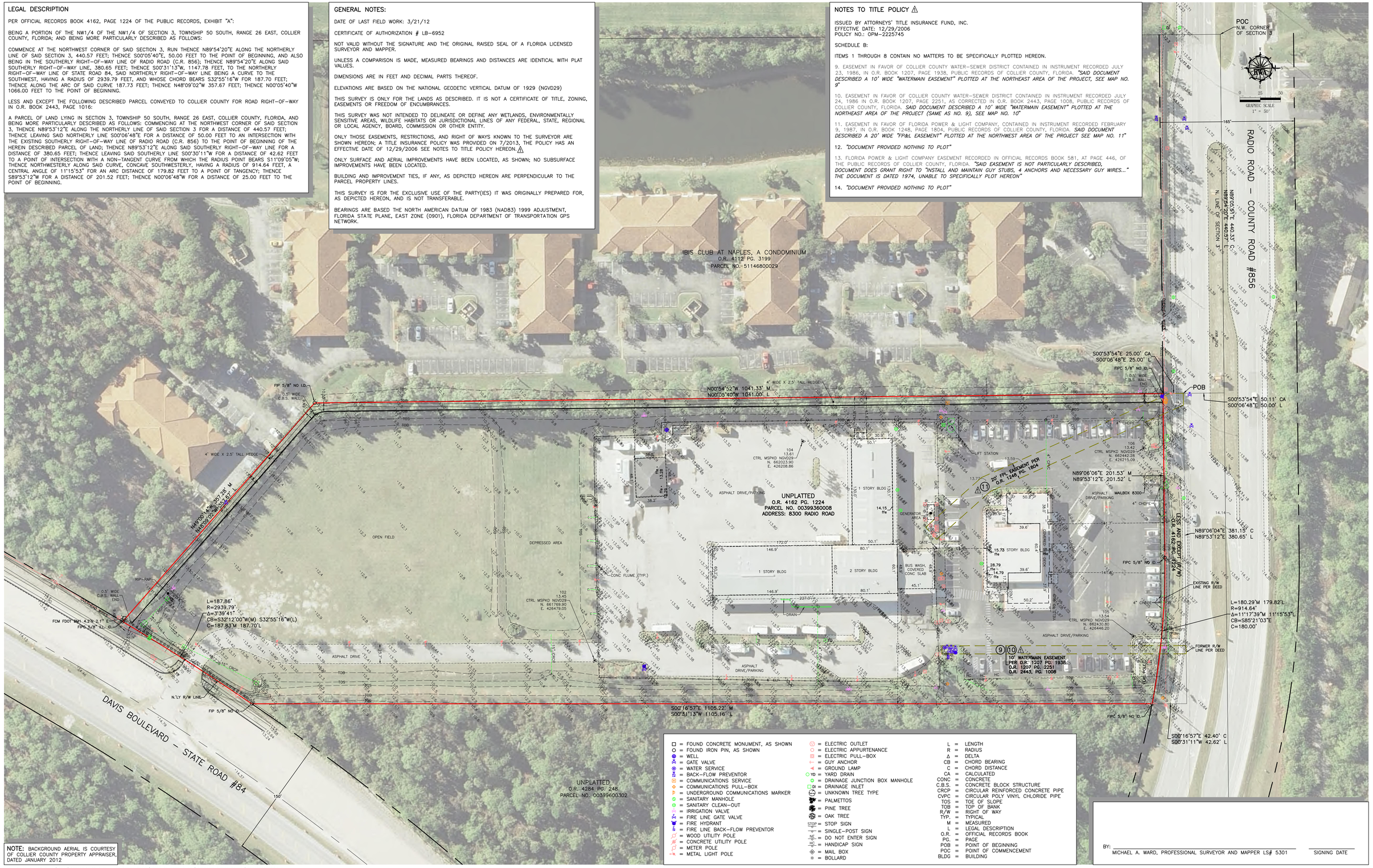
10. EASEMENT IN FAVOR OF COLLIER COUNTY WATER-SEWER DISTRICT CONTAINED IN INSTRUMENT RECORDED JULY 24, 1986 IN O.R. BOOK 1207, PAGE 2251, AS CORRECTED IN O.R. BOOK 2443, PAGE 1008, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. *SAID DOCUMENT DESCRIBED A 10' WIDE "WATERMAIN EASEMENT" PLOTTED AT THE NORTHEAST AREA OF THE PROJECT (SAME AS NO. 9), SEE MAP NO. 10"*

11. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, CONTAINED IN INSTRUMENT RECORDED FEBRUARY 9, 1987, IN O.R. BOOK 1248, PAGE 1804, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. *SAID DOCUMENT DESCRIBED A 20' WIDE "FP&L EASEMENT" PLOTTED AT THE NORTHWEST AREA OF THE PROJECT SEE MAP NO. 11"*

12. *"DOCUMENT PROVIDED NOTHING TO PLOT"*

13. FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 581, AT PAGE 446, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. *"SAID EASEMENT IS NOT PARTICULARLY DESCRIBED, DOCUMENT DOES GRANT RIGHT TO "INSTALL AND MAINTAIN GUY STUBS, 4 ANCHORS AND NECESSARY GUY WIRES..." THE DOCUMENT IS DATED 1974, UNABLE TO SPECIFICALLY PLOT HEREON"*

14. *"DOCUMENT PROVIDED NOTHING TO PLOT"*



NOTE: BACKGROUND AERIAL IS COURTESY OF COLLIER COUNTY PROPERTY APPRAISER, DATED JANUARY 2012

- □ = FOUND CONCRETE MONUMENT, AS SHOWN
- ○ = FOUND IRON PIN, AS SHOWN
- = WELL
- = GATE VALVE
- = WATER SERVICE
- = BACK-FLOW PREVENTOR
- = COMMUNICATIONS SERVICE
- = COMMUNICATIONS PULL-BOX
- = UNDERGROUND COMMUNICATIONS MARKER
- = SANITARY MANHOLE
- = SANITARY CLEAN-OUT
- = IRRIGATION VALVE
- = FIRE LINE GATE VALVE
- = FIRE HYDRANT
- = FIRE LINE BACK-FLOW PREVENTOR
- = WOOD UTILITY POLE
- = CONCRETE UTILITY POLE
- = METER POLE
- = METAL LIGHT POLE
- = ELECTRIC OUTLET
- = ELECTRIC APPURTENANCE
- = ELECTRIC PULL-BOX
- = GUY ANCHOR
- = GROUND LAMP
- YD = YARD DRAIN
- = DRAINAGE JUNCTION BOX MANHOLE
- DI = DRAINAGE INLET
- = UNKNOWN TREE TYPE
- = PALMETTOS
- = PINE TREE
- = OAK TREE
- STOP = STOP SIGN
- = SINGLE-POST SIGN
- NE = DO NOT ENTER SIGN
- HC = HANDICAP SIGN
- = MAIL BOX
- = BOLLARD

- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CB = CHORD BEARING
- C = CHORD DISTANCE
- CA = CALCULATED
- CONC = CONCRETE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CRCP = CIRCULAR REINFORCED CONCRETE PIPE
- CVPC = CIRCULAR POLY VINYL CHLORIDE PIPE
- TOS = TOE OF SLOPE
- TOB = TOP OF BANK
- R/W = RIGHT OF WAY
- TYP. = TYPICAL
- M = MEASURED
- L = LEGAL DESCRIPTION
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- BLDG = BUILDING

BY: _____
MICHAEL A. WARD, PROFESSIONAL SURVEYOR AND MAPPER LS# 5301 — SIGNING DATE

July 17, 2013 1:27 PM K:\2006\060199.02.00 Collier Area Transit Facility\0002 Boundary Survey\Boundary Survey Rev_01\0601990200BS.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
1	ADD 2006 SCHEDULE B INFORMATION PER CLIENT REQUEST	R.A.K.	M.A.W.	7/16/13

	NAME	DATE
DESIGNED:		
DRAWN:	R.A.K.	2/22/12
CHECKED:	M.A.W.	2/24/12

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
Phone: (239) 597-0575
FAX: (239) 597-0578
Florida Certificate of Authorization # lb-6952

DATE: 6/23/12
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
SEC: 3 TWP: 50S RGE: 26E

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: BOUNDARY AND TOPOGRAPHIC SURVEY

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD)

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
ZG309, ZG312	060199.02.00	1 OF 1	0601990200BS.dwg

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

LEGAL DESCRIPTION ⚠

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BUILDING DATA ⚠

PER COLLIER COUNTY FIRE PREVENTION AND PROTECTION CODE

BUILDING #1	
CONSTRUCTION TYPE PER F.B.C.	TYPE IIB
HAZARD	LIGHT
NUMBER OF FLOORS (STORIES)	2
1ST FLOOR	
ADMINISTRATION OFFICE	3,609 SQ. FT.
PASSENGER WAITING (LOBBY)	1,807 SQ. FT.
OUTDOOR WAITING (EXISTING)	3,833 SQ. FT.
TOTAL GROUND FLOOR SQUARE FOOTAGE	9,249 SQ. FT.
INTERIOR SQUARE FOOTAGE (First Floor Only)	5,416 SQ. FT.
2ND FLOOR	
OFFICE	2,104 SQ. FT.
OPEN SPACE	1,807 SQ. FT.
INTERIOR SQUARE FOOTAGE (Second Floor Only)	3,911 SQ. FT.
BUILDING AREA FOR NFF	9,237 SQ. FT.
EXTERIOR COVERED SPACE	3,833 SQ. FT.
SPRINKLERED (MEETING NFPA 13)? YES/NO	NO
NEEDED FIRE FLOW (ROUNDED)	2,250 G.P.M.
FIRE DURATION	2 HOUR
BUILDING #1	
BUS CANOPY	
CONSTRUCTION TYPE PER F.B.C.	TYPE IIB
HAZARD	ORDINARY
TOTAL SQUARE FOOTAGE	5,932 SQ. FT.
SQUARE FOOTAGE AREA FOR NFF	5,932 SQ. FT.
SPRINKLERED (MEETING NFPA 13)? YES/NO	NO
NEEDED FIRE FLOW (ROUNDED)	1,750 G.P.M.
FIRE DURATION	2 HOUR
BUILDING #2	
FUEL	
CONSTRUCTION TYPE PER F.B.C.	TYPE IIB
HAZARD	ORDINARY
NUMBER OF FLOORS (STORIES)	1&2
ADMINISTRATION OFFICE	5,083 SQ. FT.
MAINTENANCE REPAIR	17,337 SQ. FT.
OUTDOOR AWNING	2,160 SQ. FT.
TOTAL SQUARE FOOTAGE	24,580 SQ. FT.
SQUARE FOOTAGE INTERIOR BUILDING AREA FOR NFF	22,365 SQ. FT.
EXTERIOR COVERED SPACE	2,160 SQ. FT.
SPRINKLERED (MEETING NFPA 13)? YES/NO	NO
NEEDED FIRE FLOW (ROUNDED)	3,250 G.P.M.
FIRE DURATION	3 HOUR
BUILDING #3	
VEHICLE WASH	
CONSTRUCTION TYPE PER F.B.C.	TYPE VB
HAZARD	LIGHT
NUMBER OF FLOORS (STORIES)	1
VEHICLE WASH	2,273 SQ. FT.
STORAGE EQUIPMENT	1,566 SQ. FT.
OUTDOOR AWNING	572 SQ. FT.
TOTAL SQUARE FOOTAGE	4,411 SQ. FT.
SQUARE FOOTAGE INTERIOR BUILDING AREA FOR NFF	3,839 SQ. FT.
EXTERIOR COVERED SPACE	572 SQ. FT.
SPRINKLERED (MEETING NFPA 13)? YES/NO	NO
NEEDED FIRE FLOW (ROUNDED)	1,750 G.P.M.
FIRE DURATION	2 HOUR
BUILDING #4	
FUELING DEPOT (EQUIPMENT BUILDING)	
CONSTRUCTION TYPE PER F.B.C.	TYPE IIB
HAZARD	ORDINARY
NUMBER OF FLOORS (STORIES)	1
FUEL TANK AREA	647 SQ. FT.
STORAGE EQUIPMENT	596 SQ. FT.
AREA AROUND STORAGE EQUIPMENT	699 SQ. FT.
TOTAL SQUARE FOOTAGE	1,346 SQ. FT.
SQUARE FOOTAGE INTERIOR BUILDING AREA FOR NFF	596 SQ. FT.
SPRINKLERED (MEETING NFPA 13)? YES/NO	NO
NEEDED FIRE FLOW (ROUNDED)	1,500 G.P.M.
FIRE DURATION	2 HOUR
BUILDING #4	
FUELING DEPOT (CANOPY)	
CONSTRUCTION TYPE PER F.B.C.	TYPE IIB
HAZARD	ORDINARY
TOTAL SQUARE FOOTAGE	4,000 SQ. FT.
SQUARE FOOTAGE AREA FOR NFF	4,000 SQ. FT.
SPRINKLERED (MEETING NFPA 13)? YES/NO	NO
NEEDED FIRE FLOW (ROUNDED)	1,500 G.P.M.
FIRE DURATION	2 HOUR

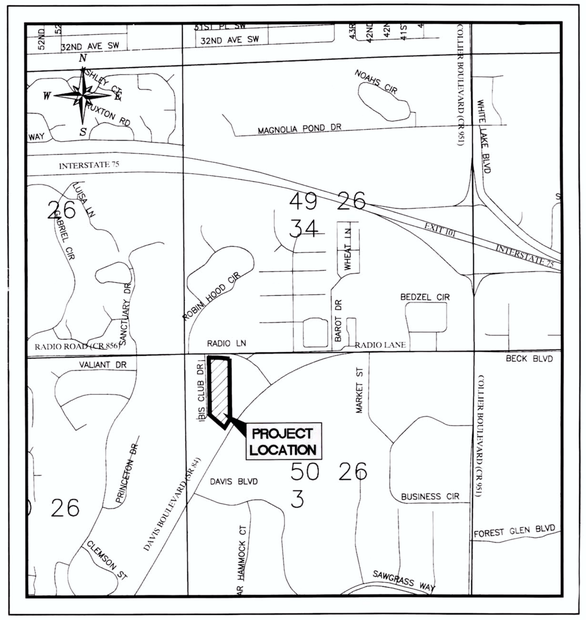
SITE DEVELOPMENT AMENDMENT PLANS FOR

COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD)

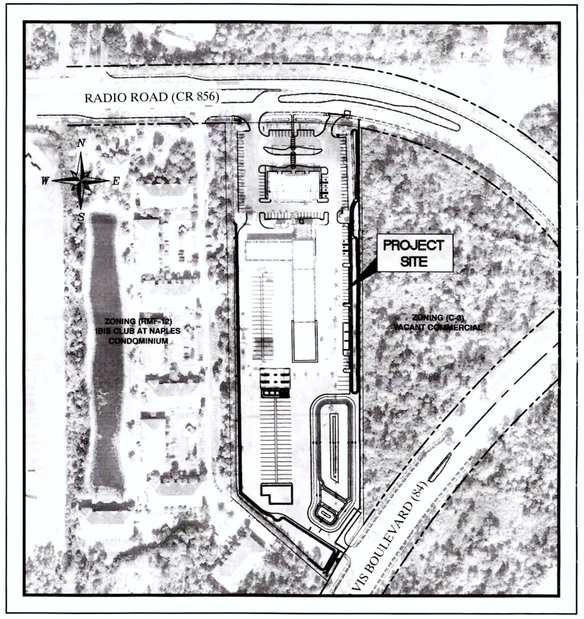
PART OF SECTION 3, TOWNSHIP 50S, RANGE 26E,
COLLIER COUNTY, FLORIDA

PREPARED FOR:
COLLIER COUNTY BOARD OF
COUNTY COMMISSIONERS
NAPLES, FLORIDA 34112
(239) 252-8097

OWNER'S AGENT: MICHELLE ARNOLD
DIRECTOR OF ALTERNATIVE TRANS. MODES
2885 HORSESHOE DRIVE SOUTH
NAPLES, FLORIDA 34104
(239) 252-5859



PROJECT LOCATION



PROJECT SITE

⚠ GOVERNING STANDARDS AND SPECIFICATIONS:

FLORIDA DEPARTMENT OF TRANSPORTATION, 2013 DESIGN STANDARDS AND REVISED INDEX DRAWINGS AS APPENDED HEREIN, AND 2013 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED BY CONTRACT DOCUMENTS.

COLLIER COUNTY ORDINANCE NO. 2004-31 AND COLLIER COUNTY 2009 UTILITIES STANDARD MANUAL.

FOR DESIGN STANDARDS CLICK ON THE "DESIGN STANDARDS" LINK AT THE FOLLOWING WEB SITE:

http://www.dot.state.fl.us/rddesign/

FOR DESIGN STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION CLICK ON THE "SPECIFICATIONS" LINK AT THE FOLLOWING WEBSITE:

http://www.dot.state.fl.us/specificationsoffice/

FOR COLLIER COUNTY UTILITIES STANDARD MANUAL CLICK ON THE "UTILITIES STANDARD MANUAL" LINK AT THE FOLLOWING WEBSITE:

http://www.colliergov.net/ppmd

CONSTRUCTION STANDARDS HANDBOOK FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY COLLIER COUNTY, FLORIDA AS AMENDED BY RELEVANT ORDINANCES.

CONSTRUCTION STANDARDS HANDBOOK FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY CLICK ON THE "ROW PERMITTING AND INSPECTION HANDBOOK" LINK AT THE FOLLOWING WEBSITE:

http://www.colliergov.net/index.aspx?page=1415

RWA INC.
CONSULTING
•Planning •Visualization
•Civil Engineering •Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com

COLLIER COUNTY CAT TRANSFER STATION FACILITIES MANAGEMENT STAFF SHALL BE RESPONSIBLE FOR COMPLYING WITH THE CU-PL2009-405 CONDITIONS OF APPROVAL #4, #5, AND #6 LISTED BELLOW.

4. THIS CAT TRANSFER STATION SHALL BE LIMITED IN SCOPE TO A SECONDARY TRANSFER SITE. ANY DESIGNATION OF THIS SITE AS COLLIER COUNTY'S "MAJOR" (OR SIMILAR DESIGNATION) IS PROHIBITED. THE TERMS MAJOR AND SECONDARY TRANSFER STATION ARE DEFINED AS FOLLOWS:
   - MAJOR TRANSFER FACILITY:
     - HANDLES MOST ROUTES (BETWEEN 60-75%)
     - SUPERVISED AND PUBLICLY OWNED
     - OFF-ROAD BUS PARKING AND CIRCULATION
     - PARK YOUR CAR ALL DAY AND RIDE TRANSIT
   - SECONDARY TRANSFER FACILITY:
     - HANDLES MULTIPLE ROUTES (25-40%)
     - SUPERVISED AND PUBLICLY OWNED
     - OFF-ROAD BUS PARKING AND CIRCULATION
     - DROP OFF FOR PASSENGERS
5. THIS TRANSFER STATION USE SHALL BE ADDED TO THE EXISTING USES PERMITTED ON-SITE AND SHALL ALLOW THE ADDITION OF TRANSFER ACTIVITIES FOR NO MORE THAN FOUR CAT FIXED-ROUTES.
6. NO MORE THAN TEN, FIXED ROUTE, AT A P.M. PEAK HOUR, TWO-WAY, BUS TRIPS PER HOUR TO RADIO ROAD CAN BE GENERATED BY THIS TRANSFER STATION USE.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	PROJECT NOTES AND LEGEND
3	PHASING PLAN AND NOTES
4	TOPOGRAPHIC AERIAL WITH CLEARING PLAN
5	DEMOLITION PLAN (NORTH)
6	DEMOLITION PLAN (SOUTH)
7	MASTER SITE & WATER MANAGEMENT PLAN
8	PAVING, GRADING, DRAINAGE & UTILITY PLAN (NORTH)
9	PAVING, GRADING, DRAINAGE & UTILITY PLAN (SOUTH)
10	PERIMETER BERM ENHANCEMENT PLAN AND CROSS SECTIONS
11	CROSS SECTIONS & TYPICAL SECTIONS
12	PAVING & DRAINAGE DETAILS
13	COLLIER COUNTY STANDARD UTILITY DETAILS
14	EROSION CONTROL PLAN
APPENDIX NUMBER	APPENDIX
A	MOPS PUMP STATION DETAIL SHEET

⚠

PROPERTY IDENTIFICATION

FOLIO NUMBER --- 00399360008

COLLIER COUNTY PERMITTING

SDP-2004-AR-5653

ZONING IDENTIFICATION

C.U. RESOLUTION NUMBER:
2010-070
GALLMAN OLDSMOBILE P.U.D.
ORDINANCE #86-6

REVISIONS

No.	DATE	REVISION	APPROVED
⚠	01/14/13	ADDED SIXTY PERCENT DETAIL	J.A.Z.
⚠	04/10/13	ADDED NINETY PERCENT DETAIL	J.A.Z.
⚠	07/04/13	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	B.E.J.
⚠	08/27/13	ADDED ADDITIONAL INFORMATION TO BID PLANS	B.E.J.
⚠	09/10/13	REVISED PER COLLIER COUNTY COMMENTS RAI02 (DATED 09/04/13)	B.E.J.
⚠	12/03/13	REVISED PER COLLIER COUNTY COMMENTS RAI03 (DATED 12/02/13)	B.E.J.

100% PLANS
(FOR BID DOCS)

CHRISTOPHER O. WRIGHT LICENSE No. 47059 STATE OF FLORIDA PROFESSIONAL ENGINEER

STAMPS: R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663 STATE OF FLORIDA LICENSE NO. 47059

DATE: JULY, 2013

PROJECT No: 060199.02.00D

ENGINEERING SERVICES DEPARTMENT
THIS PROJECT HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES AND IS APPROVED FOR CONSTRUCTION. THE ENGINEER OF RECORD IS RESPONSIBLE FOR SEALING THESE PLANS WHEN REQUIRED BY LAW. ANY ADDITIONS, DELETIONS OR REVISIONS TO THESE PLANS AFTER THEY HAVE BEEN APPROVED BY THE ENGINEERING SERVICES DEPARTMENT MAY REQUIRE ADDITIONAL REVIEW AND APPROVAL BEFORE THE WORK AFFECTED BY SUCH CHANGES MAY PROCEED.
ENGINEERING PRODUCT REVIEW
RIGHT-OF-WAY PERMIT NO. 2014 0501
APPROVED N/A
ENGINEERING SERVICES DEPARTMENT
THIS PROJECT HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES AND IS APPROVED FOR OCCUPANCY
ZONING
THIS PROJECT HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE ZONING AND PLANNING REGULATIONS AND IS APPROVED FOR ISSUANCE OF BUILDING PERMITS
FIRE MARSHAL
THIS PROJECT HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE FIRE CODES AND IS APPROVED FOR CONSTRUCTION
APPROVED N/A
DATE 3/14/14

SDPA-PL20130000237 REV: 4
COLLIER AREA TRANSIT
PASSENGER TRANSFER FACILITY
DATE: 12/19/13
DUE: 1/22/14

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

WATER, IRRIGATION AND SEWER NOTES: ⚠⚠

1. ALL EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE RECORD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE APPROPRIATE EXISTING UTILITIES AND REPORT DISCREPANCIES TO ENGINEER IMMEDIATELY.

2. INSTALLATION OF SUBSURFACE CONSTRUCTION, TO INCLUDE WATER AND IRRIGATION LINES, SEWER LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.

3. THE CONTRACTOR SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE ENGINEER AND UTILITY COMPANY PRIOR TO THE FOLLOWING TO ALLOW FOR INSPECTIONS REQUIRED BY ORDINANCE 2004-32 SECTION 9.4.2.2

   A. COMMENCEMENT
   B. CHANGES TO APPROVED SCHEDULES, SUBCONTRACTORS, OR RESIDENT SUPERINTENDENT.
   C. POTABLE, IRRIGATION, WASTEWATER AND GENERAL SYSTEMS
      a. HOT TAPS TO POTABLE WATER LINES LARGER THAN 6" AND WASTEWATER SYSTEMS GREATER THAN 4". *
      b. MASTER METER AND BYPASS PIPING.
      c. JACK & BORE CASINGS. *
      d. PRESSURE TESTS. *
      e. INFILTRATION/EXFILTRATION TESTS. *
      f. LIFT STATION INSTALLATION, PRIOR TO COVER-UP AND START-UP. *
      g. LIFT STATION START-UP. *
      h. LAMPING OF SEWER LINES. *
      i. PIGGING AND FLUSHING OF WASTEWATER LINES, FORCE MAINS, POTABLE WATER MAINS, AND NON-POTABLE IRRIGATION LINES. * NOTE: FULL BORE FLUSHING AND PIGGING OF POTABLE WATER LINES NEED ONLY WATER DEPARTMENT INSPECTION.
      j. TELEVISION VIDEO TAPING OF WASTEWATER LINES AT END OF CONSTRUCTION AND THE WARANTY PERIOD ("IN-OFFICE REVIEW").
      k. CONFLICT CONSTRUCTION. *
      l. CONNECTIONS TO EXISTING POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTE WATER SYSTEMS. *
      m. 8" DIAMETER OR LARGER CASING INSTALLATIONS. *
      n. OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY STAFF AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
      o. CHLORINATION OF WATER LINES AND REFLUSHING OF LINE AFTER CHLORINATION (NEEDS WATER DEPARTMENT INSPECTION ONLY). *
      p. INSTALLATION OF TEMPORARY METERS/BACKFLOWS. *
      q. BACTERIOLOGICAL SAMPLING (NEEDS WATER INSPECTION ONLY). *
      r. HOT TAPS TO ANY WATER CONCRETE MAINS, PRESSURE TESTS ON LINES 20" OR GREATER, AND CONNECTIONS TO EXISTING POTABLE SYSTEMS GREATER THAN 12" NEED TO BE INSPECTED BY THE WATER DEPARTMENT AND CDES. *
      s. FIRE FLOW TESTING.
   D. THE COUNTY MUST BE PRESENT AT THE INSPECTIONS NOTED WITH "*" ABOVE.

4. FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF POTABLE WATER MAINS AND FORCE MAINS. DEVIATION FROM PLAN ALIGNMENT SHALL NOT BE MORE THAN 12" FROM PLAN CENTERLINE OF MAIN. CONTRACTOR SHALL PREPARE RECORD DRAWING OF ALL FITTINGS NOT SHOWN ON THIS PLAN.

5. MINIMUM COVER FOR ALL WATER MAINS AND FORCE MAINS SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE MINIMUM COVER, REGARDLESS OF EXISTING GRADE. PERIODIC CHECKS FOR MINIMUM COVER WILL BE MADE BY THE COLLIER COUNTY AND ENGINEER.

6. CONTRACTOR SHALL CONSTRUCT ALL WATER AND SEWER APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION STAKEOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE CONSTRUCTION OF SAID APPURTENANCES TO FINISHED GRADE.

7. ALL POTABLE WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM HORIZONTAL DISTANCE OF TEN FEET MEASURED EDGE TO EDGE AND A VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE MINIMUM SEPARATION CANNOT BE MAINTAINED, SEE CROSSOVER DETAIL REQUIREMENTS.

8. POTABLE WATER MAINS UNDER PAVEMENT SHALL BE POLYVINYL CHLORIDE PIPE (PVC) AWWA C-900, CLASS 200, DR 14, OR CLASS 51 DUCTILE IRON PIPE. ALL OTHER POTABLE WATER MAINS SHALL BE AWWA C-900, CLASS 150, DR 18 PVC, COLOR CODED "BLUE".

9. ALL GRAVITY SANITARY SEWER MAINS AND LATERALS SHALL BE ASTM D-3034, SDR 26, COLOR CODED "GREEN" UNLESS NOTED OTHERWISE.

10. REFER TO PLAT AND/OR BOUNDARY SURVEY FOR EASEMENTS OF RECORD.

11. ALL WATER MAINS SHALL HAVE 30" MINIMUM COVER.

12. ALL WATER SERVICE LINES SHALL BE ASTM D-1785 SCHEDULE 80 PVC WITH 24" MINIMUM COVER, OR HDPE EQUIVALENT.

13. FINAL DESIGN AND LOCATION OF IRRIGATION MASTER METERS SHALL BE BY THE IRRIGATION SYSTEM CONSULTANT. LOCATION OF METER PAD / AND OR VAULT SHALL BE COORDINATED WITH ABOVE AND BELOW GROUND IMPROVEMENTS.

14. THE PROPERTY OWNER SHALL OWN AND MAINTAIN THE PROPOSED ON SITE WATER AND SEWER SYSTEMS.

15. MASTER WATER METER WILL BE SIZED BY COLLIER COUNTY PUBLIC UTILITIES. MASTER WATER METER WILL BE INSTALLED BY CONTRACTOR. METERS 2" OR LESS INSTALLED BY COLLIER COUNTY UTILITIES.

16. ALL WATER METER COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO "NSF" STANDARD 61.

17. FORCE MAINS UNDER PAVEMENT SHALL BE POLYVINYL CHLORIDE PIPE (PVC) AWWA C-900, CLASS 200, DR. 14, OR HDPE EQUIVALENT. ALL OTHER FORCE MAINS SHALL BE POLYVINYL CHLORIDE PIPE (PVC) AWWA C-900, CLASS 150, DR. 18.

18. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER APPROVED BY THE GOLDEN GATE FIRE DEPARTMENT.

19. NO LANDSCAPING WILL BE ALLOWED WITHIN 3' OF THE WATER METER OR THE DETECTOR CHECK.

20. MINIMUM 18" SEPARATION SHALL BE PROVIDED BETWEEN WATER, SEWER, AND CONDUITS FOR ANY OTHER UTILITY.

21. ANY LANDSCAPING DESTROYED DURING MAINTENANCE OF THE WATER AND/OR SEWER SYSTEMS SHALL NOT BE THE RESPONSIBILITY OF COLLIER COUNTY TO REPLACE.

22. CONTRACTOR SHALL INSTALL 4" 3M ELECTRONIC BALL MARKERS, OR APPROVED EQUAL, EVERY 200 LF AND AT EACH ELBOW LOCATION.

23. LOCATION AND SIZING OF FIRE SUPPRESSION/ SPRINKLER SYSTEM APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE FIRE SPRINKLER SYSTEM ENGINEER OF RECORD.

24. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN APPLICABLE COUNTY RIGHT-OF-WAY WORK PERMITS. ALL WORK IN COUNTY RIGHT-OF-WAY MUST OBTAIN COLLIER COUNTY RIGHT-OF-WAY DEPARTMENT APPROVAL AND PERMITS.

25. THE AMR (AUTOMATED METER READER) SHALL BE BE TURNED OVER TO COUNTY PERSONEL DURING THE FULL BORE FLUSH.

26. ALL VERTICAL BENDS SHALL BE MECHANICAL JOINTS WITH RETAINER GLANDS.

27. PROVIDE MINIMUM 5' HORIZONTAL SEPARATION BETWEEN WATER MAINS AND PROPOSED STORM STRUCTURES.

28. ALL WATER MAINS THAT ARE DESIGNATED TO BE ABANDONED SHALL EITHER BE REMOVED OR GROUTED IN PLACE PER COLLIER COUNTY SECTION 03300 – CONCRETE, MASONRY MORTAR AND GROUT.

29. ALL WATER HYDRANTS, ARV VALVES AND OTHER APPURTENANCES ON ABANDONED LINES SHALL BE REMOVED TO THE MAIN AND THE FITTING AT THE MAIN SHALL BE CAPPED OR PLUGGED. ALL VALVES SHALL HAVE THE VALVE BOX, PAD AND OPERATOR REMOVED, WITH THE VALVE LEFT IN THE OPEN POSITION UNLESS SPECIFICALLY NOTED OTHERWISE.

GENERAL NOTES: ⚠

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
2. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
3. COLLIER COUNTY UTILITIES DIVISION, FLORIDA POWER AND LIGHT, SPRINT, TECO PEOPLES GAS, COMCAST, AND CATV MAY HAVE EXISTING UTILITIES ADJACENT TO THIS PROPOSED CONSTRUCTION. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
5. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL BY OWNER.
6. ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUBGRADE OR AS OTHERWISE DIRECTED BY OWNER.
7. A PRECONSTRUCTION MEETING SHALL TAKE PLACE WITH COLLIER COUNTY ENGINEERING INSPECTIONS, SFWMD, AND UNITES STATES ARMY CORPS OF ENGINEERS PRIOR TO THE START OF CONSTRUCTION.
8. MAINTENANCE OF SITE DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. FINAL IRRIGATION MAIN, SERVICE AND METER SIZES SHALL BE DETERMINED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. WASTE MATERIALS WILL BE COLLECTED VIA STANDARD COMMERCIAL DUMPSTERS.
11. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
12. SILT FENCE SHALL BE ERECTED ALONG PROPERTY BOUNDARY AND TURBIDITY BARRIER SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. (SEE EROSION CONTROL PLAN)
13. THE FIRE PROTECTION WATER SUPPLY, INCLUDING FIRE HYDRANTS, SHALL BE INSTALLED AND SHALL BE IN SERVICE PRIOR TO PLACING COMBUSTIBLE BUILDING MATERIALS ON SITE.
14. SIGN PERMITS ARE APPROVED SEPARATELY FROM THE SITE DEVELOPMENT PLAN.
15. ALL SIDEWALKS, CURBS RAMPS & PEDESTRIAN CROSSINGS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT EDITION OF THE AMERICANS WITH DISABILITY ACT.
16. REFERENCE F.D.O.T. INDEX # 304 FOR ADDITIONAL SPECIFICATIONS AND TRUNCATED DOME DETAILS.
17. ALL ELEVATIONS REFERENCED IN THIS PLAN SET ARE VERTICAL DATUM NGVD 1929 (FEET).
18. ⚠ ALL CONSTRUCTION SHALL MEET THE GOVERNING STANDARDS AND SPECIFICATIONS AS REFEREED TO ON THE COVER SHEET.
19. ALL MARKING AND SIGNING SHALL MEET FDOT STANDARD SPECIFICATIONS AND FHWA (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES), LATEST EDITION, UNLESS OTHERWISE NOTED.
20. REFER TO LANDSCAPE PLANS FOR ADDITIONAL TREES. PREVIOUSLY PLANTED AS A RESOLUTION OF COLLIER COUNTY CODE VIOLATION CASE NO. 202-110444.
21. CONTRACTOR TO VERIFY EXISTING BUILDING FINISHED FLOOR ELEVATIONS PRIOR TO DEMOLITION AND OR CONSTRUCTION ACTIVITIES FOR PROPOSED BUILDING MODIFICATIONS.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE EXISTING STRUCTURES, BUILDINGS, PILES, AND OTHER FEATURES AS SPECIFIED ON THE DEMOLITION PLANS. THIS SHALL INCLUDE CONCRETE PADS, FENCING UTILITY SERVICES, etc....
2. ALL ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AT THE EXPENSE OF THE CONTRACTOR, INCLUDING ALL DUMPING FEES, UNLESS OTHERWISE NOTED. ALL ITEMS SHALL BE REMOVED TO A DEPTH OF 2' BELOW EXISTING GRADE, OR 2' BELOW THE INVERT OF ANY PROPOSED UTILITIES. EXISTING UTILITIES, SERVICING BUILDINGS TO BE REMOVED SHALL BE PLUGGED BELOW EXISTING GRADE AND BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE AND THE ENGINEER IMMEDIATELY.
3. EXISTING ASPHALT PAVEMENT TO BE REMOVED SHALL BE REMOVED TO A MINIMUM OF THE BOTTOM OF THE PROPOSED LIMEROCK IN PAVED AREAS AND TO 12" BELOW FINISHED GRADE IN UNPAVED AREAS. EXISTING LIMEROCK THAT HAS BEEN REMOVED MAY BE USED TO STABILIZED THE SUBGRADE OF THE PROPOSED PAVEMENT AREAS IF IT MEETS THE REQUIREMENTS AS NOTED IN THE ENGINEER'S TECHNICAL SPECIFICATIONS.
4. THIS PLAN IS NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SCOPE OF WORK IN REGARDS TO MODIFICATIONS OF THE SITE TO ACCOMMODATE PROPOSED IMPROVEMENTS. THIS PLAN DOES NOT ADDRESS EXISTING UNDERGROUND UTILITIES/FACILITIES WHICH MAY BE ENCOUNTERED DURING DEMOLITION OR IMPROVEMENTS. CONTRACTOR SHALL PROTECT AND/OR REPLACE THOSE EXISTING UTILITIES REQUIRED TO ACCOMMODATE THIS PROJECT. OTHER UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED SHALL BE DISCARDED, DISENGAGED OR REMOVED IN A MANNER CONSISTENT WITH INDUSTRY SAFETY STANDARDS, AS REQUIRED BY OWNER'S REPRESENTATIVE.
5. ALL ASPHALT PAVEMENT TO BE REMOVED SHALL BE MECHANICALLY SAW-CUT IN ORDER TO ENSURE CLEAN, STRAIGHT EDGES. CONTRACTOR SHALL COORDINATE THE LIMITS OF THE ASPHALT REMOVAL WITH THIS DEMOLITION PLAN.
6. CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE EXISTING FACILITIES WITH THE OWNER'S REPRESENTATIVE WITH REGARDS TO WHEN THE INDIVIDUAL ITEMS ARE TO BE REMOVED.
7. THE EXISTING BRIDGE SHALL REMAIN IN-PLACE AND IN-USE UNTIL SUCH TIME AS THE OWNER INDICATES THAT ALTERNATIVE FACILITIES ARE AVAILABLE FOR USE.
8. CONTRACTOR SHALL PROVIDE A SAFE, OPERABLE SITE FOR EMPLOYEES AND PUBLIC FOR THE CONSTRUCTION AND FUNCTIONS THAT WILL CONTINUE TO OCCUR DURING THE CONSTRUCTION ACTIVITIES.

⚠ FIRE PROTECTION NOTES:

1. A SEPARATE PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY FIRE LINE.
2. INSTALLATION OF ALL UNDERGROUND FIRE LINES SHALL COMPLY WITH THE 2007 EDITION OF NFPA 24.
3. PRIOR TO THE ACCUMULATION OF COMBUSTIBLE BUILDING MATERIALS ON SITE, PROPOSED FIRE HYDRANTS MUST BE OPERABLE WITH THE REQUIRED FIRE FLOWS (TEMPORARY BACKFLOW PREVENTERS MUST BE USED, GAP CONFIGURATIONS UNACCEPTABLE) AND IMPROVED, STABILIZED EMERGENCY APPARATUS ACCESS WAYS (MIN. 20' WIDE) MUST BE AVAILABLE TO WITHIN 100' OF THE STRUCTURES.
4. UNDERGROUND FIRE LINES SHALL BE INSTALLED BY AN APPROPRIATELY CERTIFIED FIRE SPRINKLER CONTRACTOR OR A TYPE V UNDERGROUND CONTRACTOR AS DEFINED AND OUTLINED IN 633.021, 633.521 AND 633.539 F.S.
5. ALL FIRE HYDRANTS, FDC'S AND PIV'S SHALL BE VISIBLE AND ACCESSIBLE. THEY SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY TREES OR LANDSCAPING.
6. REF: APPROVED SDP PLANS FOR FINAL UTILITY LAYOUT, NOTES, AND DETAILS
7. FIRE HYDRANTS SHALL BE MARKED IN A UNIFORM MANNER APPROVED BY THE FIRE DISTRICT.
8. FIRE PROTECTION SYSTEMS SHALL BE TESTED PER STANDARDS SPECIFICATIONS IDENTIFIED IN FLORIDA FIRE PREVENTION CODE AND CONTRACT DOCUMENTS.
9. CONTRACTOR TO MAINTAIN CLEAR 20 FT. FIRE LANE & EMERGENCY ACCESS THROUGHOUT CONSTRUCTION.
10. TEMPORARY FIRE PROTECTION & EMERGENCY ACCESS PLAN MUST INCLUDE PROVISIONS TO MAINTAIN FULL WATER SERVICE TO ALL HYDRANTS AND ACCESS TO HYDRANTS WITHIN THE PROJECT AREA. NO FIRE HYDRANT WILL BE PERMITTED TO BE REMOVED OR ALTERED WITHOUT CONSENT FROM THE GOLDEN GATE FIRE DISTRICT. FIRE DISTRICT MAY REQUIRE A "FIRE WATCH" BY FIRE DISTRICT PERSONNEL, OR OTHER REASONABLE ASSURANCES, TO ASSURE THAT FIRE PROTECTION IS MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE A FIRE PROTECTION & EMERGENCY ACCESS PLAN REVIEW WITH THE FIRE DISTRICT & PROVIDE WRITTEN APPROVAL TO THE ENGINEER PRIOR TO DEMOLITION OR ALTERATION OF THE EXISTING FIRE PROTECTION SYSTEM.

LINETYPE LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
W-X	W	W-F	WATER MAIN / FIRE MAIN
RW-X	RW	RW-F	RAW WATER MAIN
I-X	I	IM-F	IRRIGATION MAIN
F-X	F	F-F	SANITARY SEWER FORCE MAIN
S-X	S	S-F	SANITARY GRAVITY SEWER
G-X	G	GM-F	GAS MAIN
		D-F	STORM SEWER
BFO	BFO	BFO	BURIED FIBER OPTIC CABLE
BTV	BTV	BTV	BURIED TELEVISION
BT	BT	BT-F	BURIED TELEPHONE
OHW	OHW	OHW	OVERHEAD WIRE
UE-X	UE	UE-F	UNDER GROUND ELECTRIC

BLOCK LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			GENERALIZED OVERLAND FLOW
			PIPE BEND
			PIPE TEE
			PIPE CROSS
			AIR RELEASE VALVE
			BLOW-OFF VALVE/BACTERIAL SAMPLE POINT
			CHECK VALVE
			GATE/PLUG VALVE
			BUTTERFLY VALVE
			WATER METER
			IRRIGATION METER
			SINGLE CO
			DOUBLE CO
			MANHOLE/JUNCTION BOX
			PUMPSTATION
			GRATE INLET/CATCH BASIN
			CONTROL STRUCTURE W/ HEADWALL
			CONTROL STRUCTURE
			THROAT INLET/VALLEY GUTTER INLET
			FLARED END
			MITERED END
)	)	)	HEADWALL

LIST OF STANDARD ABBREVIATIONS

TERM	ABBREVIATION
ACCESS EASEMENT	AE
AIR RELEASE VALVE	ARV
AMERICAN WITH DISABILITIES ACT	ADA
BACK OF CURB	BOC
BACKFLOW PREVENTOR	BFP
BASE LINE	BL
BLOW-OFF	BO
CABLE TV	CATV
CENTER LINE	CL
CLEAN OUT	CO
CONTROL STRUCTURE	CS
CORRUGATED ALUMINUM PIPE	CAP
CORRUGATED METAL PIPE	CMP
COUNTY UTILITY EASEMENT	CUE
DEPARTMENT OF TRANSPORTATION	DOT
DIAMETER	DIA
DIMENSION RATIO	DR
DRAINAGE EASEMENT	DE
DUCTILE IRON PIPE	D.I.P.
EDGE OF PAVEMENT	EOP
ELEVATION	ELEV
ELLIPTICAL REINFORCED CONCRETE PIPE	ERCP
FIBER REINFORCED CONCRETE PIPE	FRCP
FIRE DEPARTMENT CONNECTION	FDC
FIRE HYDRANT	FH
FLORIDA DEPARTMENT OF TRANSPORTATION	FDOT
FLORIDA POWER & LIGHT	FPL
FLOW LINE	FL
HIGH DENSITY POLYETHYLENE	HDPE
INSIDE DIAMETER	ID
INVERT	INV
LAKE MAINTENANCE EASEMENT	LME
LANDSCAPE BUFFER EASEMENT	LBE
LEE COUNTY ELECTRIC COOPERATIVE	LCEC
LEFT	LT
LINEAL FEET	LF
MANHOLE	MH
MECHANICAL JOINT	MJ
MITERED END SECTION	MES
NATIONAL GEODETIC VERITICAL DATUM	NGVD
NORTH AMERICAN VERTICAL DATUM	NAVD
OUTSIDE DIAMETER	OD
PERMANENT BACTERIAL SAMPLE POINT	PBSP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
POINT OF VERTICAL INTERSECTION	PVI
POLYVINYL CHLORIDE	PVC
POST INDICATOR VALVE	PIV
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
PUMP STATION	PS
RADIUS	(X')R
REFLECTIVE PAVEMENT MARKER	RPM
REINFORCED CONCRETE PIPE	RCP
RIGHT	RT
RIGHT OF WAY	ROW
SANITARY SEWER	SS
STATION	STA
STORM STRUCTURE	STR
TEMPORARY	TEMP.
TEMP. BACTERIAL SAMPLE POINT	TBSP
TYPICAL	TYP.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

CHRISTOPHER O. WRIGHT, LICENSE No. 47059, STATE OF FLORIDA, PROFESSIONAL ENGINEER

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47059

September 12, 2013 7:54 AM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\0601990200D02.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
⚠	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13
⚠	ADDED ADDITIONAL INFORMATION TO BID PLANS	M.S.J.	B.E.J.	08/28/13
⚠	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.	B.E.J.	07/04/13

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

RWA CONSULTING INC.
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Florida Certificates of Authorization
EB 7663 LB 6952

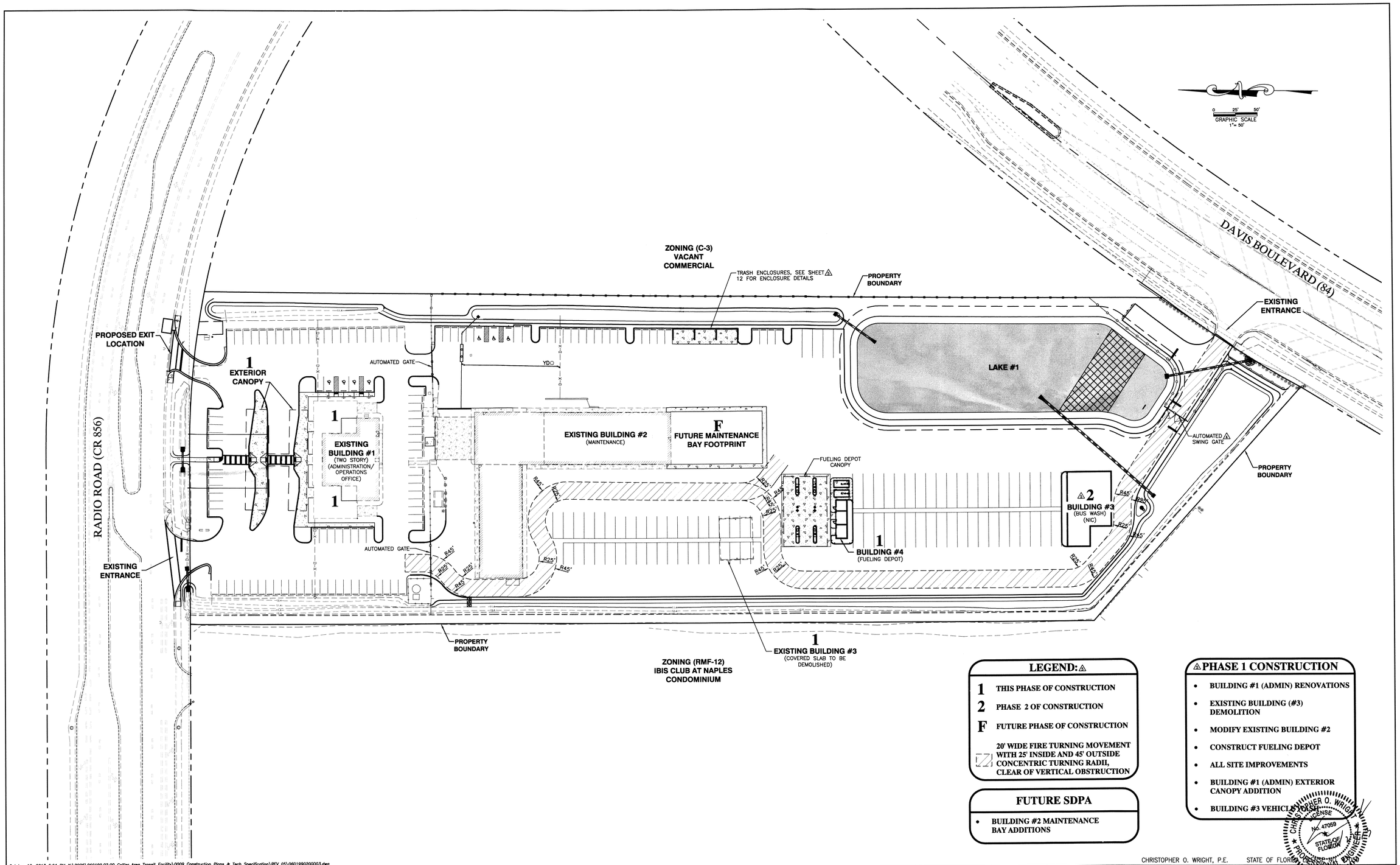
DATE: JULY, 2013
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
SEC: 3 TWP: 50S RGE: 26E

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: PROJECT NOTES AND LEGEND

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE: | PROJECT NO.: 060199.02.00 | SHEET NUMBER: 2 OF 14 | FILE NO.: 0601990200D02



LEGEND:

- **1** THIS PHASE OF CONSTRUCTION
- **2** PHASE 2 OF CONSTRUCTION
- **F** FUTURE PHASE OF CONSTRUCTION
- 20' WIDE FIRE TURNING MOVEMENT WITH 25' INSIDE AND 45' OUTSIDE CONCENTRIC TURNING RADII, CLEAR OF VERTICAL OBSTRUCTION

FUTURE SDPA

- BUILDING #2 MAINTENANCE BAY ADDITIONS

PHASE 1 CONSTRUCTION

- BUILDING #1 (ADMIN) RENOVATIONS
- EXISTING BUILDING (#3) DEMOLITION
- MODIFY EXISTING BUILDING #2
- CONSTRUCT FUELING DEPOT
- ALL SITE IMPROVEMENTS
- BUILDING #1 (ADMIN) EXTERIOR CANOPY ADDITION
- BUILDING #3 VEHICLE STORAGE

CHRISTOPHER O. WRIGHT, P.E. No. 47059 STATE OF FLORIDA PROFESSIONAL ENGINEER

October 16, 2013 6:04 PM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\060199020003.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
2	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13
1	ADDED ADDITIONAL INFORMATION TO BID PLANS	M.S.J.	B.E.J.	08/28/13

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

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EB 7663 LB 6952

DATE: JULY, 2013
HORIZ. SCALE (FULL): 1"=50'
HORIZ. SCALE (HALF): 1"=100'
SEC: 3 TWP: 50S RGE: 26E

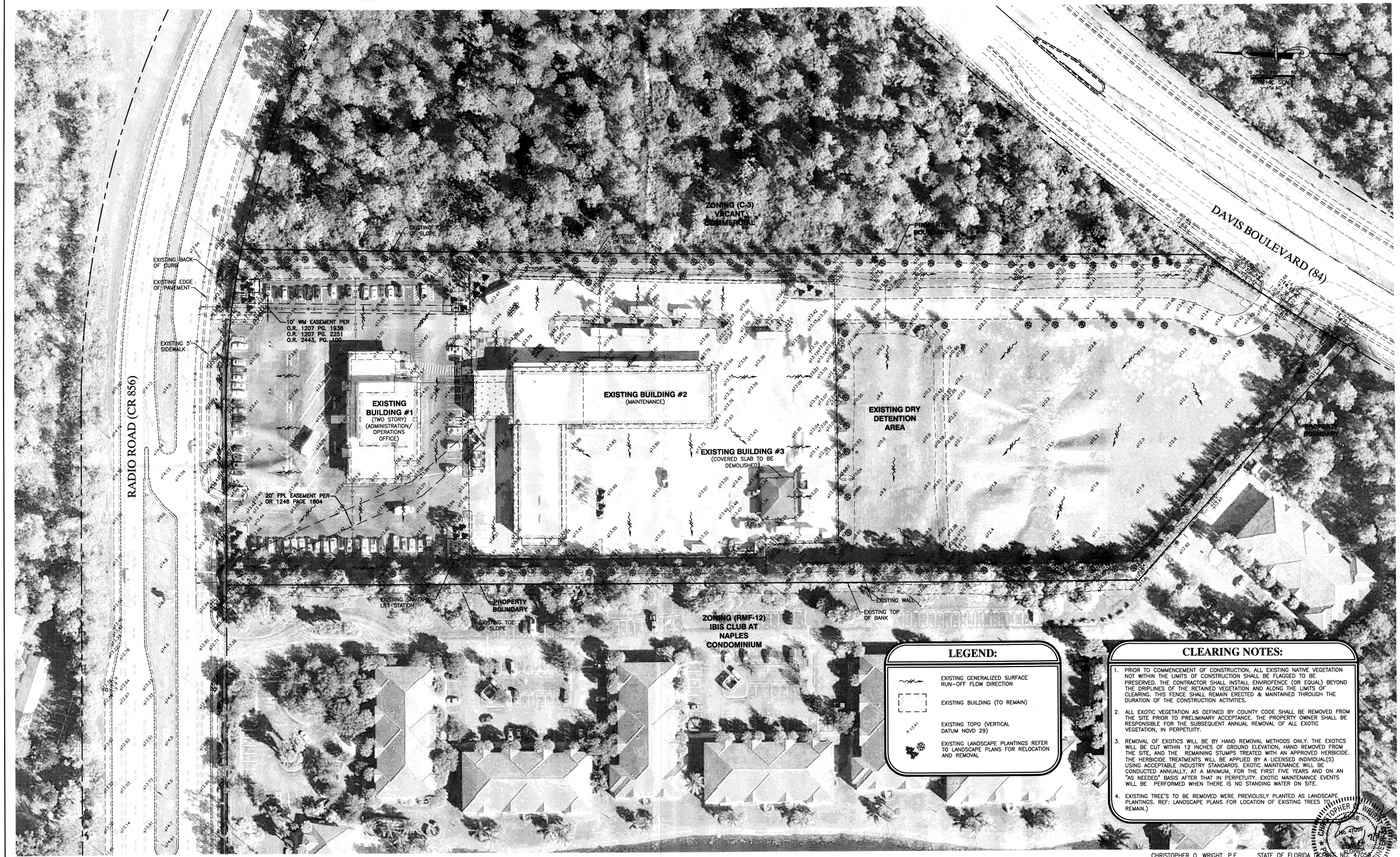
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: PHASING PLAN AND NOTES

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	3 OF 14	060199020003

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



LEGEND:

- EXISTING GENERALIZED SURFACE RUN-OFF FLOW DIRECTION
- EXISTING BUILDING (TO REMAIN)
- +13.41 EXISTING TOPO (VERTICAL DATUM NGVD 29)
- EXISTING LANDSCAPE PLANTINGS REFER TO LANDSCAPE PLANS FOR RELOCATION AND REMOVAL

CLEARING NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, ALL EXISTING NATIVE VEGETATION NOT WITHIN THE LIMITS OF CONSTRUCTION SHALL BE FLAGGED TO BE PRESERVED. THE CONTRACTOR SHALL INSTALL ENVIROFENCE (OR EQUAL) BEYOND THE DRIPLINES OF THE RETAINED VEGETATION AND ALONG THE LIMITS OF CLEARING. THIS FENCE SHALL REMAIN ERECTED & MAINTAINED THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITIES.
2. ALL EXOTIC VEGETATION AS DEFINED BY COUNTY CODE SHALL BE REMOVED FROM THE SITE PRIOR TO PRELIMINARY ACCEPTANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE SUBSEQUENT ANNUAL REMOVAL OF ALL EXOTIC VEGETATION, IN PERPETUITY.
3. REMOVAL OF EXOTICS WILL BE BY HAND REMOVAL METHODS ONLY. THE EXOTICS WILL BE CUT WITHIN 12 INCHES OF GROUND ELEVATION, HAND REMOVED FROM THE SITE, AND THE REMAINING STUMPS TREATED WITH AN APPROVED HERBICIDE. THE HERBICIDE TREATMENTS WILL BE APPLIED BY A LICENSED INDIVIDUAL(S) USING ACCEPTABLE INDUSTRY STANDARDS. EXOTIC MAINTENANCE WILL BE CONDUCTED ANNUALLY, AT A MINIMUM, FOR THE FIRST FIVE YEARS AND ON AN "AS NEEDED" BASIS AFTER THAT IN PERPETUITY. EXOTIC MAINTENANCE EVENTS WILL BE PERFORMED WHEN THERE IS NO STANDING WATER ON SITE.
4. EXISTING TREE'S TO BE REMOVED WERE PREVIOUSLY PLANTED AS LANDSCAPE PLANTINGS. REF: LANDSCAPE PLANS FOR LOCATION OF EXISTING TREES TO REMAIN.)

CHRISTOPHER O. WRIGHT, P.E. No. 47058 STATE OF FLORIDA PROFESSIONAL ENGINEER

August 28, 2013 1:13 PM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\0601990200D04.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

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DATE:	JULY, 2013
HORIZ. SCALE (FULL):	1" = 50'
HORIZ. SCALE (HALF):	1" = 100'
SEC: TWP: RGE:	3 50S 26E

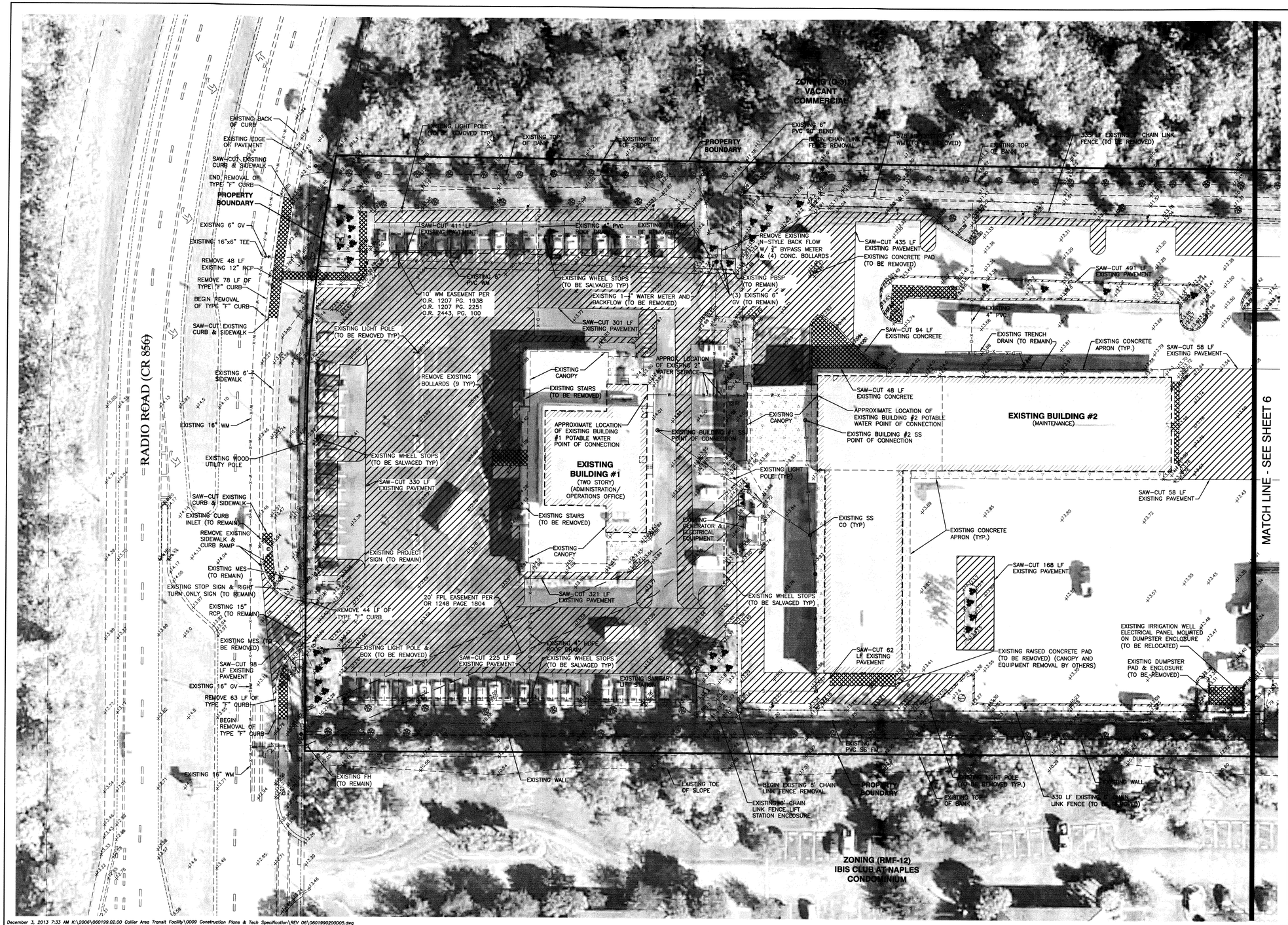
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: TOPOGRAPHIC AERIAL AND CLEARING PLAN

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	4 OF 14	0601990200D(

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



0 15' 30'
GRAPHIC SCALE
1" = 30'

LEGEND:

- EXISTING PAVEMENT REMOVAL (TO BOTTOM OF LIMEROCK) (7094 S.Y.)
- EXISTING SIDEWALK/CONCRETE REMOVAL (383 S.Y.)
- EXISTING SIDEWALK (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- EXISTING TOPO (VERTICAL DATUM NGVD 29)

NOTE:

1. WHERE NEW PAVEMENT IS PLACED ADJACENT TO EXISTING PAVEMENT, CONTRACTOR SHALL SAW-CUT EXISTING AND REMOVE EXISTING ASPHALT A MINIMUM OF ONE FOOT OF EXISTING ASPHALT.
2. LANDSCAPING DEMOLITION INCLUDING TREE REMOVAL IS PER LANDSCAPING PLANS BY OTHERS.
3. PAVEMENT REMOVAL WHERE LANDSCAPE PLANTING IS REQUIRED SHALL BE REMOVED TO THE BOTTOM OF LIMEROCK BASE AND REPLACED WITH GOOD SANDY FILL SOIL TO FINISHED GRADE SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
4. ALL EXISTING ON-SITE LIGHT POLES AND APPURTENANCES SHALL BE REMOVED.

December 3, 2013 7:33 AM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 06\0601990200D05.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
1	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.	M.S.J.	07/13

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

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DATE: JULY, 2013
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
SEC: 3 TWP: 50S RGE: 26E

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

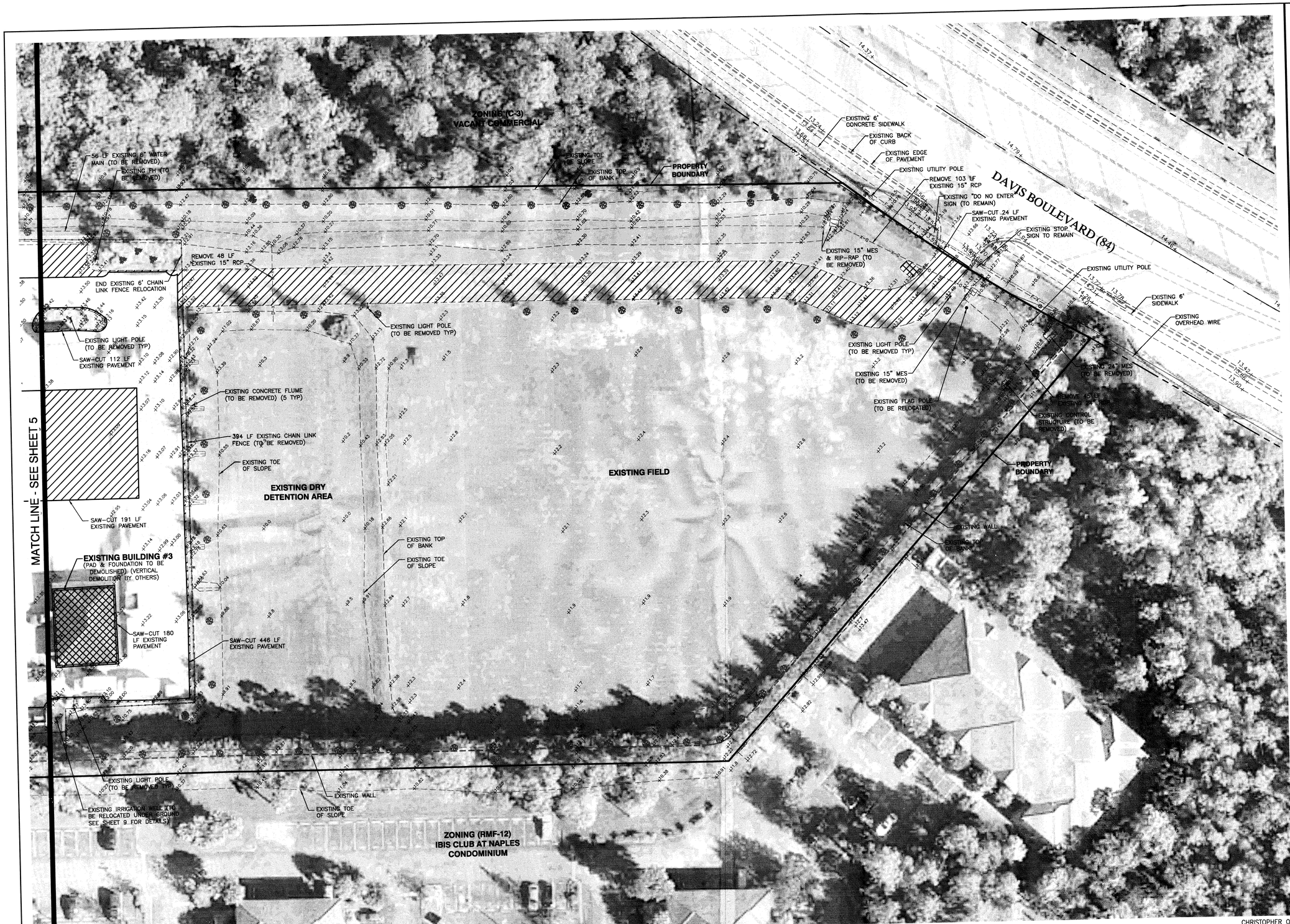
TITLE: DEMOLITION PLAN (NORTH)

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47099

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	5 OF 14	0601990200D05

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



GRAPHIC SCALE
0 15' 30'
1" = 30'

LEGEND:

- EXISTING PAVEMENT REMOVAL (TO BOTTOM OF LIMEROCK) (1506 S.Y.)
- EXISTING SIDEWALK/CONCRETE REMOVAL (213 S.Y.)
- EXISTING SIDEWALK (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- +13.41 EXISTING TOPO (VERTICAL DATUM NGVD 29)

NOTE:

1. WHERE NEW PAVEMENT IS PLACED ADJACENT TO EXISTING PAVEMENT, CONTRACTOR SHALL SAW-CUT EXISTING AND REMOVE EXISTING ASPHALT A MINIMUM OF ONE FOOT OF EXISTING ASPHALT.
2. LANDSCAPING DEMOLITION INCLUDING TREE REMOVAL IS PER LANDSCAPING PLANS BY OTHERS.
3. PAVEMENT REMOVAL WHERE LANDSCAPE PLANTING IS REQUIRED SHALL BE REMOVED TO THE BOTTOM OF LIMEROCK BASE AND REPLACED WITH GOOD SANDY FILL SOIL TO FINISHED GRADE SEE LANDSCAPE PLANS FOR ADDITIONAL DETAILS.
4. ALL EXISTING ON-SITE LIGHT POLES AND APPURTENANCES SHALL BE REMOVED.

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47059

CHRISTOPHER O. WRIGHT LICENSE No. 47059 STATE OF FLORIDA PROFESSIONAL ENGINEER

September 26, 2013 7:55 AM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\060199020006.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

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DATE: JULY, 2013
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
SEC: 3 TWP: 50S RGE: 26E

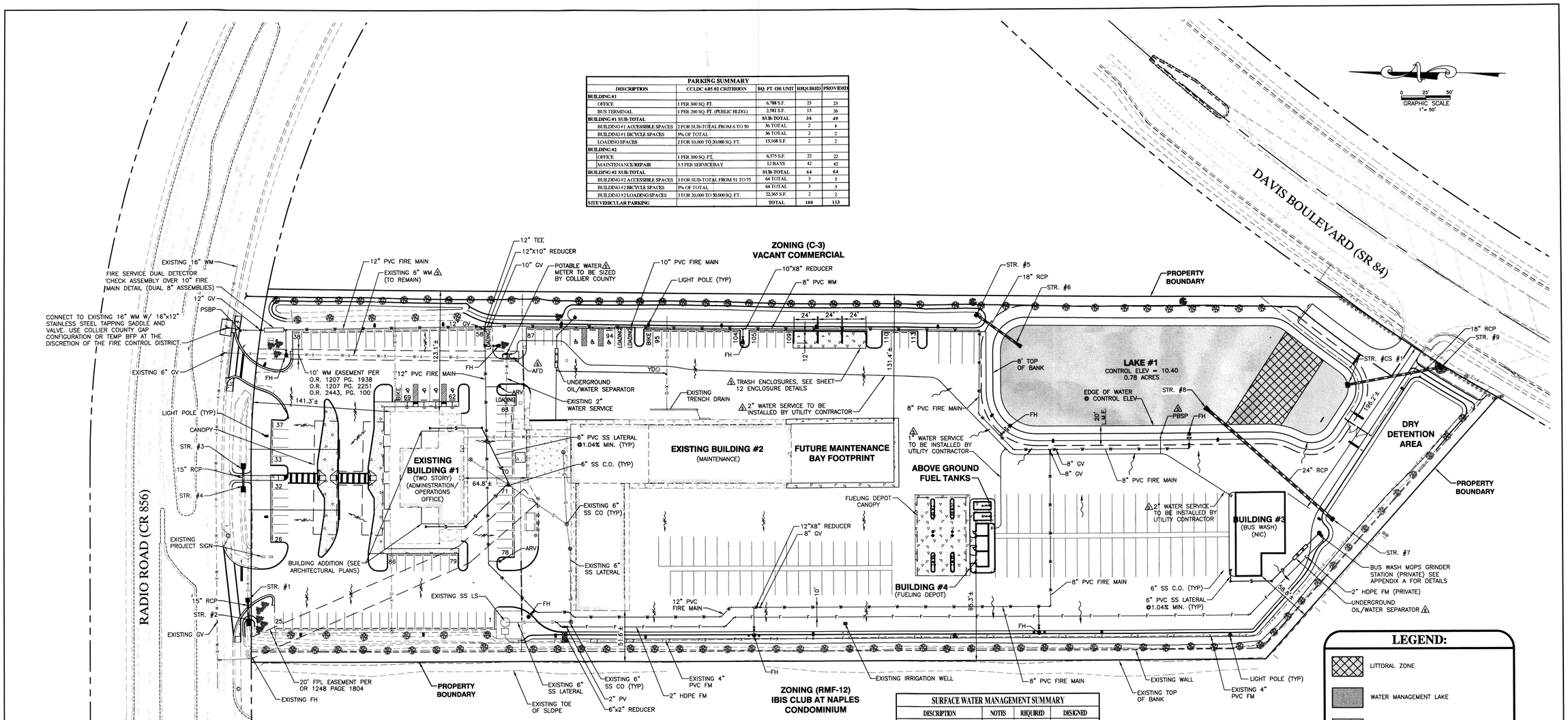
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: DEMOLITION PLAN (SOUTH)

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGE TRANSFER FACILITY (RADIO ROAD) SDP

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	6 OF 14	060199020

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



PARKING SUMMARY				
DESCRIPTION	CCLDC 4.05.02 CRITERION	SQ. FT. OR UNIT	REQUIRED	PROVIDED
BUILDING #1				
OFFICE	1 PER 300 SQ. FT.	6,788 S.F.	23	23
BUS TERMINAL	1 PER 200 SQ. FT. (PUBLIC BLDG)	2,581 S.F.	13	26
BUILDING #1 SUB-TOTAL		**SUB-TOTAL**	**36**	**49**
BUILDING #1 ACCESSIBLE SPACES	2 FOR SUB-TOTAL FROM 6 TO 50	36 TOTAL	2	4
BUILDING #1 BICYCLE SPACES	5% OF TOTAL	36 TOTAL	2	2
LOADING SPACES	2 FOR 10,000 TO 20,000 SQ. FT.	13,168 S.F.	2	2
BUILDING #2				
OFFICE	1 PER 300 SQ. FT.	6,575 S.F.	22	22
MAINTENANCE/REPAIR	3.5 PER SERVICE BAY	12 BAYS	42	42
BUILDING #2 SUB-TOTAL		**SUB-TOTAL**	**64**	**64**
BUILDING #2 ACCESSIBLE SPACES	3 FOR SUB-TOTAL FROM 51 TO 75	64 TOTAL	3	3
BUILDING #2 BICYCLE SPACES	5% OF TOTAL	64 TOTAL	3	3
BUILDING #2 LOADING SPACES	3 FOR 20,000 TO 50,000 SQ. FT.	22,365 S.F.	2	2
SITE VEHICULAR PARKING		**TOTAL**	**100**	**113**

LAND USE DATA FOR STORMWATER MANAGEMENT		
LAND USE/COVER	AREA	% OF TOTAL PROJECT
BUILDING ROOFS	1.09 ACRES	10.9%
PAVEMENT	5.61 ACRES	55.9%
IMPERVIOUS SUB-TOTAL	*6.70 ACRES*	*66.7%*
LAKE AT CONTROL ELEVATION (C.E.)	0.78 ACRES	7.7%
GENERAL OPEN SPACE AND BERMS	2.40 ACRES	23.9%
LAKE BANKS AT 2 FT. ABOVE C.E.	0.16 ACRES	1.6%
PERVIOUS SUB-TOTAL	*3.34 ACRES*	*33.3%*
TOTAL PROJECT	10.04	100.0%
NOTES:		
SEE DESIGN CALCULATIONS FOR COVER CALCULATIONS IN CONTEXT OF S.F.W.M.D. WATER QUALITY CRITERIA.		

ZONING SITE REQUIREMENT SUMMARY				
CRITERION	CRITERION	REQUIRED	PROVIDED	NOTES:
RADIO ROAD "FRONT YARD" SETBACK	PUD	25 FT.	141.3' +/-	25 FT. + 1 FT. FOR EVERY 2 FT. BLDG. HEIGHT OVER 50FT.
DAVIS BOULEVARD "FRONT YARD" SETBACK	PUD	25 FT.	196.2' +/-	25 FT. + 1 FT. FOR EVERY 2 FT. BLDG. HEIGHT OVER 50FT.
EAST "SIDEYARD" SETBACK	PUD	50 FT.	123.1' +/-	
WEST "SIDEYARD" SETBACK	PUD	50 FT.	51.6' +/-	
MIN. BUILDING SEPARATION	PUD	NOT SPECIFIED	--	
MAX. BUILDING HEIGHT	PUD	50 FT.	34 FT.	
MINIMUM FLOOR AREA PRINCIPAL USES	PUD	NOT SPECIFIED	--	
MINIMUM FLOOR AREA ACCESSORY USES	PUD	NOT SPECIFIED	--	
OPEN SPACE	30% OF TOTAL SITE	3.01 ACRES	3.34 ACRES	PER L.D.C. 4.02.01.B.

BUILDING SPACE SUMMARY		
DESCRIPTION	AREA (SQ. FT.)	% OF TOTAL
BUILDING #1 - ADMINISTRATION	**22,317**	**42.6%**
FIRST FLOOR	*15,141*	*28.5%*
(A) ADMINISTRATION/OFFICE	5,416	10.3%
PASSENGER WAITING	3,833	7.3%
(O) OUTDOOR CANOPY	5,932	11.3%
SECOND FLOOR	*7,116*	*13.6%*
(A) OFFICE	3,145	6.0%
OPEN MEZZANINE SPACE	3,991	7.6%
BUILDING #2 - FLEET	**24,580**	**46.9%**
FIRST FLOOR	*24,580*	*46.9%*
(A) ADMINISTRATION/OFFICE	6,575	12.5%
MAINTENANCE/REPAIR	15,790	30.1%
(O) OUTDOOR AWNING	2,215	4.2%
BUILDING #3 - VEHICLE WASH	**4,198**	**8.0%**
FIRST FLOOR	*4,198*	*8.0%*
(O) VEHICLE WASH	3,622	6.9%
STORAGE/EQUIPMENT	576	1.1%
BUILDING #4 - FUELING	**1,346**	**2.6%**
FIRST FLOOR	*1,346*	*2.6%*
(O) FUELING	750	1.4%
STORAGE/EQUIPMENT	596	1.1%
TOTAL BUILDING SPACE (INCLUDING AWNINGS)	**52,441**	**100.0%**
BUILDING SPACE SUMMARY NOTES:		
ALL AREAS ARE GROSS FLOOR AREA UNLESS NOTED OTHERWISE.		
(C) INDICATES THIS AREA IS EXTERIOR COVERED SPACE.		
(S) INDICATES THIS AREA IS SPRINKERED SPACE.		
(A) INDICATES AREA IS AIR-CONDITIONED SPACE.		

SURFACE WATER MANAGEMENT SUMMARY			
DESCRIPTION	NOTES	REQUIRED	DESIGNED
DISCHARGE OFFSITE			
DESIGN EVENT		25 YR/3 DAY	25 YR/3 DAY
MAXIMUM ALLOWABLE	(1)	1.51	1.49
ROADWAY CROWN ELEVATION			
DESIGN EVENT		25 YR/3 DAY	25 YR/3 DAY
MINIMUM ROAD CROWN ELEV.	(2)	13.48	13.50
FINISHED FLOOR ELEVATION			
DESIGN EVENT	(3)(4)	100 YR/3 DAY	100 YR/3 DAY
MINIMUM ROAD CROWN ELEV.	(2)(4)	14.27 FT.	14.30 FT.
PARKING LOT ELEVATION			
DESIGN EVENT		10 YR/1 DAY	10 YR/1 DAY
MINIMUM PARKING LOT ELEV.	(2)(4)	12.50 FT.	12.50 FT.
NOTES:			
(1) THE PREVIOUSLY PERMITTED DISCHARGE RATE WAS 0.15 C.F.S./ACRE. PROJECT AREA = 10.04 ACRES.			
(2) THE VERTICAL DATUM = FEET NGVD1929 UNLESS OTHERWISE NOTED.			
(3) FINISHED FLOOR MUST MEET OR EXCEED BOTH BASE FLOOD ELEVATION PER CURRENT FEMA DFIRM MAPS AND 100 YR/3 DAY ROUTED STORM PEAK STAGE.			
(4) SEE WATER MANAGEMENT CALCULATIONS FOR EXPLANATION.			

LANDSCAPE NOTES:

- ADDITIONAL TREES ARE REQUIRED ON THIS SITE PER RESOLUTION OF COLLIER COUNTY CODE VIOLATION CASE #2002-110444.
- PLEASE SEE LANDSCAPE PLANS FOR SPECIFIC PLANTING REQUIREMENTS.

LEGEND:

- LITTORAL ZONE
- WATER MANAGEMENT LAKE
- PROPOSED CONCRETE PADS/SIDEWALKS
- EXISTING CONCRETE (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- EXISTING GENERALIZED SURFACE RUN-OFF FLOW DIRECTION
- PROPOSED GENERALIZED SURFACE RUN-OFF FLOW DIRECTION

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47058

December 13, 2013 2:29 PM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 06\0601990200D07.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
3	REVISED PER COLLIER COUNTY COMMENTS RAI03 (DATED 12/02/13)	M.S.J.	B.E.J.	12/03/13
2	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13
1	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.	B.E.J.	07/04/13

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
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DATE: JULY, 2013
HORIZ. SCALE (FULL): 1" = 50'
HORIZ. SCALE (HALF): 1" = 100'
SEC: 3 TWP: 50S RGE: 26E

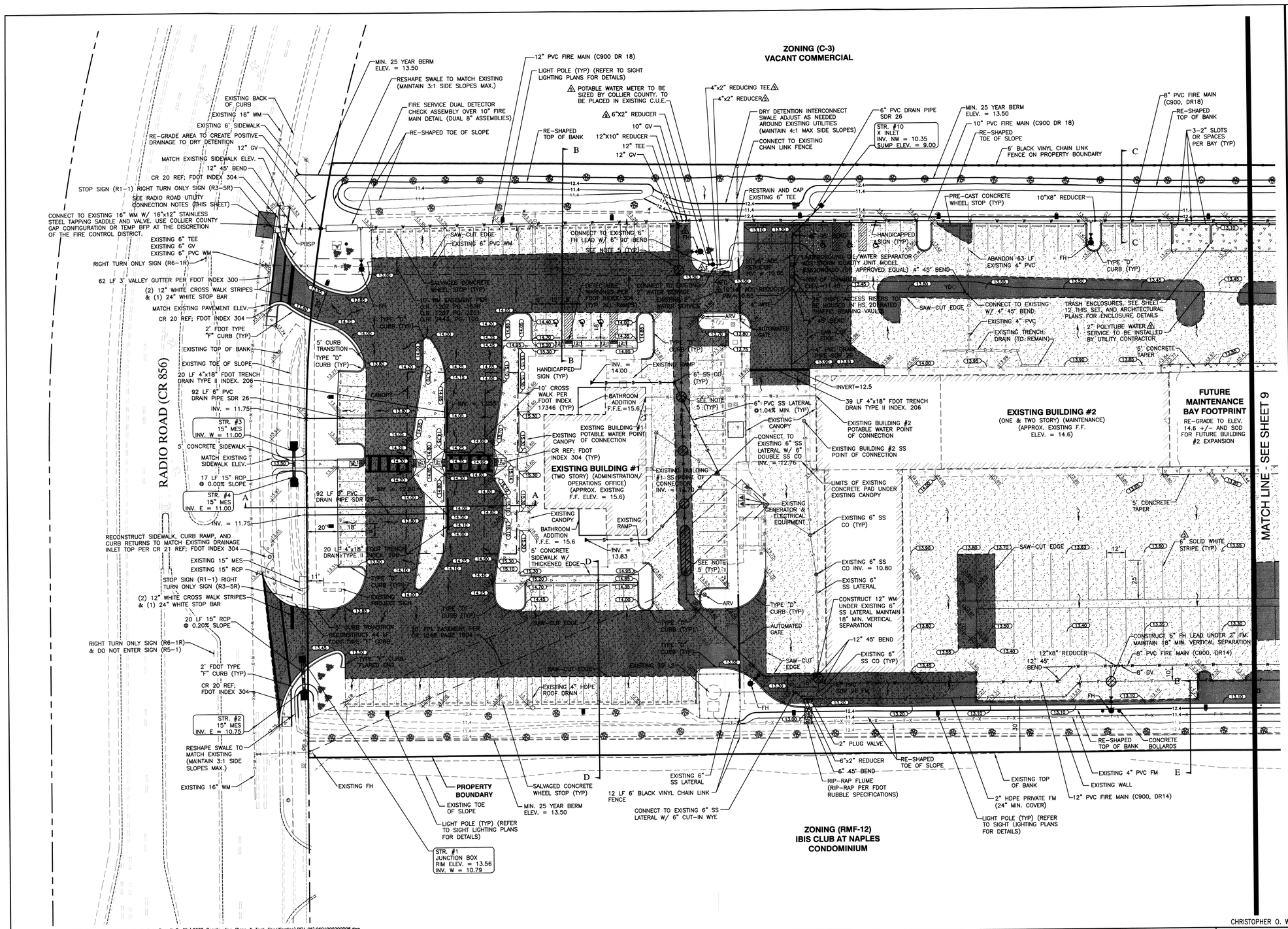
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: MASTER SITE & WATER MANAGEMENT PLAN

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	7 OF 14	0601990200D07

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



0 15' 30'
GRAPHIC SCALE
1" = 30'

LEGEND:

- NEW PAVEMENT
- PROPOSED FULL DEPTH PAVEMENT RECONSTRUCTION
- EXISTING ASPHALT MILLING AND RE-SURFACING / OVERBUILD
- PROPOSED CONCRETE PADS/SIDEWALKS
- EXISTING CONCRETE (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- +13.41 EXISTING TOPO (VERTICAL DATUM NGVD 29)
- X13.41 EXISTING INTERPOLATED SPOT ELEVATION (VERTICAL DATUM NGVD 29)

NOTES:

1. ALL EXISTING ASPHALT PAVEMENT WHICH IS NOT REPLACED SHALL BE MILLED MIN. 0.75" AND RESURFACED.
2. RESURFACE AND FINAL LIFT ON NEW ASPHALT SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE.
3. EXISTING SUBGRADE FOR ASPHALT REPLACEMENT AND NEW ASPHALT SHALL BE PREPARED TO MEET LBR 40. ALL BASE MATERIAL SHALL BE NEW.
4. SEE PAVEMENT DETAILS FOR ASPHALT DESIGN.
5. GRADUALLY DEFLECT 12" WM UNDER EXISTING UTILITIES. MAINTAIN 18" MIN. VERTICAL SPERATION.

RADIO ROAD UTILITY NOTES:

1. SAW-CUT EXISTING PAVEMENT FOR HOT-TAP INSTALLATION.
2. CONTRACTOR TO FURNISH AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO THE OPEN-CUT OF RADIO ROAD.
3. TRENCHING AND BACKFILLING PER COLLIER COUNTY UTILITY STANDARDS MANUAL & UTILITY DETAIL G-2A.
4. ASPHALT THICKNESS AND TYPE TO MATCH EXISTING ADJACENT ROADWAY.

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER

CHRISTOPHER O. WRIGHT LICENSE No. 47059 STATE OF FLORIDA PROFESSIONAL ENGINEER

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REV #	REVISION	DRAWN:	CHECKED:	DATE
3	REVISED PER COLLIER COUNTY COMMENTS RAI03 (DATED 12/02/13)	M.S.J.	B.E.J.	12/03/13
2	REVISED PER COLLIER COUNTY COMMENTS RAI02 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13
1	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.	B.E.J.	07/04/13

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

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DATE: JULY, 2013
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
SEC: 3 TWP: 50S RGE: 26E

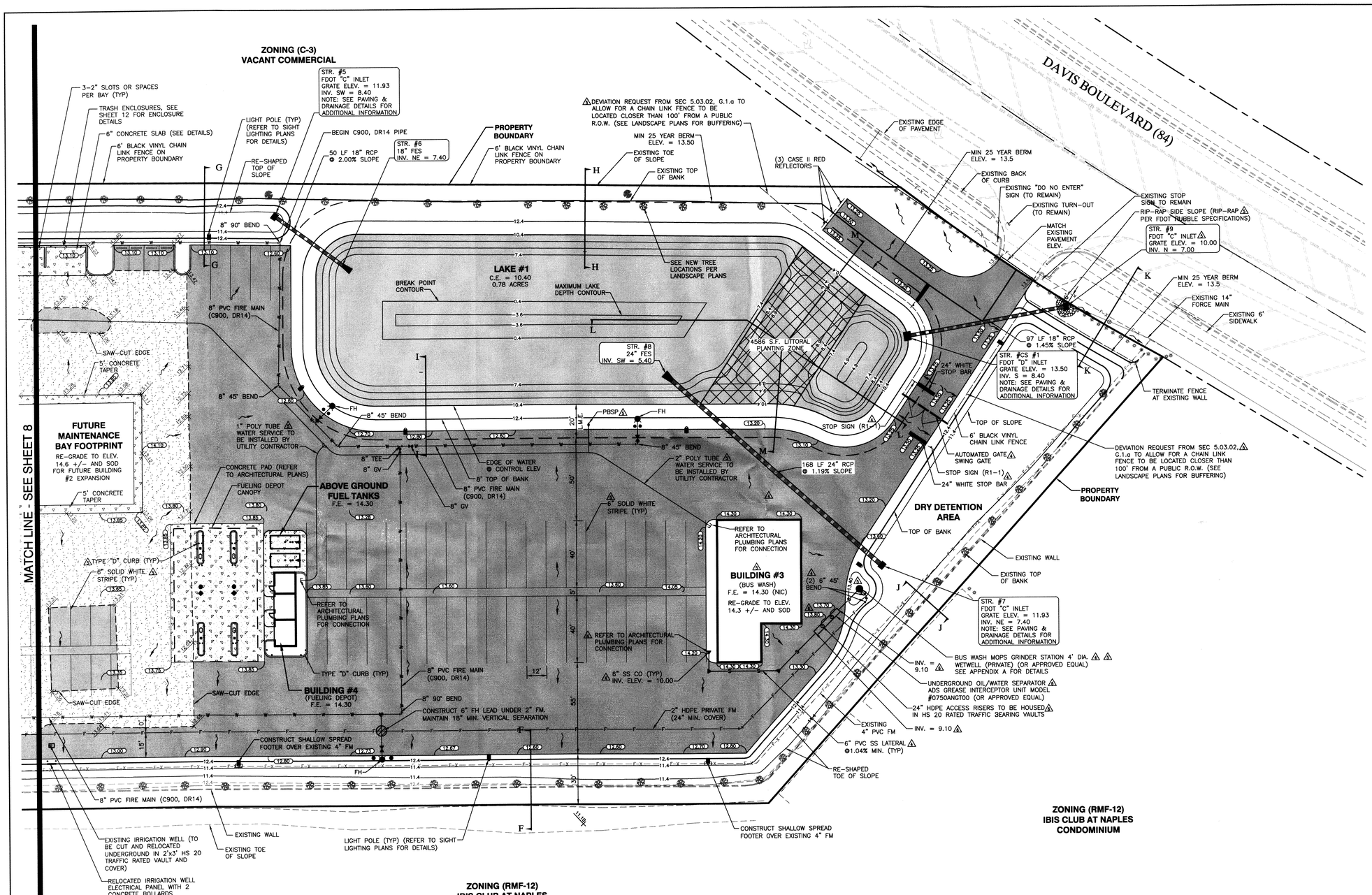
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: PAVING, GRADING, DRAINAGE & UTILITY PLAN (NORTH)

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	8 OF 14	0601990200D08

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



GRAPHIC SCALE
0 15' 30'
1" = 30'

LEGEND:

- NEW PAVEMENT
- PROPOSED FULL DEPTH PAVEMENT RECONSTRUCTION
- EXISTING ASPHALT MILLING AND RE-SURFACTING/ORVERBUILD
- PROPOSED CONCRETE PADS/SIDEWALKS
- EXISTING CONCRETE (TO REMAIN)
- EXISTING BUILDING (TO REMAIN)
- EXISTING TOPO (VERTICAL DATUM NGVD 29)
- EXISTING INTERPOLATED SPOT ELEVATION (VERTICAL DATUM NGVD 29)

NOTES:

1. ALL EXISTING BITUMINOUS ASPHALT PAVEMENT WHICH IS NOT REPLACED SHALL BE MILLED MIN. 0.75" AND RESURFACED.
2. RESURFACE AND FINAL LIFT ON NEW ASPHALT SHALL BE CONTINUOUS TO THE GREATEST EXTENT POSSIBLE.
3. EXISTING SUBGRADE FOR ASPHALT REPLACEMENT AND NEW ASPHALT SHALL BE PREPARED TO MEET LBR 40. ALL BASE MATERIAL SHALL BE NEW.
4. SEE PAVEMENT DETAILS FOR ASPHALT DESIGN.

CHRISTOPHER O. WRIGHT LICENSE No. 47059 STATE OF FLORIDA PROFESSIONAL ENGINEER

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47059

December 13, 2013 3:21 PM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 06\0601990200D09.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
3	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13
2	ADDED ADDITIONAL INFORMATION TO BID PLANS	M.S.J.	B.E.J.	08/28/13
1	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.		

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
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6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE: JULY, 2013
HORIZ. SCALE (FULL): 1" = 30'
HORIZ. SCALE (HALF): 1" = 60'
SEC: 3 TWP: 50S RGE: 26E

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

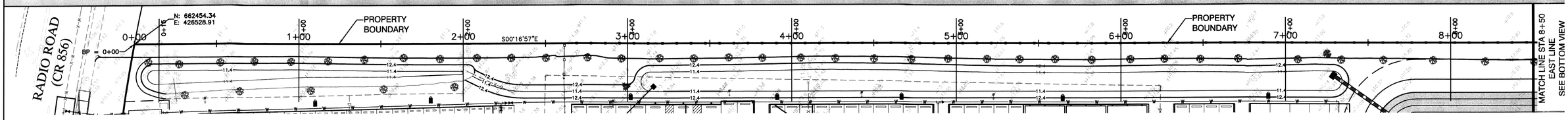
TITLE: PAVING, GRADING, DRAINAGE & UTILITY PLAN (SOUTH)

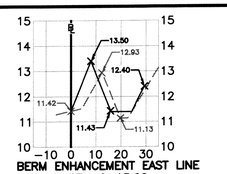
PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

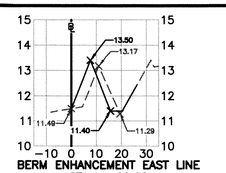
CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	9 OF 14	0601990200D09

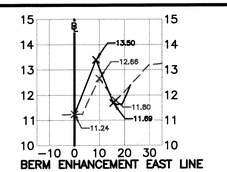
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

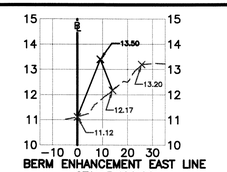
EAST BOUNDARY LINE BERM ENHANCEMENT PLAN

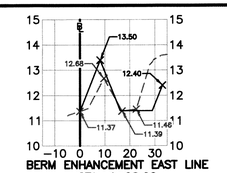


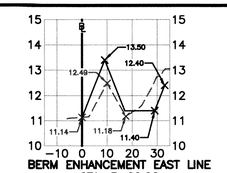


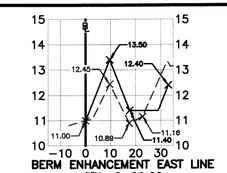


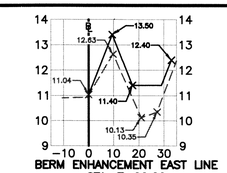


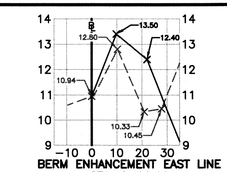


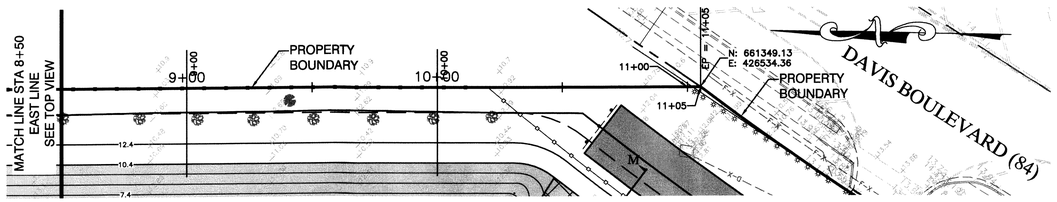


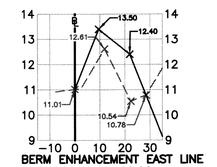


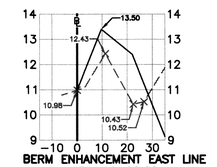




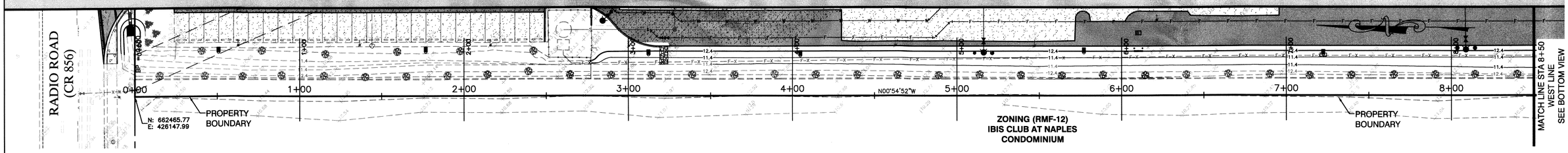


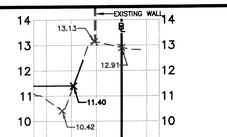


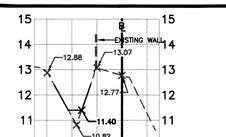


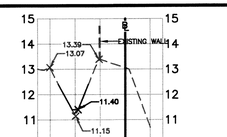


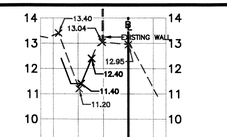
WEST BOUNDARY LINE BERM ENHANCEMENT PLAN

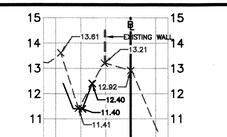


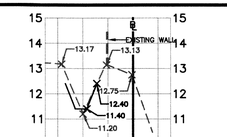


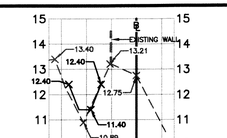


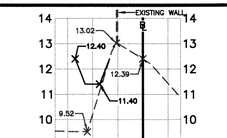


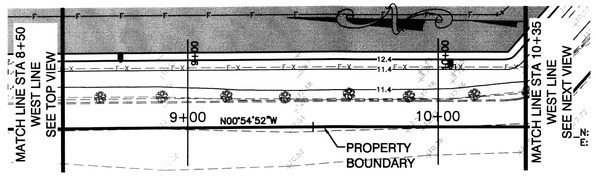


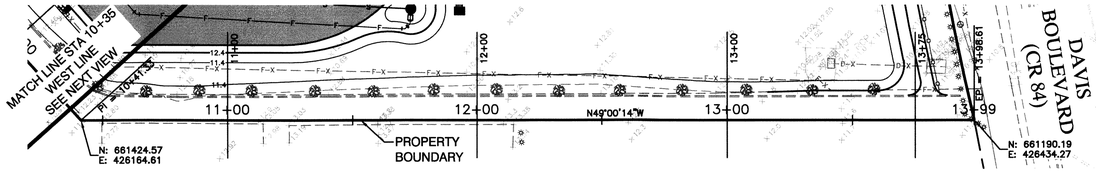


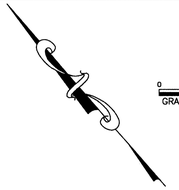


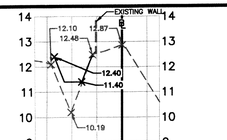


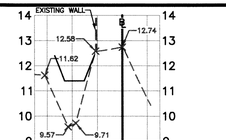


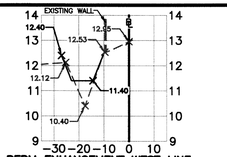


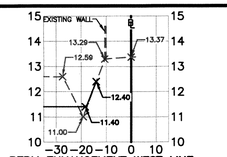


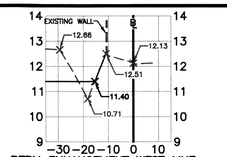


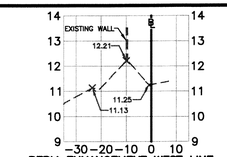












NOTE:
MAX SLOPE = 1:4 (UNLESS OTHERWISE NOTED)

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47059

July 25, 2013 1:50 PM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\06019902000D10.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE

	NAME	DATE
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SEC: 3 TWP: 50S RGE: 26E

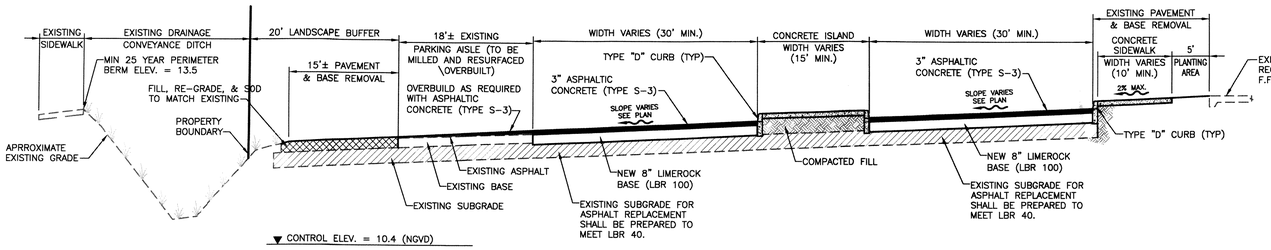
CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: PERIMETER BERM ENHANCEMENT PLAN AND CROSS SECTIONS

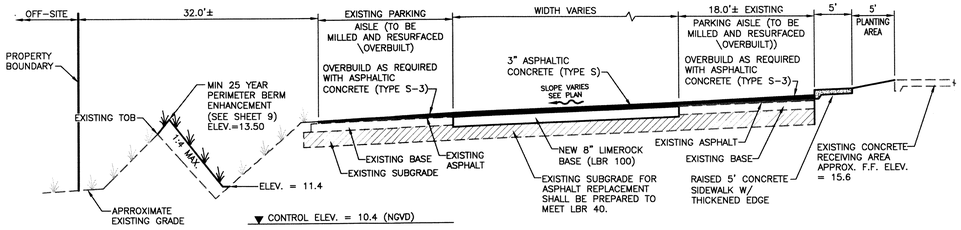
PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	10 OF 14	06019902000

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)



SECTION A-A



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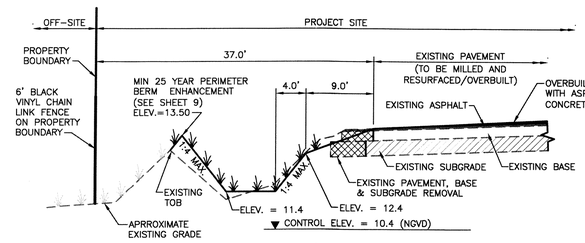

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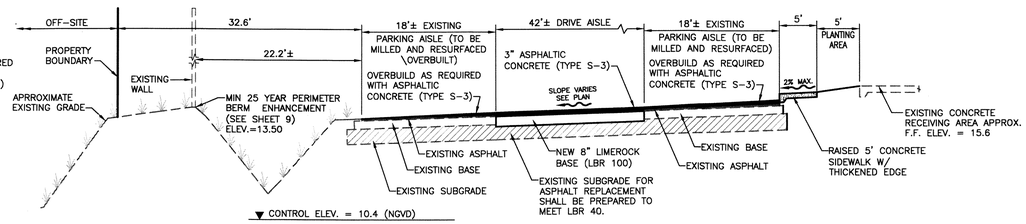

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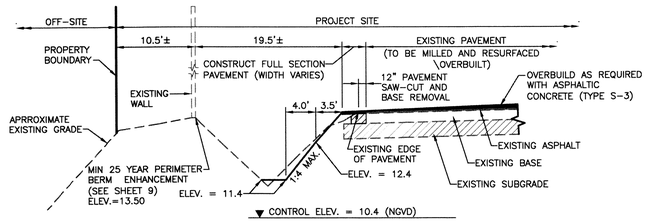

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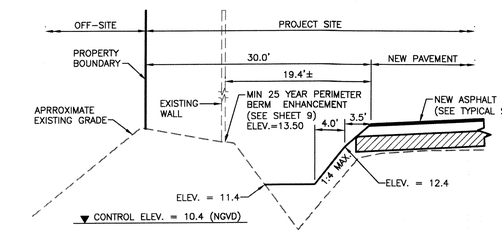

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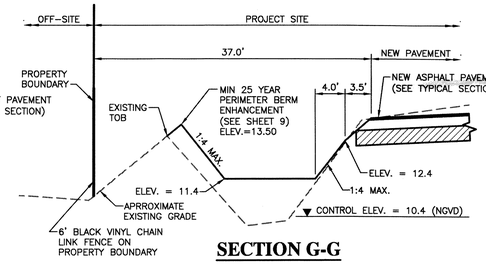

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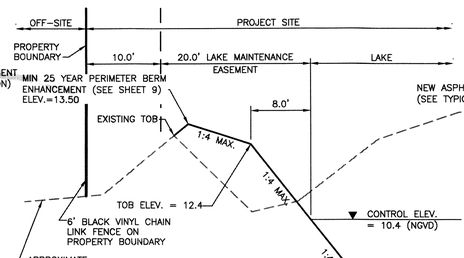

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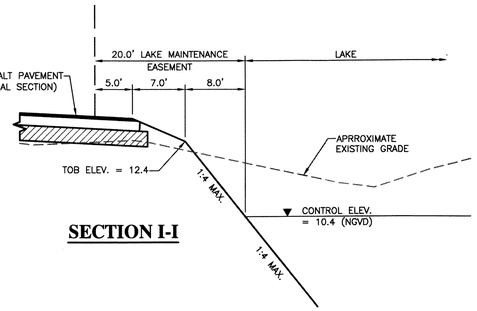
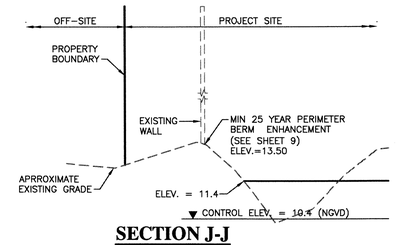


SECTION I-I



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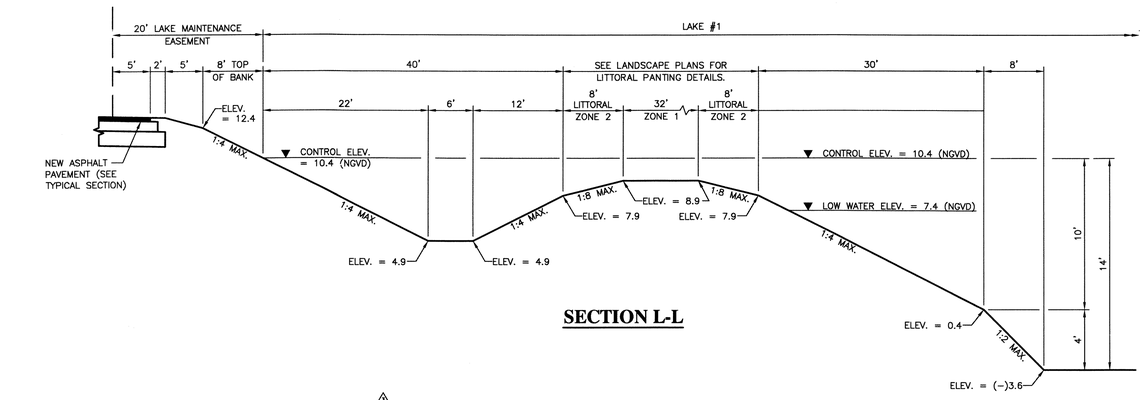
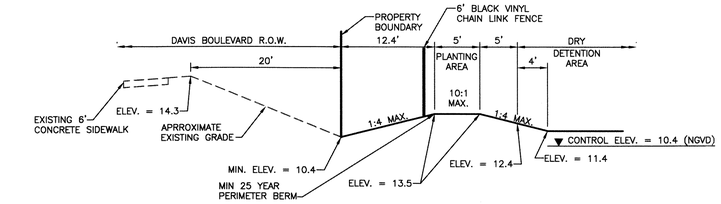
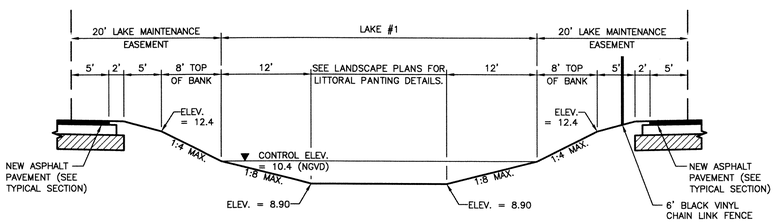


SECTION L-L



SECTION K-K



SECTION M-M

LITTORAL PLANTING REQUIREMENTS ⚠

LAKE #	Lake (Ac) @ CE	7% of Lake (Ac) @ CE	Littoral Required (SF)	Littoral Provided (SF)
Lake 1	0.78	0.05	2,378	4,586
Total	0.78	0.05	2,378	4,586

LITTORAL PLANTING TABLE

LITTORAL PLANTING NOTES: ⚠

1. THE LITTORAL ZONE QUANTITY REQUIRED SHALL BE 7% OF THE LAKE AREA. THE LAKE AREA FOR THE BASIS OF THIS REQUIREMENT SHALL BE MEASURED AT THE CONTROL ELEVATION WATER SURFACE.
2. SEE LANDSCAPE PLANS FOR LITTORAL PANTING DETAILS.

⚠

LSPA INUNDATION SUMMARY		
LSPA ZONE	INUNDATION PERIOD	ELEVATION RANGE
1	1–6 MONTHS	10.4–8.9
2	6–10 MONTHS	8.9–7.9

⚠ GENERAL NOTES:

1. SIDE SLOPE SHALL BE TREATED AS SUCH:
   A. 1:4 SHALL BE SODDED
   B. 1:3 SHALL BE PLANTED
   C. 1:2 SHALL BE RIP-RAP

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47056

REV #	REVISION	DRAWN:	CHECKED:	DATE
⚠	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 05/31/13)	M.F.G.		

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
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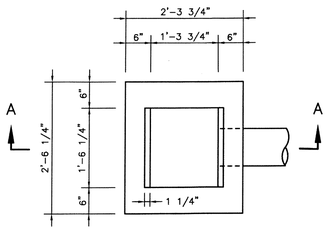
TITLE: CROSS SECTIONS & TYPICAL SECTIONS

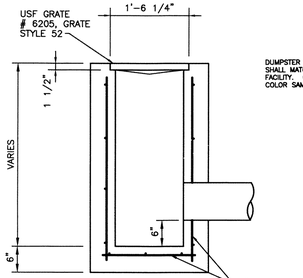
PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	11 OF 14	0601990200[illegible]

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

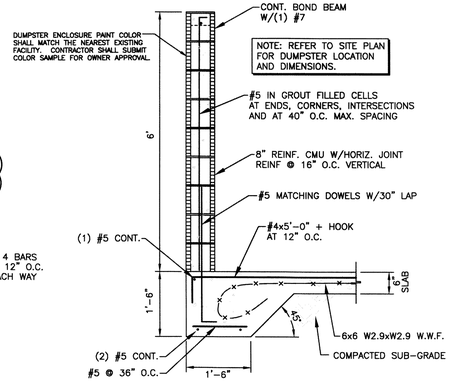


PLAN



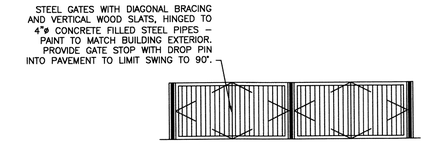
SECTION A–A

TYPE "X" BOX



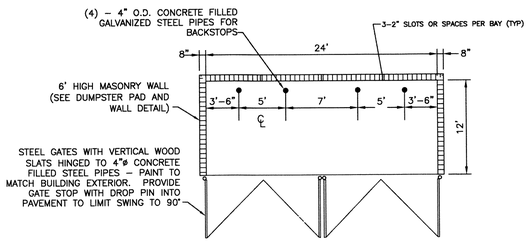
DUMPSTER PAD AND WALL DETAIL ⚠

N.T.S.



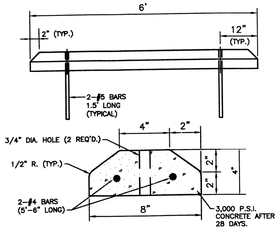
⚠ DUMPSTER GATE ELEVATION

N.T.S.



DUMPSTER ENCLOSURE DETAIL PER BAY ⚠

N.T.S.



PRECAST CONCRETE WHEEL STOP

N.T.S.

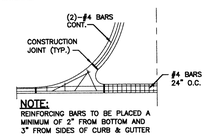
CONCRETE CURB JOINTS

1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS, UNLESS OTHERWISE NOTED.

2) AN EXPANSION JOINT WILL BE PLACED AT THE END OF ALL RETURNS AT INTERVALS NOT TO EXCEED 50' WITH CONTRACTION JOINTS AT 10' INTERVALS BETWEEN.

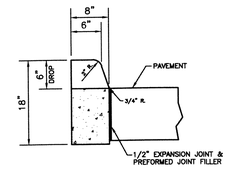
3) PVC SLIP JOINTS SHALL BE CONSTRUCTED TO PERMIT EXPANSION & CONTRACTION OF STEEL ACROSS JOINT.

4) EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL.



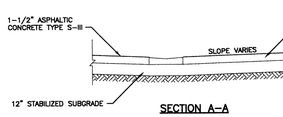
NOTE:
REINFORCING BARS TO BE PLACED A MINIMUM OF 2" FROM BOTTOM AND 3" FROM SIDES OF CURB & GUTTER

REINFORCING DIAGRAM

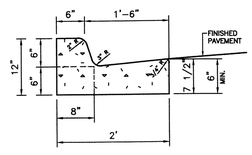


F.D.O.T. TYPE "D" CURB

N.T.S.

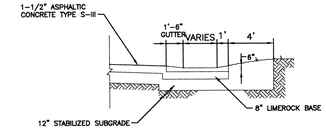


SECTION A–A

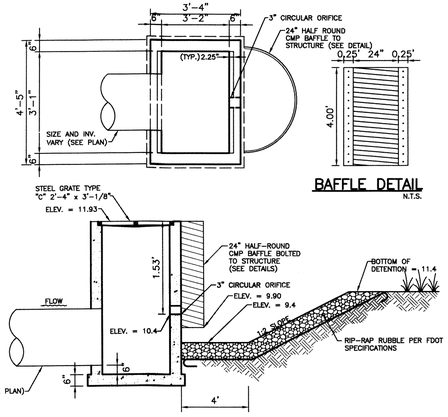


F.D.O.T. "F" CURB AND GUTTER

N.T.S.

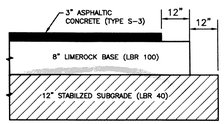


SECTION B–B



BAFFLE DETAIL

N.T.S.



COMPACTION NOTES:

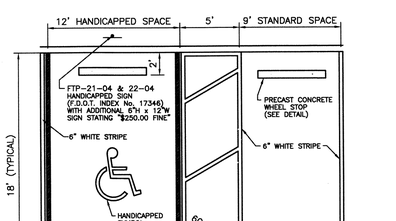
THE LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T–180 AND THE ENGINEERS TECHNICAL SPECIFICATIONS.

THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY – PER AASHTO T–180.

THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T–180 AND THE ENGINEERS TECHNICAL SPECIFICATIONS.

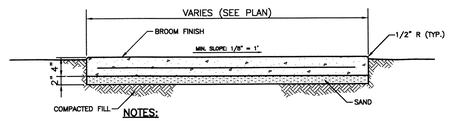
NEW PAVEMENT SECTION

N.T.S.



TYPICAL PARKING SPACE

N.T.S.



NOTES:

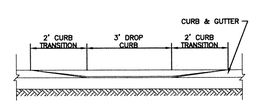
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS. REINFORCING SHALL BE FIBER MESH IN CONCRETE MIX.
2. SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS–SECTION, AND BE MOIST WHEN CONCRETE IS PLACED.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS AT 5' INTERVALS.
4. SIDEWALK AND CONCRETE MEDIANS SHALL BE CONSTRUCTED WITH EXPANSION JOINTS AT POINTS OF WALK OR MEDIAN TERMINATION AGAINST AN UNYIELDING SURFACE AT THE INTERVALS NOT TO EXCEED 120'.

TYPICAL SIDEWALK DETAIL (PRIVATE DEVELOPMENT)

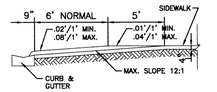
N.T.S.

CURB NOTES:

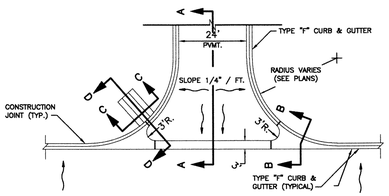
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGHT OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
2. WHEN USED ON THE HIGH SIDE OF THE ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE FACE WILL BE LESS.
3. CONTRACTION JOINTS FOR CURBS AND GUTTERS, AND VALLEY GUTTERS SHALL BE CONSTRUCTED WITH CONTRACTION JOINTS AT INTERVALS OF 10 FEET EXCEPT WHERE SHORTER INTERVALS ARE REQUIRED FOR CLOSURES, BUT NO JOINT SHALL BE CONSTRUCTED AT INTERVALS OF LESS THAN 4 FEET. SIDEWALKS AND CONCRETE MEDIANS SHALL BE CONSTRUCTED WITH CONTRACTION JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE WALK OR MEDIAN RESPECTIVELY UNLESS OTHERWISE NOTED ON PLANS. CONTRACTION JOINTS MAY BE OF THE OPEN TYPE OR SAWED. CONSTRUCTION PROCEDURES OF CONTRACTION JOINTS SHALL CONFORM TO THE SPECIFICATIONS SET FORTH IN THE "FDOTSPEC."
4. EXPANSION JOINTS FOR CURBS, CURB AND GUTTERS, AND VALLEY GUTTERS SHALL BE CONSTRUCTED WITH EXPANSION JOINTS AT ALL INLETS, ALL RADIUS POINTS, ALL POINTS WHERE OPERATIONS CEASE FOR ANY CONSIDERABLE TIME AT INTERVALS OF NOT MORE THAN 500 FEET. WALKS AND CONCRETE MEDIANS SHALL BE CONSTRUCTED WITH EXPANSION JOINTS AT POINTS OF WALK OR MEDIAN TERMINATION AGAINST AN UNYIELDING SURFACE AND AT INTERVALS NOT TO EXCEED 120 FEET. EXPANSION JOINTS SHALL BE CONSTRUCTED WITH "PVC" SLIPS ENCASING THE REINFORCING BARS. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL WHICH MEETS THE REQUIREMENTS OF "FDOTSPEC, 932–1.1." EXPANSION JOINTS BETWEEN THE SIDEWALK AND THE CURB OR DRIVEWAY OR AT FIXED OBJECTS AND SIDEWALK INTERSECTIONS SHALL BE 1/2 INCH JOINTS, FORMED WITH A PREFORMED JOINT FILLER MEETING THE REQUIREMENTS SPECIFIED IN "FDOTSPEC, 932–1.1."



SECTION C–C

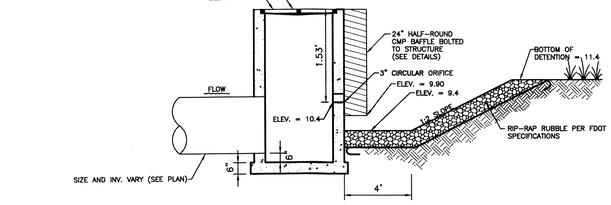


SECTION D–D



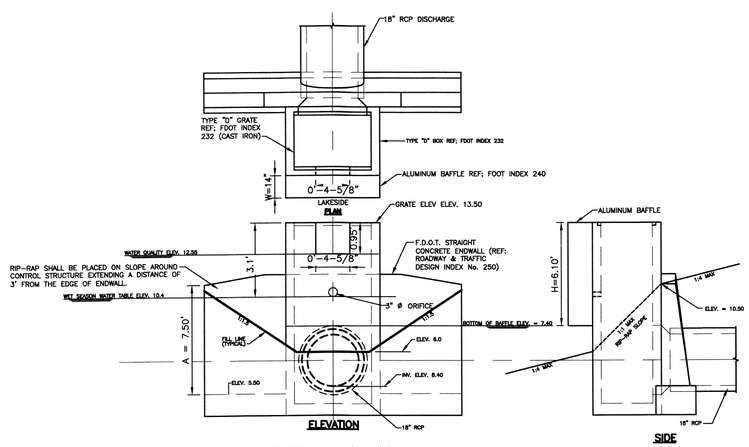
3' VALLEY CROSSING DETAIL (TYPE "F" CURB & GUTTER)

N.T.S.



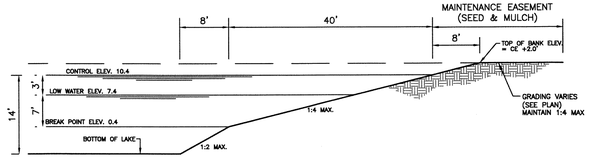
MODIFIED TYPE "C" STRUCTURES #6 & #8

N.T.S.

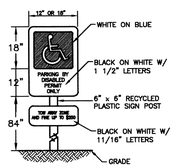


CONTROL STR. (CS–#1)

N.T.S.

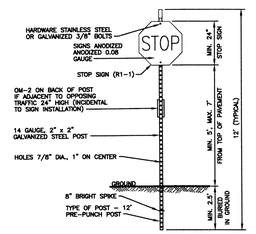


TYPICAL LAKE SECTION



HANDICAP PARKING SIGN DETAIL

N.T.S.



TYPICAL SIGN INSTALLATION

N.T.S.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

CHRISTOPHER O. WRIGHT
LICENSE
No. 47089
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47089

October 7, 2013 11:02 AM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\0601990200D12.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
⚠	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

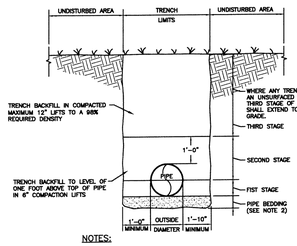
DATE: JULY, 2013
HORIZ. SCALE (FULL): N/A
HORIZ. SCALE (HALF): N/A
SEC: 3 TWP: 50S RGE: 26E

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: PAVING & DRAINAGE DETAILS

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGER TRANSFER FACILITY (RADIO ROAD) SDPA

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	12 OF 14	0601990200D



NOTES:

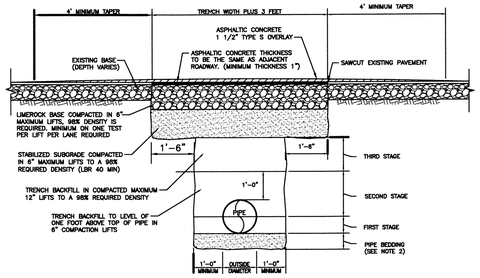
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL, CRUSHED LIMESTONE, OR OTHER APPROVED MATERIAL. REFER TO TECHNICAL SPECIFICATIONS FOR DETAIL REQUIREMENTS.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OF A 6" PIPE BEDDING SHALL BE USED.

UNPAVED AREA TRENCH BACKFILL DETAIL

NTS

G-1

REVISED: APRIL 2006



NOTES:

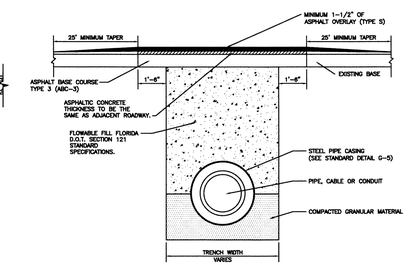
1. BACKFILL SHALL BE OF SUITABLE MATERIAL REMOVED FROM EXCAVATION EXCEPT WHERE OTHER MATERIAL IS SPECIFIED. BACKFILL MATERIAL SHALL CONSIST OF EARTH, LOAM, SANDY CLAY, GRAVEL, CRUSHED LIMESTONE, OR OTHER APPROVED MATERIAL. REFER TO TECHNICAL SPECIFICATIONS FOR DETAIL REQUIREMENTS.
2. IF TRENCH BOTTOM CONTAINS ROCK, THEN A MINIMUM OF A 6" PIPE BEDDING SHALL BE USED.
3. R.O.W. PERMIT STIPULATIONS OVERRIDE THIS DETAIL WHERE TRENCH IS LOCATED WITHIN A COUNTY R.O.W.

PAVED AREA TRENCH RESTORATION DETAIL FOR PRIVATE ROADS

NTS

G-2

REVISED: APRIL 2006



*TRENCH WIDTH = PIPE OUTSIDE DIAMETER PLUS 2 FEET

NOTES:

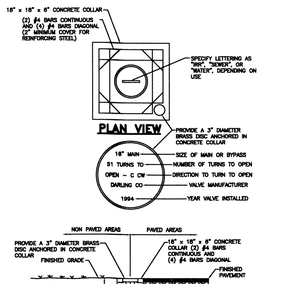
1. OVERLAY REQUIRED AT COLLIER COUNTY'S DISCRETION.
2. WRAP PIPE JOINTS WITH FILTER FABRIC.
3. ALL PIPES SHALL BE CONSTRUCTED WITHIN STEEL CASING PIPE IF INSTALLED ON A ROAD TO BE WIDENED.
4. RIGHT-OF-WAY PERMIT STIPULATIONS OVERRIDE THIS DETAIL WHERE TRENCH IS LOCATED WITHIN A COUNTY RIGHT-OF-WAY.

STATE ROAD, MAJOR COUNTY ROAD, AND NUMBERED COUNTY ROAD FLOWABLE FILL ROAD AND TRENCH RESTORATION

NTS

G-2A

REVISED: APRIL 2006

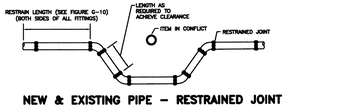


TYPICAL VALVE SETTING DETAIL

NTS

G-7

REVISED: SEPTEMBER 2006



NEW & EXISTING PIPE – RESTRAINED JOINT

NOTES

1. SEE SECTION 1 – DESIGN CRITERIA FOR AIR RELEASE VALVE REQUIREMENTS.

G-4

REVISED: APRIL 2006

PIPE CONFLICT DETAILS

NTS

PIPE SIZE IN INCHES	RESTRAINED PIPE LENGTH IN FEET (1)		
	TEE (3)	REDUCER (4)	
4 x 4	9		40
6 x 6	14		61
8 x 6	9		78
8 x 8	19		74
10 x 10	25		74
12 x 6	9		128
12 x 8	31		75
12 x 10	38		75
12 x 12	46		155
16 x 16	61		197
18 x 18	134		197
24 x 6	9		197
24 x 12	150		196
24 x 16	150		196
30 x 16	90		181
30 x 24	180		77
30 x 30	175		77
36 x 16	90		197
36 x 24	180		196
36 x 30	274		196
36 x 36	270		313
42 x 30	175		166
42 x 36	270		166
42 x 42	365		313
48 x 30	175		161
48 x 36	266		161

PIPE SIZE	RESTRAINED PIPE LENGTH IN FEET (1)							
	HORIZONTAL BENDS					45° VERTICAL BENDS		
INCHES	90°	45°	22-1/2°	11-1/4°	DEAD ENDS (2)	UPPER	LOWER	
4	33	13	6	3	50	60	8	
6	50	19	9	4	75	90	12	
8	67	25	12	5	100	120	17	
10	84	32	15	6	125	150	21	
12	101	38	18	7	151	180	25	
14	73	55	13	7	183	68	25	
16	83	63	15	8	209	78	29	
18	94	70	17	9	235	88	32	
20	104	78	19	10	261	98	36	
24	125	94	23	12	313	117	43	
30	157	118	29	15	391	147	54	
36	188	141	34	18	469	176	65	
42	219	165	40	21	547	206	76	
48	251	188	46	24	626	235	87	

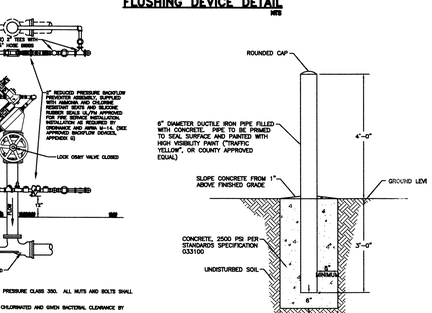
NOTES:

1. RESTRAIN ALL PIPE JOINTS WITHIN THE DISTANCE SHOWN ON THE TABLES MEASURED FROM THE POINT OF CONNECTION.
2. ISOLATION VALVES SHALL BE TREATED AS DEAD ENDS WITH RESTRAINT ON BOTH SIDES OF THE VALVE.
3. RESTRAINT IS FOR BRANCH OF TEE. IF BRANCH SIZE IS NOT ON TABLE, USE NEXT LARGEST BRANCH.
4. RESTRAINT IS FOR LARGE DIAMETER SIDE OF REDUCER. IF REDUCER SIZE IS NOT ON TABLE, USE NEXT SMALLER REDUCER (SMALL END).
5. THIS SCHEDULE IS TO BE USED FOR DUCTILE IRON AND PVC PIPE.

PIPE RESTRAINT SCHEDULE

G-10

REVISED: APRIL 2006



NOTES:

1. PIPING SHALL BE INSTALLED UP TO 2" CURB STOP WITH VALVE BOX AND COVER AS SHOWN ON DETAIL FOR MAIN INSTALLATION.
2. AUTOMATIC FLUSHING DEVICE SHALL BE SHUT OFF UNTIL MAIN LINE HAS BEEN BACTERIOLOGICALLY TESTED.
3. ALL THREAD HARD PIPING SHALL BE BRASS.
4. SEE TECHNICAL SPECIFICATIONS SECTION 331200 FOR GATE VALVE AND VALVE BOX REQUIREMENTS.
5. AT TIME OF ACCEPTANCE, WATER DEPARTMENT WILL INSTALL 2" METER.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

AUTOMATIC WATER MAIN FLUSHING DEVICE DETAIL

NTS

W-2

REVISED: JANUARY 2009

NOTES:

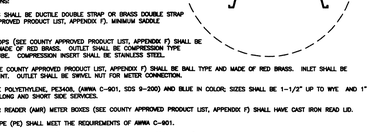
1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18 INCHES MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE OF THE 18 INCHES MINIMUM VERTICAL SEPARATION DISTANCE DOES NOT APPLY TO SEPARATIONS OF SEWER LATERALS AND POTABLE WATER MAIN CROSSINGS. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL REQUIRE SUBMISSION AND APPROVAL OF A DEVIATION. IF A DEVIATION IS SUBMITTED, THE FOLLOWING MINIMUM STIPULATIONS APPLY: THE CROSSING SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, DR 18, PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET ON EACH SIDE OF THE CROSSING. WATER MAIN CONCRETE ENCASEMENT SHALL ONLY BE MADE AFTER WRITTEN APPROVAL OF THE WATER DIRECTOR OR HIS DESIGNEE.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER CROSSES UNDER SEWER LINE.
4. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
5. WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN, OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, FAC, AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610.
6. 57 STONE SHALL BE UTILIZED FOR SEPARATION BETWEEN GRAVITY SANITARY SEWER LINES AND STORMWATER LINES.
7. SEE SECTION 1- DESIGN CRITERIA, SUBSECTIONS 1.2.3 AND 1.3 FOR ADDITIONAL REQUIREMENTS.

PIPE SEPARATION DETAIL

NTS

G-3

REVISED: APRIL 2006



NOTES:

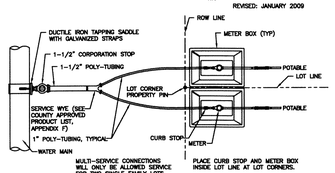
1. HYDRANT MUST BE CURRENT YEAR MANUFACTURE AND YEAR OF MANUFACTURE MUST BE CAST ON BARREL.
2. ALL EXISTING MAINS WHERE FIRE HYDRANTS ARE TO BE INSTALLED SHALL BE HOT TAPPED.
3. TAPPING SADDLES MAY BE EITHER STAINLESS STEEL OR DUCTILE IRON. ALL TAPPING SADDLES FOR ASBESTOS CEMENT PIPE SHALL BE STAINLESS STEEL.
4. ALL FIRE HYDRANT BARRELS SHALL BE A MINIMUM 5-1/4" IN DIAMETER.
5. ALL FIRE HYDRANTS INSTALLED SHALL BE OF THE BREAK AWAY FLANGE TYPE AND SHALL MEET THE REQUIREMENTS OF THE LOCAL FIRE CONTROL DISTRICT.
6. HYDRANT SHALL CONFORM WITH AWWA C-502.
7. THRUST RESTRAINT SHALL BE BY MJ RETAINER GLANDS.
8. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

FIRE HYDRANT DETAIL

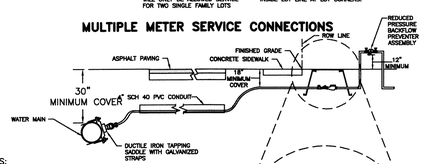
NTS

W-3

REVISED: JANUARY 2009



MULTIPLE METER SERVICE CONNECTIONS



NOTES:

1. CONNECTORS Y (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F) SHALL BE USED FOR MULTI-SERVICE. SUCCESSIVE TAPS INTO WATER MAIN WILL BE NO CLOSER THAN 24" APART.
2. ALL CASING PIPE SHALL EXTEND A MINIMUM OF 5' BEYOND THE EDGE OF PAVEMENT, WITH A CASING DIAMETER TO BE NO LESS THAN 4". CONDUIT SHALL BE MARKED WITH A ELECTRONIC MARKER (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F).
3. TAPPING SADDLE CORPORATION STOP, POLY TUBING, CURB STOP, AND METER BOXES SHALL BE INSTALLED BY UNDERGROUND UTILITY CONTRACTOR AT THE TIME OF WATER MAIN INSTALLATION.
4. MATERIAL SPECIFICATIONS:
   A. TAPPING SADDLES SHALL BE DUCTILE DOUBLE STRAP OR BRASS DOUBLE STRAP (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F). MINIMUM SADDLE SIZE 1-1/2".
   B. CORPORATION STOPS (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F) SHALL BE BALL TYPE AND MADE OF RED BRASS. OUTLET SHALL BE COMPRESSION TYPE POLYETHYLENE TUBE. COMPRESSION INSERT SHALL BE STAINLESS STEEL.
   C. CURB STOPS (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F) SHALL BE BALL TYPE AND MADE OF RED BRASS. INLET SHALL BE COMPRESSION JOINT. OUTLET SHALL BE SWIVEL NUT FOR METER CONNECTION.
   D. TUBING SHALL BE POLYETHYLENE, PE3408, (AWWA C-901, SDS 9-200) AND BLUE IN COLOR; SIZES SHALL BE 1-1/2" UP TO WYE AND 1" AFTER WYE FOR LONG AND SHORT SIDE SERVICES.
   E. AUTOMATIC METER READER (AMR) METER BOXES (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F) SHALL HAVE CAST IRON READ LID.
   F. POLYETHYLENE PIPE (PE) SHALL MEET THE REQUIREMENTS OF AWWA C-901.
5. ALL PLANTINGS SHALL BE A MINIMUM 1.5' FROM METER BOX, AND SHALL PROVIDE A 3' ACCESS OPENING.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

W-12

REVISED: MAY 2009

TYPICAL SHORT AND LONG SIDE WATER SERVICE METER SETTING DETAIL FOR CONNECTION TO WATER MAIN

NOTES:

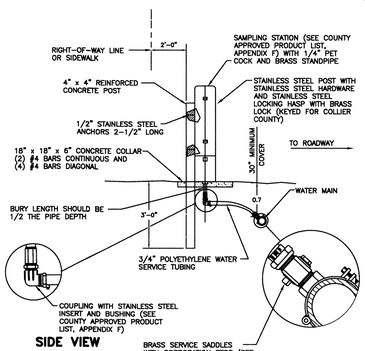
1. FINAL CONNECTION TO BE WITNESSED BY COLLIER COUNTY WATER DISTRIBUTION.
2. MJ TAPPED CAPS TO BE PROPERLY RESTRAINED.
3. INSTALL JUMPER TAP SYSTEM FOR TEMPORARY METER DOWNSTREAM OF BLIND FLANGE FOR CONSTRUCTION WATER.
4. TAPPING SADDLES MAY BE EITHER STAINLESS STEEL OR DUCTILE IRON. ALL TAPPING SADDLES FOR ASBESTOS CEMENT PIPE SHALL BE STAINLESS STEEL.
5. JUMPER ASSEMBLY MUST BE MINIMUM OF 18" ABOVE FINISHED GRADE.
6. BACKFLOW ASSEMBLY REQUIRES INITIAL CERTIFICATION BY CERTIFIED BACKFLOW TESTER.
7. THIS ASSEMBLY SHALL ONLY BE USED IF NO COMBUSTIBLES WILL BE ON SITE. IF COMBUSTIBLES ARE BROUGHT ON SITE, THEN THE TEMPORARY BACKFLOW PREVENTERS AND FIRE PROTECTION METER TIE-IN ASSEMBLY SHALL BE USED.
8. THIS ASSEMBLY IS NOT APPROVED TO PROVIDE FIRE PROTECTION WATER TO THE SITE DURING CONSTRUCTION. ASSEMBLY NOT TO BE REMOVED AND SPOOL PIECE INSTALLED FOR FINAL CONNECTION UNTIL AFTER TESTING, BACTERIAL CLEARANCE, FINAL INSPECTION AND COUNTY ACCEPTANCE.
9. GAP CONFIGURATION TO BE INSTALLED WITHIN 24 HOURS OR LESS AT THE DISCRETION OF THE WATER DISTRIBUTION DEPARTMENT.
10. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.

CONNECTION TO EXISTING WATER MAIN DETAIL (GAP CONFIGURATION)

NTS

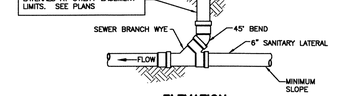
W-4

REVISED: JANUARY 2009



PERMANENT BACTERIAL SAMPLE POINT DETAIL

NTS



ELEVATION

SEWER CLEAN-OUT DETAIL PAVED AREAS

NTS

WW-11

REVISED: APRIL 2006

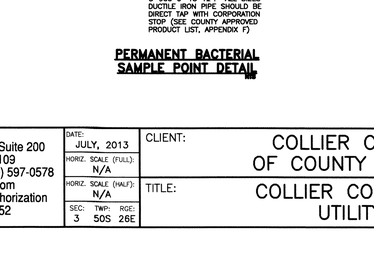
ELEVATION

SEWER CLEAN-OUT DETAIL NON PAVED AREAS

NTS

WW-12

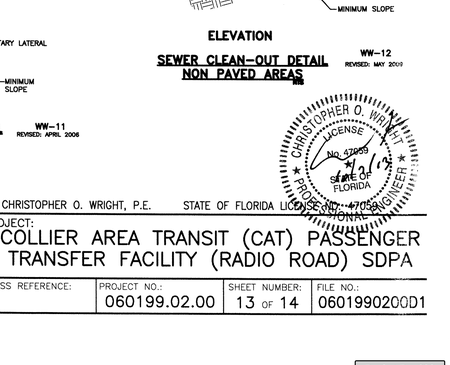
REVISED: MAY 2009



NOTES:

1. ALL ABOVE GROUND PIPE SHALL BE FLANGED END DUCTILE IRON PIPE, PRESSURE CLASS 350. ALL NUTS AND BOLTS SHALL BE STAINLESS STEEL.
2. WATER MAIN EXTENSION AND ASSEMBLY IS REQUIRED TO BE FLUSHED, CHLORINATED AND GIVEN BACTERIAL CLEARANCE BY THE WATER DEPARTMENT LAB BEFORE PLACEMENT IN SERVICE.
3. BACKFLOW UNIT AND METER REQUIRES INITIAL CERTIFICATION FOR OPERATION AND ACCURACY WITH RESULTS AND ANNUAL TESTS SUBMITTED TO THE COLLIER COUNTY WATER DEPARTMENT.
4. INSPECTIONS ARE REQUIRED FOR SYSTEM TIE-IN AND ASSEMBLY CONNECTION.
5. THIS ASSEMBLY SHALL BE PAINTED WITH RED EPOXY PAINT.
6. ALL COMPONENTS THAT COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF STANDARD 61.
7. A 4"X8" SIGN WITH 3" LETTERS OR BIGGER SHALL READ: "IN CASE OF FIRE, OPEN VALVE."
8. A REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY SHALL BE USED WHEN HIGH HAZARDS, AS DEFINED BY AWWA M-14 (e.g., RISK OF CHEMICAL ADDITION, MEDICAL FACILITIES, INDUSTRIAL FACILITIES, PROPERTIES USING RECLAIMED WATER, ETC.), EXIST.

ALTERNATE TEMPORARY BACKFLOW PREVENTER AND FIRE PROTECTION METER TIE-IN ASSEMBLY



VEHICULAR GUARD POST DETAIL

NTS

G-11

REVISED: AUGUST 2008

CHRISTOPHER O. WRIGHT
LICENSE
No. 47059
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47059

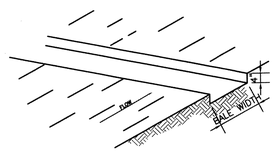
September 19, 2013 9:29 AM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\360199020013.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE
1	REVISED PER COLLIER COUNTY COMMENTS RAI01 (DATED 09/04/13)	M.S.J.	B.E.J.	09/10/13

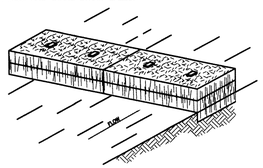
	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

RWA CONSULTING INC.
Planning
Visualization
Civil Engineering
Sur

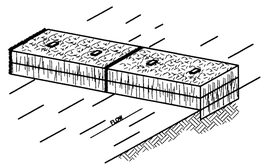
1. EXCAVATE THE TRENCH



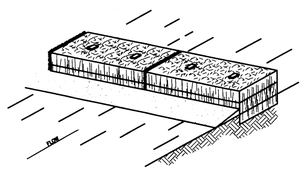
2. PLACE AND STAKE STRAW BALES.



3. WEDGE LOOSE STRAW BETWEEN BALES.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

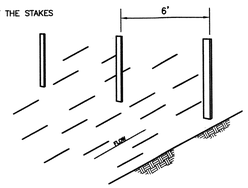


CONSTRUCTION OF A STRAW BALE BARRIER
N.T.S.

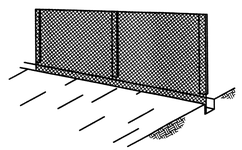
PLATE 1.05c

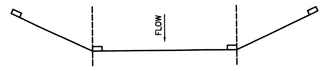
SOURCE: INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, SHERWOOD and WYANT

1. SET THE STAKES



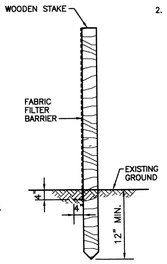
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.





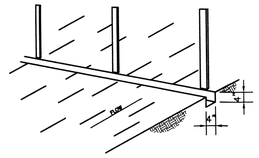
PLAN

WOODEN STAKE

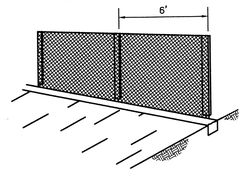


STAKE & FILTER FABRIC BURIAL DETAIL

2. EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



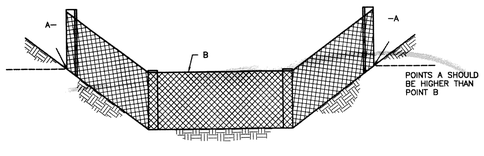
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



CONSTRUCTION OF A FILTER BARRIER
N.T.S.

PLATE 1.06a

SOURCE: INSTALLATION OF STRAW AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL, SHERWOOD and WYANT



ELEVATION

PROPER PLACEMENT OF STRAW BALE BARRIER IN DRAINAGE WAY
N.T.S.

PLATE 1.05d

BMP 1.05 STRAW BALE BARRIER

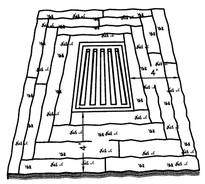
ELEVATION

PROPER PLACEMENT OF A FILTER BARRIER IN A DRAINAGE WAY
N.T.S.

BMP 1.06 SILT FENCE

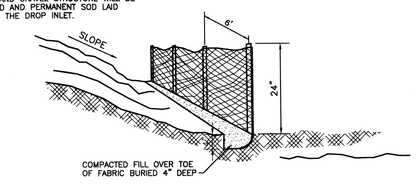
PLATE 1.06b

AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENETLY STABILIZED, THE BLOCK AND GRAVEL STRUCTURE WILL BE REMOVED AND PERMANENT SOD LAID AROUND THE DROP INLET.



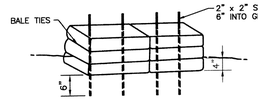
4–12" WIDE STRIPS OF TALL FESCUE SOD ON EACH SIDE OF THE DROP INLET.

SOD DROP INLET PROTECTION



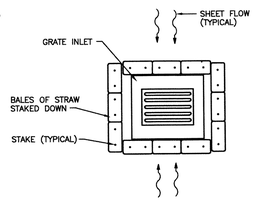
SEDIMENT FENCE DETAIL

SEDIMENTATION / EROSION CONTROL DETAIL
N.T.S.



PROFILE
ANCHORING BALES

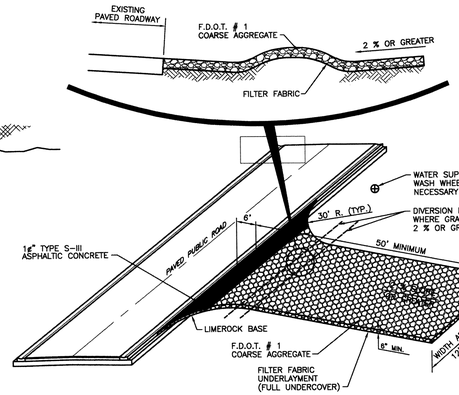
NOTE:
1. SINGLE ROW OF STRAW BALES TO BE PLACED PRIOR TO THE START OF ROUGH GRADING
2. SECURELY BOUND BALES REQUIRED FOR DURABILITY



PLAN

TEMPORARY STRAW BALE SEDIMENT BARRIER
N.T.S.

(TYPICAL FOR ALL GRATE INLETS)



NOTES:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

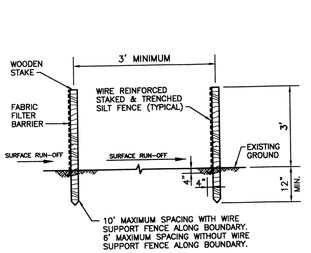
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
SOURCE: VIRGINIA DIVISION OF SOIL AND WATER CONSERVATION

SOURCE: Va SWCC PLATE 1.01a

BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



DOUBLE ROW
STAKED SILT FENCE

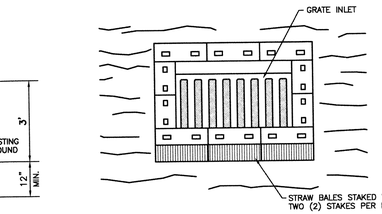
GENERAL NOTES:

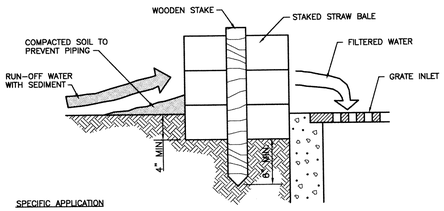
PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.

THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, PPS 6-301 TO 6-500).

THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF REQUIREMENTS FOR SOIL EROSION CONTROL PER LOCAL REQUIREMENTS. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

A) BMP 1.01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.05 STRAW BALE BARRIER
C) BMP 1.06 SILT FENCE
D) BMP 1.08 STORM INLET DRAIN PROTECTION





SPECIFIC APPLICATION

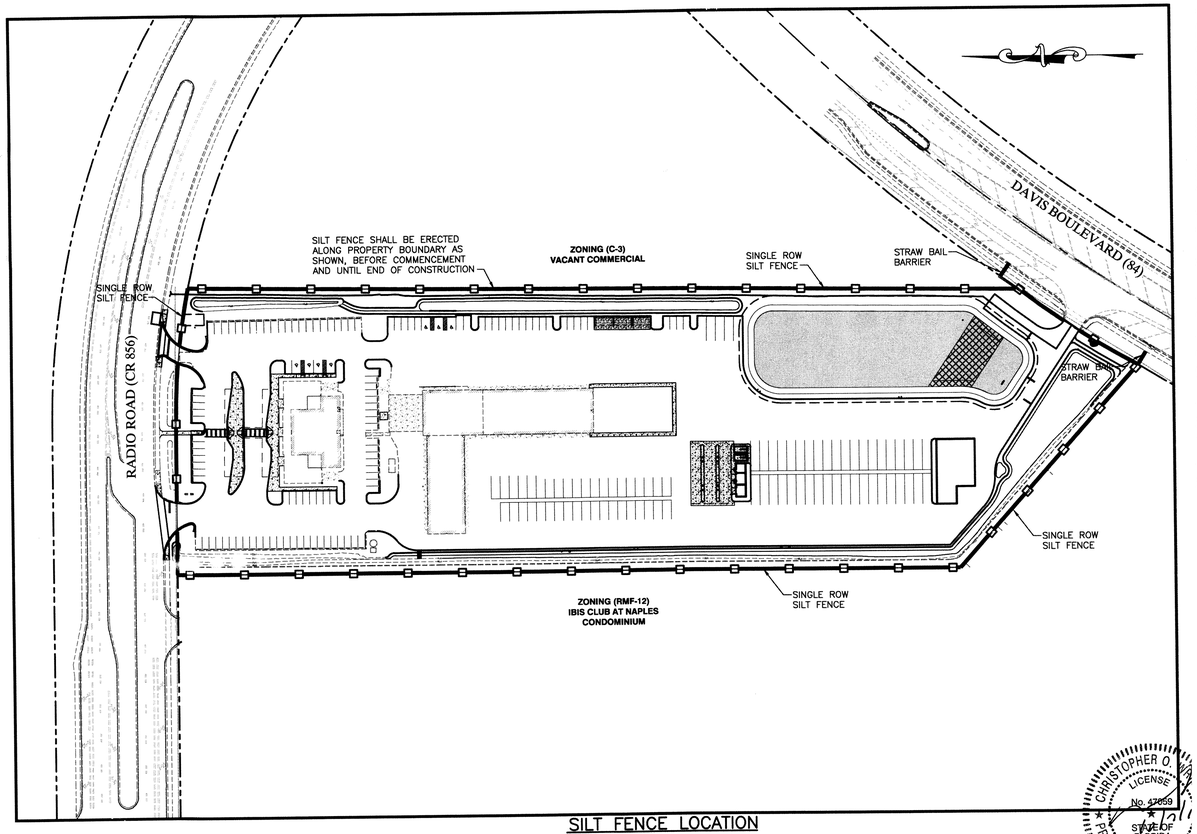
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

STRAW BALE DROP INLET SEDIMENT FILTER
N.T.S.

PLATE 1.08a

SOURCE: MICHIGAN SOIL EROSION AND SEDIMENTATION CONTROL GUIDEBOOK, 1975

BMP 1.08 STORM INLET DRAIN PROTECTION



SILT FENCE LOCATION

CHRISTOPHER O. WRIGHT, P.E. STATE OF FLORIDA LICENSE NO. 47059

CHRISTOPHER O. WRIGHT LICENSE No. 47059 STATE OF FLORIDA PROFESSIONAL ENGINEER

September 5, 2013 7:40 AM K:\2006\060199.02.00 Collier Area Transit Facility\0009 Construction Plans & Tech Specification\REV 05\0601990200014.dwg

REV #	REVISION	DRAWN:	CHECKED:	DATE

	NAME	DATE
DESIGNED:	J.A.Z.	09/12
DRAWN:	D.L.C.	09/12
CHECKED:	J.A.Z.	09/12

RWA CONSULTING INC.
Planning
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Civil Engineering
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6610 Willow Park Drive, Suite 200
Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization
EB 7663 LB 6952

DATE:	JULY, 2013
HORIZ. SCALE (FULL):	N/A
HORIZ. SCALE (HALF):	N/A
SEC: TWP: RGE:	3 50S 26E

CLIENT: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

TITLE: EROSION CONTROL PLAN

PROJECT: COLLIER AREA TRANSIT (CAT) PASSENGE TRANSFER FACILITY (RADIO ROAD) SDP

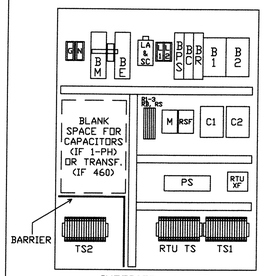
CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
	060199.02.00	14 OF 14	060199020

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

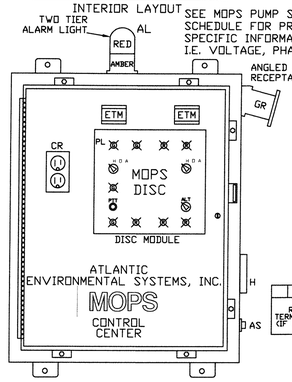
CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT



DEAD FRONT LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

SEE MOPS PUMP STATION SCHEDULE FOR PROJECT SPECIFIC INFORMATION I.E. VOLTAGE, PHASE, ETC.

PANEL COMPONENTS

ALT	ALTERNATOR (DN DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
CR	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH (ON DISC)
LA	LIGHTNING ARRESTOR
M	MONITOR: 1PH=VOLT, 3PH.=PHASE
PL	PILOT LIGHT (ON DISC)
PS	POWER SUPPLY
SC	SURGE CAPACITOR
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
RTU TS	RTU TERMINAL STRIP

NOTES

A) NEMA 4X Stainless Steel Enclosure Aluminum Inner (Dead Front) Door 30"H x 24" W x 8" D

B) PANEL LABELD FOR UL. 508A "MOTOR CONTROL CENTERS" AND UL. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)

C) COMPLETE BACK-UP, SELF-CHARGING BATTERY, VISUAL/AUDIO ALARM SYSTEM, PER RSWF-45

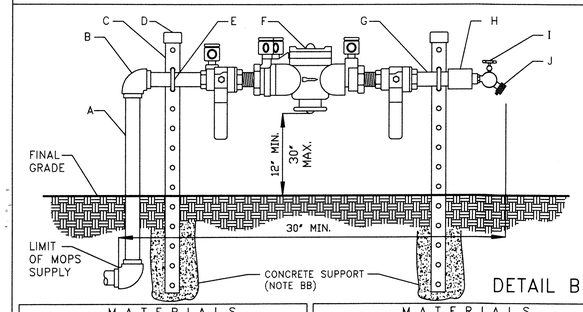
TS1 TERMINAL SCHEDULE

	COM	SF1	SF2	T1	T2	T3	1	2	PIG	T1	T2	T3	1	2	PEC
RTU TERMINALS (IF USED)		PUMP SEAL FAIL		MOTOR 1 LEADS			MT1 MOTOR 1		G N D	MOTOR 2 LEADS			MT2 MOTOR 2		G N D

JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF		FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM	

TS2 TERMINAL SCHEDULE



DETAIL B

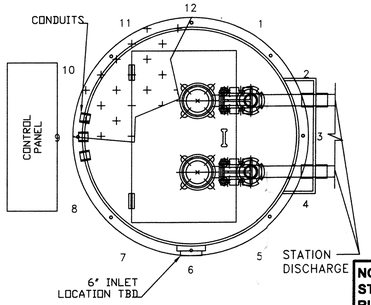
MATERIALS

ITEM	QTY	DESCRIPTION
A	1	3/4" x 24" STAINLESS STEEL NIPPLE
B	2	3/4" x 1" STAINLESS STEEL 90ø ELBOW
C	2	1" x 1" x 40" STAINLESS STEEL SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 761
E	2	3/4" STAINLESS STEEL PIPE BOLTS

MATERIALS

ITEM	QTY	DESCRIPTION
F	1	3/4" APPROVED BACKFLOW PREVENTER
G	1	3/4" x 4" STAINLESS STEEL NIPPLE
H	1	3/4" x 3/4" STAINLESS STEEL COUPLING
I	1	3/4" BRONZE HOSE BIBB
J	1	3/4" VACUUM BREAKER

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL
U.S.C. AND A.S.S.E. APPROVED N.T.S.



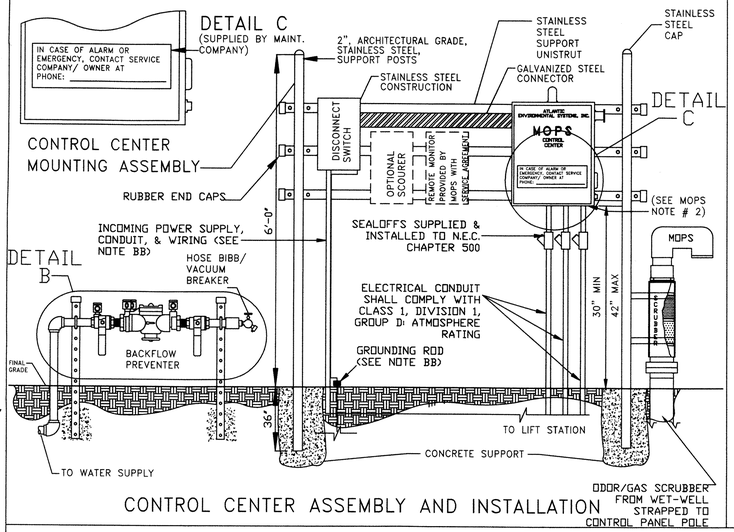
BASED ON STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION; DESIGNATE CLOCK POSITIONS OF THE INVERTS AND CONTOL PANEL LOCATION ON THE SCHEDULE

HUB AND INVERT LOCATION

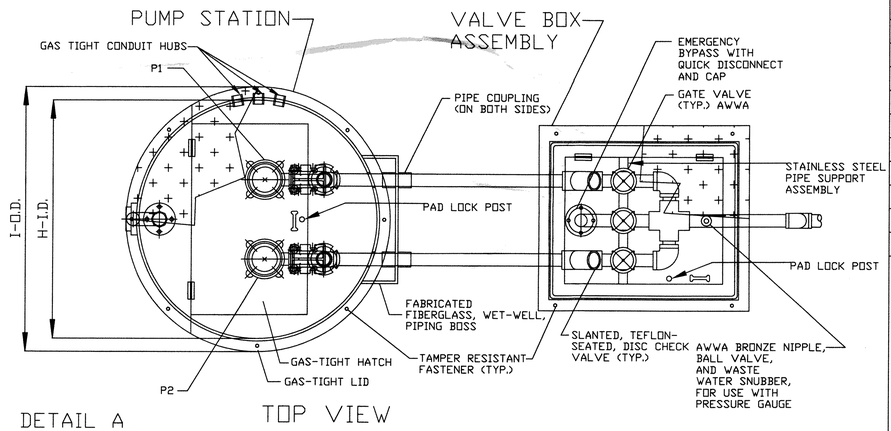
ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	TBD
SECONDARY INVERT	N/A
LOCATION OF CONTROL/CENTER AND ELECTRICAL CONDUIT HUBS	9:00

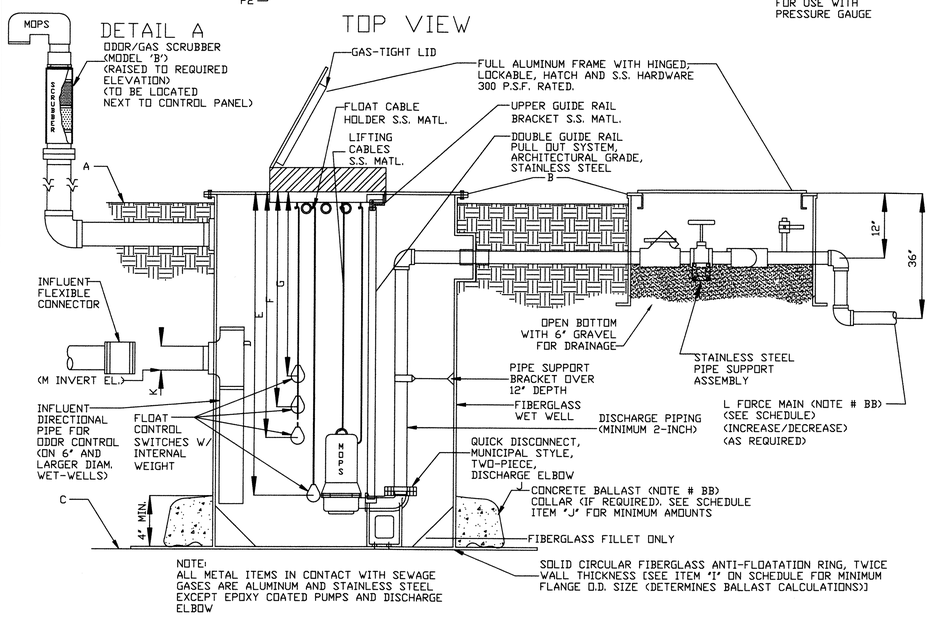
NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE: COMMON FILL COMPACTED IN 12" LIFT TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180. BE CAREFUL NOT TO DAMAGE WETWELL DURING COMPACTION.

THE MOPS CONTROL ASSEMBLY CONSISTING OF: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS AND SEAL-OFFS, ARE TO BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS EXTENDED, MUNICIPAL SERIES, WARRANTY PROGRAM.

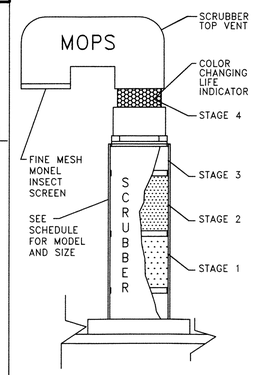


CONTROL CENTER ASSEMBLY AND INSTALLATION





DETAIL A



MOPS ODOR/GAS SCRUBBER NOTES:
1) SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2) SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3) SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4) SEE MOPS NOTES # 9.
5) MODEL 'B' SHOWN

MOPS

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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MUNICIPAL SERIES

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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	35		100 YEAR FLOOD ELEVATION	14.30'
INITIAL DESIGN HEAD (T.D.H.)	46'		25 YEAR FLOOD ELEVATION	13.50'
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A	GRADE ELEVATION	14.30'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B	TOP ELEVATION OF WET WELL	14.30'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	04.30'
RATED MOTOR HORSEPOWER	2.0	D	ALL PUMPS OFF ELEVATION	06.20'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E	LEAD PUMP ON ELEVATION	07.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	07.50'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	08.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	48"
CONTROL CENTER FULL LOAD AMPS	21	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	84"
NEMA 4X STAINLESS STEEL DISCONNECT SWITCH, RATED AMPS	30	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	6"
REMOTE STATION MONITOR (TELEMETRY)	N/A	L	FORCE MAIN DIAMETER	2"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	08.55'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22-48120-C-2.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-2.0
MOPS DISCONNECT SWITCH	1	FDS-30-3-2-SS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-22SS
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	0	N/A
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS, FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400-COLLECTION SYSTEMS AND TRANSMISSION SYSTEMS,
NATIONAL ELECTRIC CODE (NEC) FOR CLASS 1, DIVISION 1, GROUP D-HAZARDOUS LOCATIONS,
UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS,
RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (1997 EDITION)

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE PUBLISHED 25 YEAR FLOOD ELEVATION.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE PUBLISHED 100 YEAR FLOOD ELEVATION.
9. THE MOPS PUMP STATION, WITH ODOR/ GAS SCRUBBER AND OTHER RELATED DESIGNS OF PUMP STATION, COMPLIES AND FULFILLS RULES OF THE F.A.C.

MOPS ENGINEERING NOTES

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON STATION'S DESIGN CRITERIA AND REQUIRED TORQUE REQUIREMENTS. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE).
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS PUMP STATION.
CC. INVERT ELEVATION BASED ON INSIDE BOTTOM OF PIPE.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Daniel J. Moss, P.E. License # 56885
V.P. of Engineering
Atlantic Environmental Systems, Inc., C A # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 / Fax: 561-547-3999

PRIVATE PUMP STATION

SEP 2 6 2013

REVISION	DATE
--	--/--/--
--	--/--/--
--	--/--/--
--	--/--/--

3.D.e

Project: C.A.T. PASSENGER TRANSFER FACILITY (RADIO ROAD)
Prepared For: RWA, INC.
6610 WILLOW PARK DR., NAPLES, FL 34120

AES. Project No: 761
Date: 09/17/13

Page No. 761-9

Packet Pg. 994

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RECEIVED

1986 FEB 20 AM 10: 14

WILLIAM J. REAGAN
CLERK
COLLIER

FILED
FEB 7 3 39 PM '86
SECRETARY OF STATE

ORDINANCE 86-6

AN ORDINANCE AMENDING ORDINANCE 82-2 THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE ZONING ATLAS MAP NUMBER 50-26-2 BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM C-4 TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS BILL GALLMAN OLDSMOBILE DEALERSHIP FOR AN AUTOMOBILE DEALERSHIP LOCATED 1/4 MILE WEST OF THE INTERSECTION OF RADIO ROAD AND DAVIS BOULEVARD; 10.28 ACRES IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Donald A. Pickworth, representing William Gallman, petitioned the Board of County Commissioners to change the Zoning Classification of the herein described real property;

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida:

SECTION ONE:

The Zoning Classification of the herein described real property located in Section 3, Township 50 South, Range 26 East, Collier County, Florida is changed from C-4 to "PUD" Planned Unit Development in accordance with the PUD document attached hereto as Exhibit "A" which is incorporated herein and by reference made part hereof. The Official Zoning Atlas Map Number 50-26-2, as described in Ordinance 82-2, is hereby amended accordingly.

SECTION TWO:

This Ordinance shall become effective upon receipt of notice that is has been filed with the Secretary of State.

DATE: February 4, 1986

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: John A. Pistor
JOHN A. PISTOR, CHAIRMAN

ATTEST:
WILLIAM J. REAGAN, CLERK

By: Virginia Magri
D.C.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

Kenneth B. Cuyler
KENNETH B. CUYLER
ASSISTANT COUNTY ATTORNEY

This ordinance filed with the Secretary of State's Office the 7th day of Feb, 1986 and acknowledgement of that filing received this 20th day of Feb, 1986

By: [signature]
Deputy Clerk

BOOK 023 PAGE 43

R-85-25C Ordinance

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

PLANNED UNIT DEVELOPMENT

FOR

BILL GALLMAN OLDSMOBILE DEALERSHIP

ARCHITECTS

DIGBY BRIDGES, MARSH & ASSOCIATES, INC., P.A.

124 N.E. FIFTH AVENUE

DELRAY BEACH, FLORIDA 33444

ENGINEERS

BRUCE GREEN & ASSOCIATES, INC.

600 FIFTH AVENUE SOUTH

NAPLES, FLORIDA 33940

BOOK 023 PAGE 44

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

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SECTION IV	
GENERAL DEVELOPMENT REGULATIONS	4.1
SECTION V	
GENERAL DEVELOPMENT COMMITMENTS	5.1

BOOK 023 PAGE 45

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SECTION I

STATEMENT OF COMPLIANCE

The development of 10.28 acres of land located in parts of Section 3, of Township 50 South, Range 26 East, Collier County, Florida as Planned Unit Development for an automobile dealership will be in compliance with the planning goals and objectives of Collier County as set forth in the Comprehensive Plan. The use of the facility as an automobile dealership will be consistent with the growth policies and land development regulations of the Comprehensive Plan Land Use Element and other applicable documents for the following reasons:

1. The proposed facilities will be designed to be compatible with and complementary to the area.

2. The project development will include adequate support facilities and will not increase demand, adversely affect, or economically burden existing users of public service support facilities or systems.

3. The project development will assist in the diversification of the County's economic base and in meeting employment needs of the present residents.

4. The project development will not adversely impact continguous properties.

5. All improvements will be in compliance with all applicable County, State and Federal laws and ordinances governing project development.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SECTION II

STATEMENT OF INTENT

The purpose of this Section is to express the intent of the owner to commence development of an automobile dealership. This Planned Unit Development shall be limited to uses which are compatible with and related to an automobile dealership. The principal project facilities shall in general, consist of buildings to house sales, service, and administrative functions and related activities, along with associated outdoor areas for sales, display, and storage of vehicles.

The purpose of this document is to set forth the conditions of development with other information required in accordance with PUD Ordinance.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SECTION III

PROPERTY OWNERSHIP AND LEGAL DESCRIPTION

3.1 PROPERTY OWNERSHIP

The subject property is currently under the ownership of William K. Gallman, Sr., Trustee, 2601 Airport Road, Naples, Florida.

3.2 LEGAL DESCRIPTION

The subject property is described as:

The NW 1/4 of Section 3, Township 50 South, Range 26 East, Collier County, Florida; and being more particularly described as follows:

Commence at the Northwest corner of said Section 3; run thence N 89°-54'-20" E along the Northerly line of said Section 3, 440.57 feet; thence S 00°-05'40" E, 50.00 feet to the POINT OF BEGINNING; and also being in the Southerly Right-of-way line of State Route S-858' thence N 89°-54'20" E along said Southerly Right-of-way line, 380.65 feet; thence S 00°-31'-13" W, 1147.78 feet, to the Northerly Right-of-way line being a curve to the Southwest, having a radius of 2939.79 feet, and whose chord bears S 32°-55'-16" W for 187.70 feet thence along the arc of said curve 187.73 feet; thence N 48°-09'-02" W 357.67 feet; thence N 00°-15'-40" W 1066.100 feet to the POINT OF BEGINNING.

Containing 10.28 acres, more or less.

Bearings based on the centerline of S.R. S-858 as N 89°-54'20" E.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SECTION IV

GENERAL DEVELOPMENT REGULATIONS

4.1 PURPOSE

The purpose of this Section is to set forth the regulations for development of the project as an automobile dealership.

4.2 PROJECT PLAN

For the purpose of gross land use area, the subject property is 10.28 acres. The project shall consist of and be limited to the land uses herein described. The project plan is illustrated in the PUD Master Development Plan as drawn by Digby Bridges, Marsh and Associates, Inc., P.A., job number 8135, drawing numbers A-1, A-2, A-3, A-4, L-1, L-2, dated October 2, 1985 and as amended as applicable.

4.3 PERMITTED USES AND STRUCTURES

No buildings or structures, or part thereof, shall be erected, altered or used, or land or water used, in whole or part, for other than the following:

A. Permitted Principal Uses and Structures:

1. New automobile sales.
2. Administrative offices and support service facilities.
3. Any other use which is compatible in nature with the foregoing uses and which the Zoning Director determines to be compatible.

B. Permitted Accessory Uses and Structures:

1. Any accessory uses and structures which are incidental to and customarily associated with uses permitted in this Section.
2. Automobile service.

BOOK 023 PAGE 49

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

3. Used car sales.

4. Automobile storage.

5. Water management and on-site utility and service facilities.

6. Signs as permitted at time of permit application.

4.4 SET-BACKS AND BUFFER AREAS

A. Radio Road and Davis Boulevard - Twenty-five (25) feet plus one (1) foot for each two (2) feet of building height over fifty (50) feet. There shall be no parking or merchandise displayed in the front 15 feet of this set-back area.

B. East and west property lines. The set-back in the East and West property lines will be 50 feet. On the West property line, at least 30 feet of the set-back shall be a landscape buffer as described herein. On the East property line, at least 12 feet of the set-back shall be a landscape buffer. The buffer zone will extend along the developed portion of the property, with the buffer along that portion shown for future expansion of the dealership to be constructed at the time of expansion The buffer zone shall comply with the requirements of the Zoning Ordinance in effect at the time building permits are required or requested. The buffer zone shall utilize only native vegetation, and developer shall retain, insofar as possible, existing trees with a trunk diameter in excess of four inches.

4.5 MAXIMUM HEIGHT OF BUILDINGS - Fifty (50) feet.

4.6 OFF-STREET PARKING AND LOADING

As required by Zoning Ordinance in effect at time of application for building permit.

4.7 FUTURE EXPANSION

Those areas designated on the site plan as "Future Expansion of Oldsmobile Dealership" shall be subject to site development plan approval prior to being utilized for such expansion.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SECTION V

GENERAL DEVELOPMENT COMMITMENTS

5.1 PURPOSE

The purpose of this Section is to set forth the standards for development of the project.

5.2 PUD MASTER DEVELOPMENT PLAN

1. The PUD Master Plan is an illustrative preliminary development plan.

2. The Master Plan shall be understood as flexible within the applicable limits of this document so that the final design may satisfy the project needs.

3. All necessary easements, dedications, or other instruments shall be granted to ensure the continued operation and maintenance of all service utilities.

4. Minor design changes shall be permitted subject to staff approval.

5. Developer shall apply for a waiver of platting in accordance with ordinance 83-17.

5.3 SOLID WASTE DISPOSAL

Such arrangements and agreements as necessary shall be made with an approved solid waste disposal service to provide for solid waste collection service to all areas of the project.

5.4 UTILITIES AND SERVICE FACILITIES

1. Potable water shall be supplied by the County Water System.

2. Waste water treatment shall be by septic tank or as otherwise permitted by the Florida Administrative Code.

5.5 SITE CLEARING

A site clearing plan shall be submitted to the Natural Resources Management

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

Department and the Community Development Division for their review and approval prior to any substantial work on the site. This plan may be submitted in phases to coincide with the development schedule. The site clearing plan shall clearly depict how the final site layout incorporates retained native vegetation to the maximum extent possible and how roads, buildings, lakes, parking lots, and other facilities have been oriented to accommodate this goal.

5.6 INCORPORATION OF NATIVE SPECIES

Native species shall be utilized, where available, to the maximum extent possible in the site landscaping design. A landscaping plan will be submitted to the Natural Resources Management Department and the Community Development Division for their review and approval. This plan will depict the incorporation of native species and their mix with other species, if any. The goal of site landscaping shall be the recreation of native vegetation and habitat characteristics lost on the site during construction or due to the past activities.

5.7 EXOTIC PLANTS

All exotic plants, as defined in the County Code, shall be removed during each phase of construction from development areas, open space areas, and preserve areas. Following site development a maintenance program shall be implemented to prevent reinvasion of the site by such exotic species. This plan, which will describe control techniques and inspection intervals , shall be filed with and approved by the Natural Resources Management Department and the Community Development Division.

5.8 ARCHAEOLOGICAL AND HISTORICAL SITES

If during the course of site clearing, excavation, or other constructional activities, an archaeological or historical site, artifact, or other indicator is discovered, all development at that location shall be immediately stopped and the Natural Resources Management Department notified. Development will be suspended for a sufficient length

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

of time to enable the Natural Resources Management Department or a designated consultant to assess the find and determine the proper course of action in regard to its salvagability. The Natural Resources Management Department will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any constructional activities.

5.9 EXISTING VEGETATION

The existing vegetation shall be utilized to the maximum extent possible in the buffer areas.

5.10 DRAINAGE OF SITE

Detailed site drainage plans shall be submitted to the County Engineer for review for all new construction. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the County Engineer.

A. Davis Boulevard roadside swale shall be regarded as necessary to provide for unobstructed flow from the discharge structure to the nearest cross-culvert under SR 84.

B. That the Natural Resource Management Department review for disposal of toxic materials.

5.11 INGRESS AND EGRESS ON DAVIS BOULEVARD

Subject to FDOT approval, the developer shall provide left and right turn lanes on Davis Boulevard prior to the issuance of any certificates of occupancy serviced by that access.

5.12 INGRESS AND EGRESS ON RADIO ROAD

The developer shall provide left and right turn lanes on Radio Road prior to the issuance of any certificates of occupancy.

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

5.13 LIGHTING

If operations are to continue after sunset, the developer shall provide arterial level street lighting at each access or shall annually reimburse the County for doing so.

5.14 RIGHT-OF-WAY

The developer shall dedicate twenty-five (25) feet of right-of-way along the south side of Radio Road for future roadway widening. This shall be done at the developer's convenience or when requested by the County, whichever comes first.

5.15 UTILITIES

The Utilities Division stipulations per their memo dated November 15, 1984, are hereby incorporated.

5.16 LIGHTING AND SPEAKERS

Lighting on display or storage areas will be located so as to reduce unnecessary glare into adjacent developed residential properties. Outdoor speakers and/or alarm systems will be located and designed so as to reduce unnecessary noise to adjacent developed residential properties.

vab0046

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Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

MEMORANDUM

DATE: November 14, 1985

TO: Ann McKim, Planning Department

FROM: John F. Madajewski, Utilities Engineering Director

Re: Petition R-85-25C - Bill Gallman Oldsmobile Dealership (Supercedes Utilities Division memorandum dated November 15, 1984 for Petition R-84-45C).

We have reviewed the above referenced Petition and have no objection to the rezone as requested. However, we require the following stipulations as a condition to our recommendation for approval:

A) Water & Sewer

1) Water distribution and sewage collection and transmission systems will be constructed throughout the project development by the developer pursuant to all current requirements of Collier County and the State of Florida. Water and sewer facilities constructed within platted rights-of-way or within utility easements required by the County shall be conveyed to the County for ownership, operation and maintenance purposes pursuant to appropriate County Ordinances and regulations in effect at the time of conveyance. All water and sewer facilities constructed on private property and not required by the County to be located within utility easements shall be owned, operated and maintained by the Developer, his assigns or successors. Upon completion of construction of the water and sewer facilities within the project, the facilities will be tested to insure they meet Collier County's utility construction requirements in effect at the time of construction completion. The above tasks must be completed to the satisfaction of the Utilities Division prior to placing any utility facilities, County owned or privately owned, into service.

2) All construction plans and technical specifications and proposed plats, if applicable, for the proposed water distribution and sewage collection and transmission facilities must be reviewed and approved by the Utilities Division prior to commencement of construction.

3) All customers connecting to the water distribution and sewage collection facilities will be customers of the County and will be billed by the County in accordance with the County's established rates. Should the County not be in a position to provide water and/or sewer service to the project, the water and/or sewer customers shall be customers of the interim utility established to serve the project until the County's off-site water and/or sewer facilities are available to serve the project.

4) It is anticipated that the County Utilities Division will ultimately receive and treat the sewage generated by this project. Should the County system not be in a position to receive the project's wastewater at the time development commences, the Developer, at his expense, will install and operate interim on-site sewage treatment and disposal facilities adequate to meet all requirements of the appropriate regulatory agencies.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

5) An Agreement shall be entered into between the County and the Developer, binding on the Developer, his assigns or successors, legally acceptable to the County, prior to the approval of construction documents for the proposed project, stating that:

a) The proposed on-site wastewater treatment and disposal facilities, if required, are to be constructed as part of the proposed project and must be regarded as interim; they shall be constructed to State and Federal standards and are to be owned, operated and maintained by the Developer, his assigns or successors until such time as the County's off-site sewer facilities are available to service the project. The interim treatment facilities shall supply services only to those lands owned by the Developer and approved by the County for development. The utility facility(ies) may not be expanded to provide sewer service outside the development boundary approved by the County without the written consent of the County.

b) Upon connection to the County's off-site sewer facilities, the Developer, his assigns or successors shall abandon, dismantle and remove from the site the interim sewage treatment facility. All work related with this activity shall be performed at no cost to the County.

c) Connection to the County's off-site sewer facilities will be made by the owners, their assigns or successors at no cost to the County within 90 days after such facilities become available. The cost of connection shall include, but not be limited to, all engineering design and preparation of construction documents, permitting, modification or refitting of sewage pumping facilities, interconnection with County off-site facilities, sewer lines necessary to make the connection(s), etc.

d) At the time County off-site sewer facilities are available for the project to connect with, the following sewer facilities shall be conveyed to the County pursuant to appropriate County Ordinances and Regulations in effect at the time:

1) All sewer facilities constructed in publicly owned rights-of-way or within utility easements required by the County within the project limits and those additional facilities required to make connection with the County's off-site sewer facilities; or,

2) All sewer facilities required to connect the project to the County's off-site sewer facilities when the on-site sewer facilities are constructed on private property and not required by the County to be located within utility easements, including but not limited to the following:

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

a) Main sewage lift station and force main interconnecting with the County sewer facilities including all utility easements necessary.

e) The customers served on an interim basis by the utility system constructed by the Developer shall become customers of the County at the time when County off-site sewer facilities are available to serve the project and such connection is made. Prior to connection of the project to the County's off-site sewer facilities the Developer, his assigns, or successors shall turn over to the County a complete list of the customers served by the interim utilities system and shall not compete with the County for the service of those customers. The Developer shall also provide the County with a detailed inventory of the facilities served within the project and the entity which will be responsible for the sewer service billing for the project.

f) All construction plans and technical specifications related to connections to the County's off-site sewer facilities will be submitted to the Utilities Division for review and approval prior to commencement of construction.

g) The Developer, his assigns or successors agree to pay all system development charges at the time that Building Permits are required, pursuant to appropriate County Ordinances and Regulations in effect at the time of Permit request. This requirement shall be made known to all prospective buyers of properties for which building permits will be required prior to the start of building construction.

h) The County will lease to the Developer for operation and maintenance the sewage collection and transmission system for the sum of $10.00 per year, when such system is not connected to the off-site sewer facilities owned and operated by the County. Terms of the lease shall be determined upon completion of the proposed utility construction and prior to activation of the water supply, treatment and distribution facilities and/or the sewage collection, transmission and treatment facilities. The Lease, if required, shall remain in effect until the County can provide sewer service through its off-site facilities or until such time that bulk rate sewer service agreements are negotiated with the interim utility system serving the project.

B) Data required under County Ordinance No. 80-112 showing the availability of sewage service, must be submitted and approved by the Utilities Division prior to approval of the construction documents for the project. Submit a copy of the approved DER permits for the sewage collection and transmission systems and the wastewater treatment facility to be utilized, upon receipt thereof.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

C) Construction and ownership of the water and sewer facilities, including any proposed interim water and/or sewage treatment facilities, shall be in compliance with all Utilities Division standards, Policies, Ordinances, etc. in effect at the time construction approval is requested.

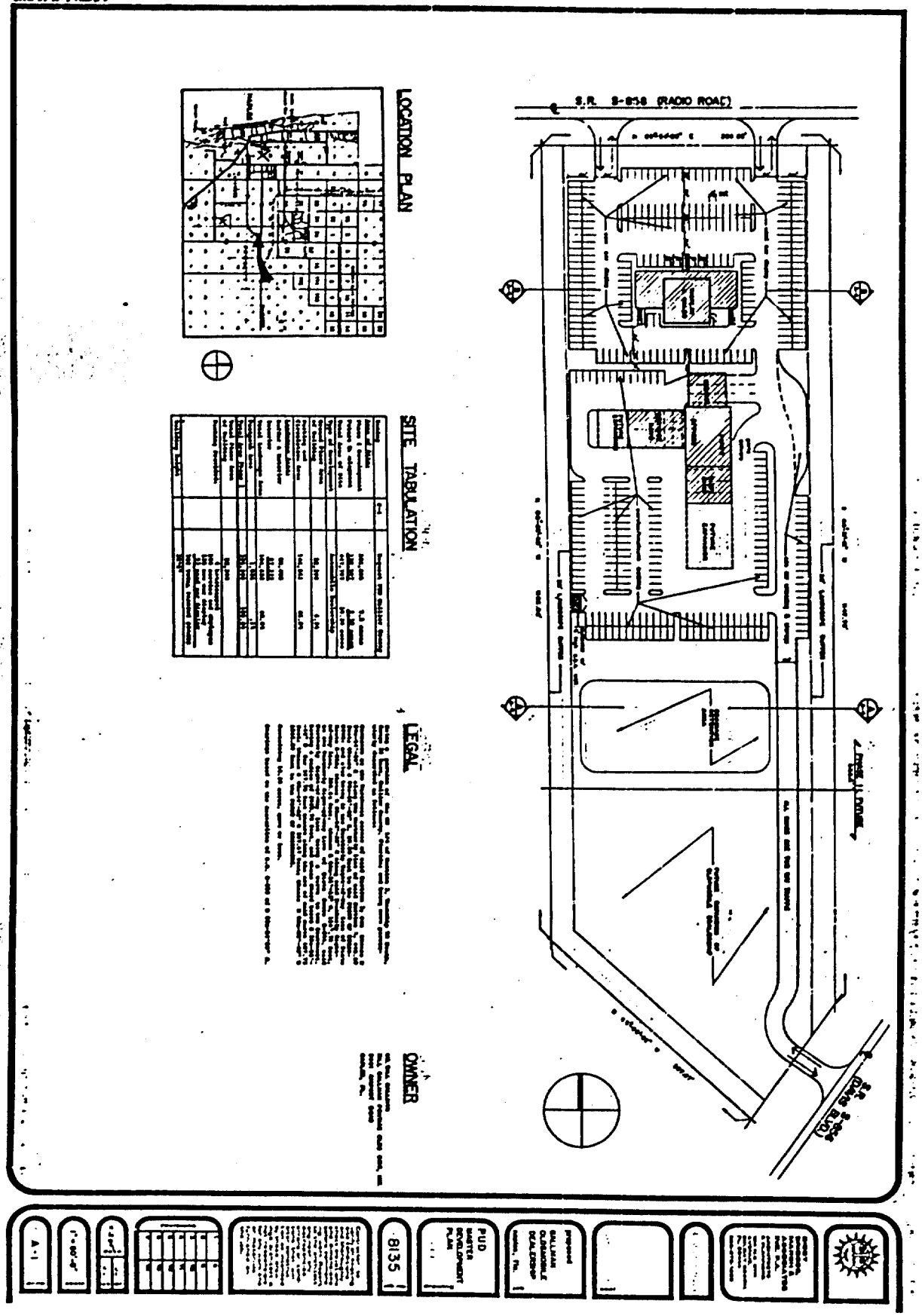
D) Detailed hydraulic design reports covering the water distribution and sewage collection and transmission systems to serve the project must be submitted with the construction documents for the project. The report shall list all design assumptions, demand rates and other factors pertinent to the system under consideration.

E) Section 5.15 Utilities of the PUD document shall be revised to make reference to this memorandum, by date, and specify the Petitioner's acceptance of the stipulations contained herein. A revised copy of the PUD document must be submitted to the Utilities Division for review and approval prior to scheduling the Petition for consideration by the Board of County Commissioners.

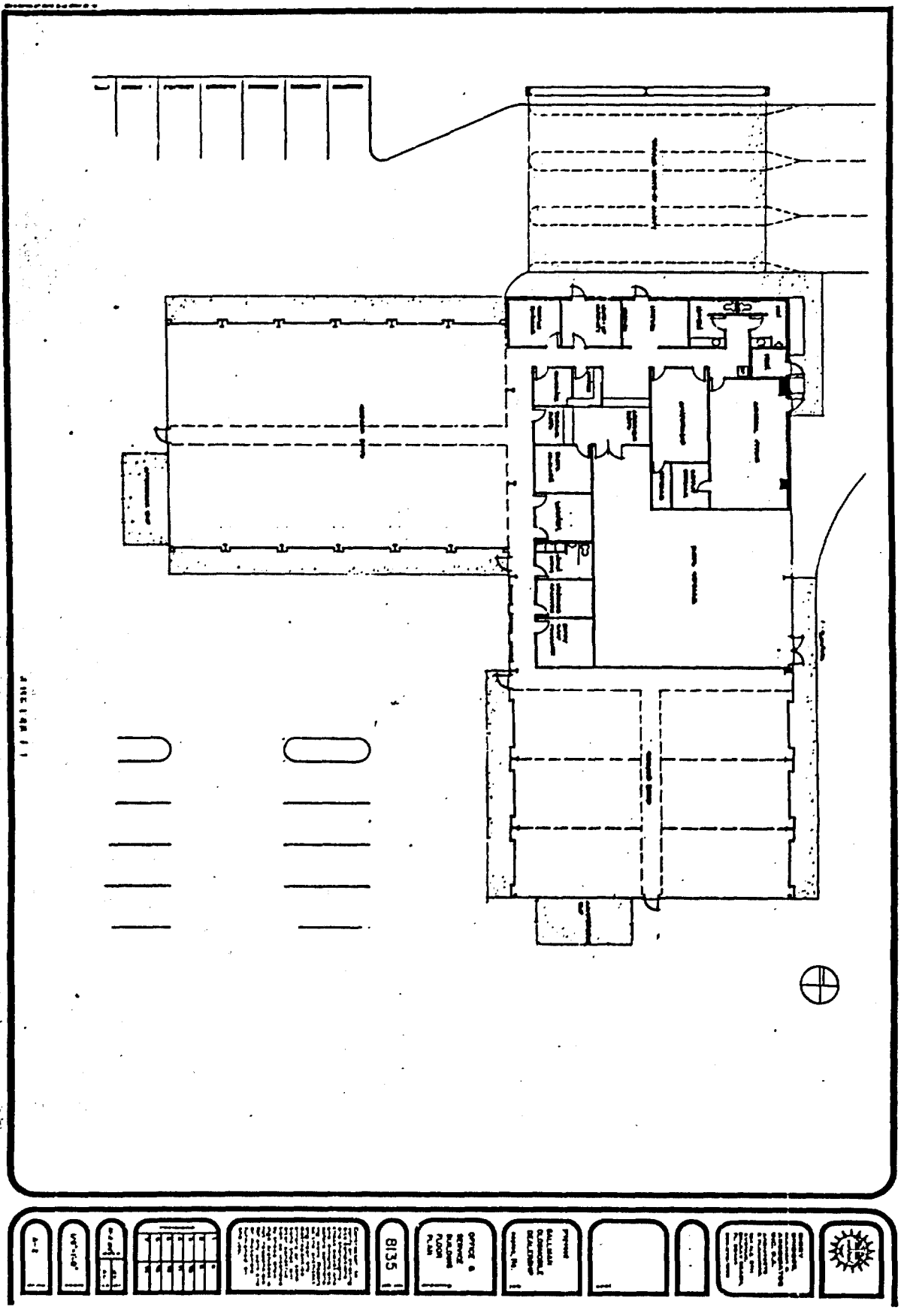
JFM/sh

cc: Donald Pickworth, Attorney

3.D.e
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)
Packet Pg. 1010



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



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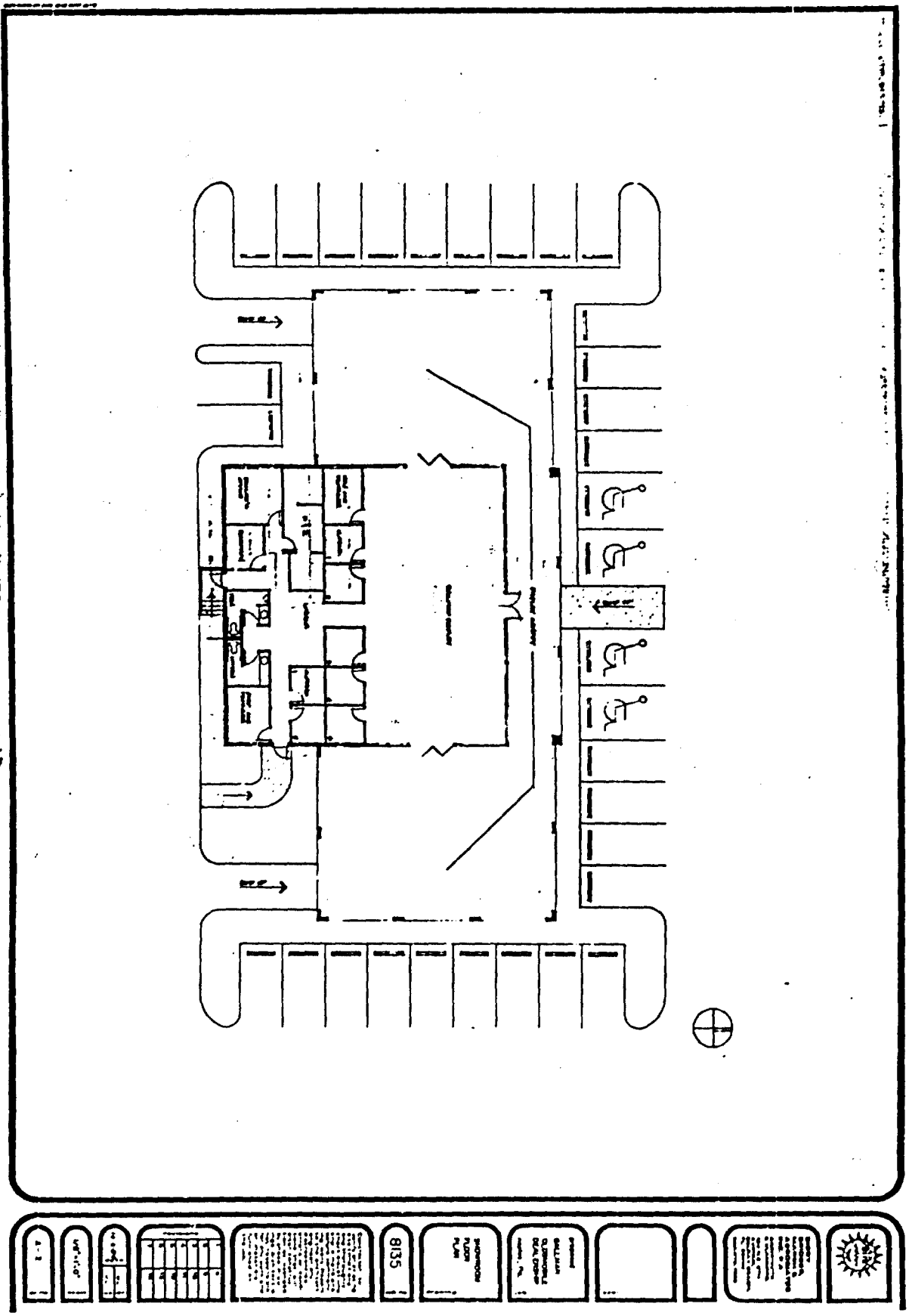
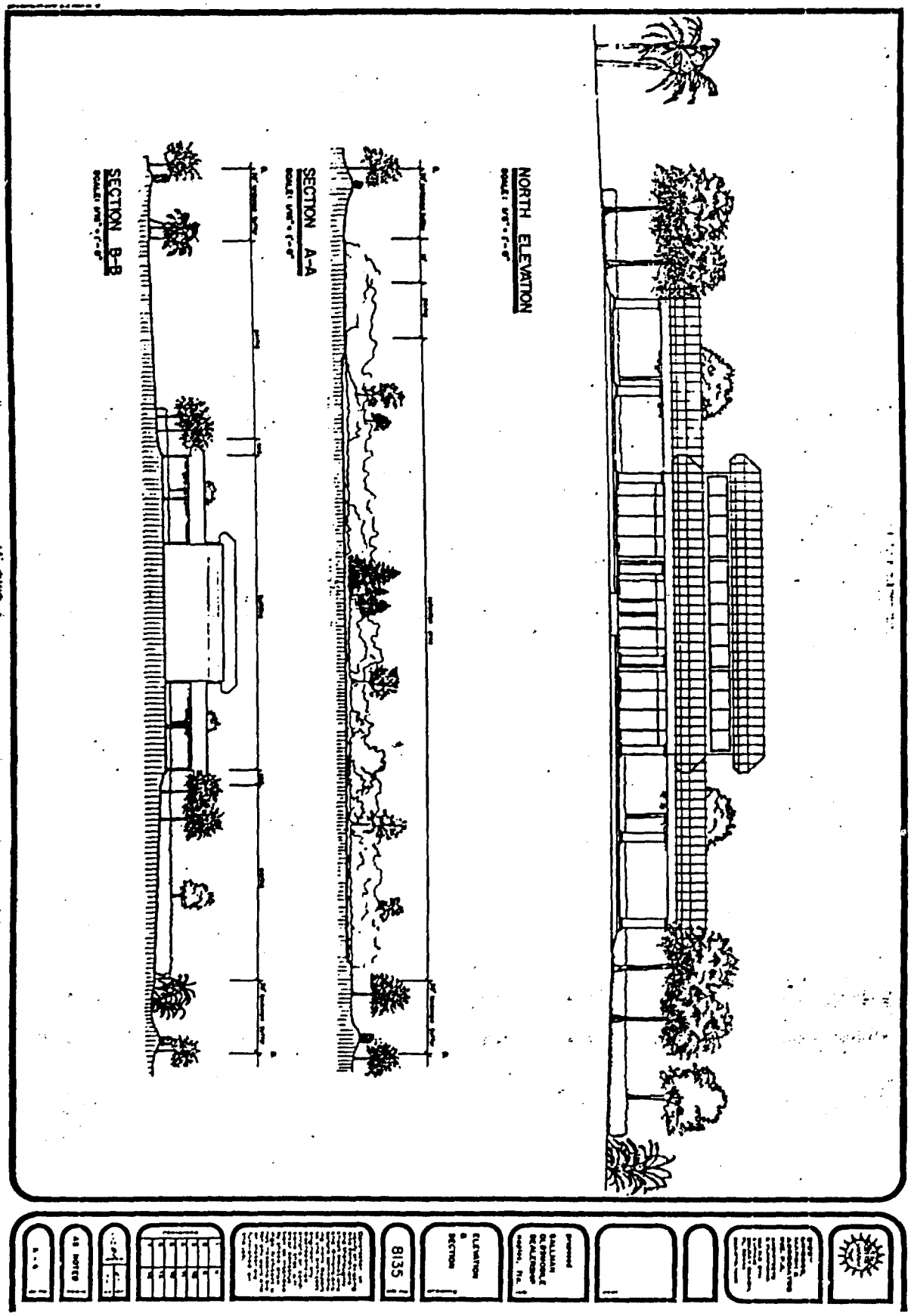
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



BOOK 023 PAGE 61

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road



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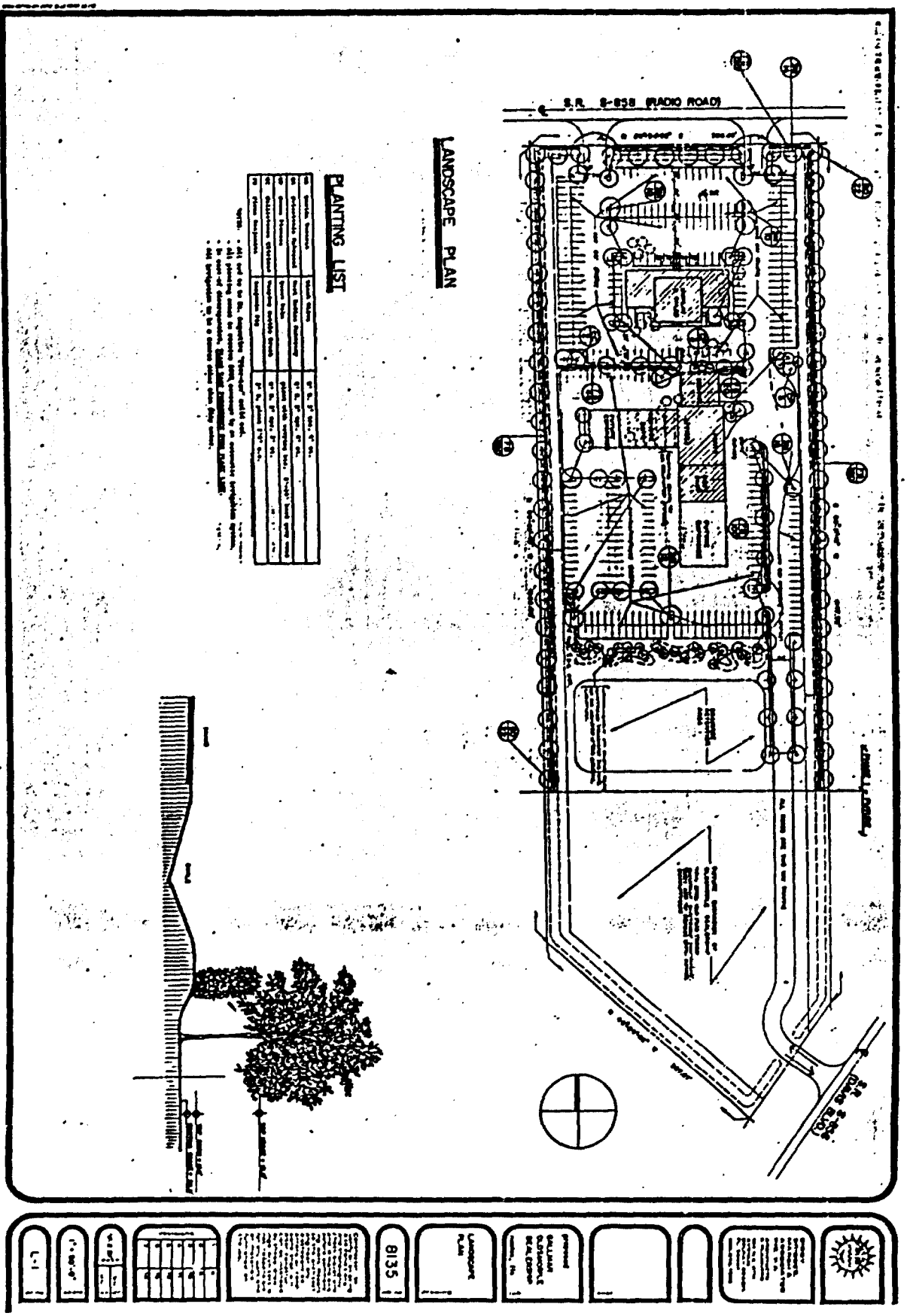

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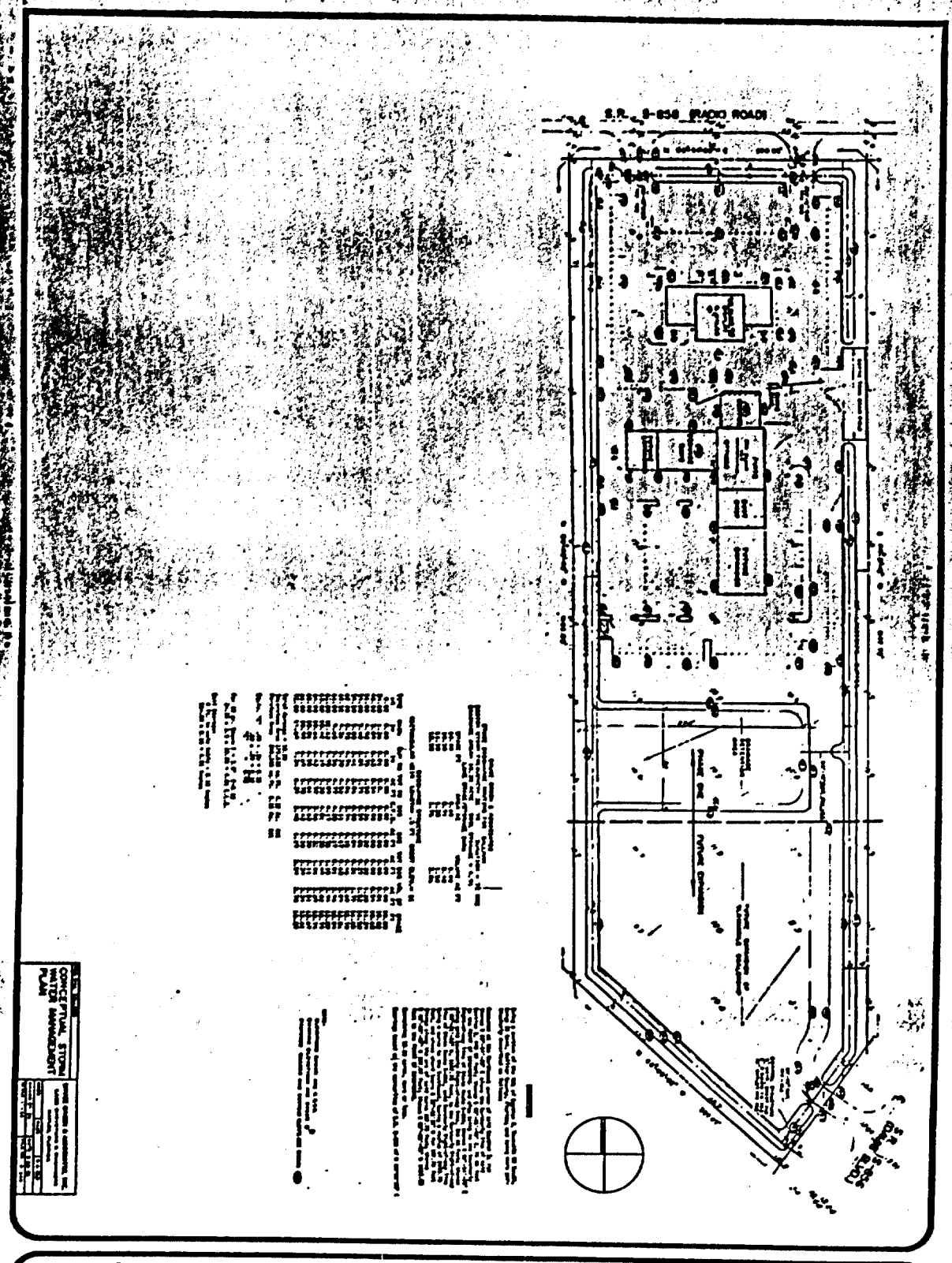


BOOK 023 PAGE 64

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, WILLIAM J. REAGAN, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true original of:

ORDINANCE NO. 86-6

which was adopted by the Board of County Commissioners during Regular Session on the 4th day of February, 1986.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 4th day of February, 1986.

WILLIAM J. REAGAN
Clerk of Courts and Clerk
Ex-Officio to Board of
County Commissioners

By _____
Virginia Magri
Deputy Clerk

BOOK 023 PAGE 65

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

RESOLUTION NO. 10-70

A RESOLUTION OF THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA, PROVIDING FOR THE ESTABLISHMENT OF A CONDITIONAL USE TO ADD A GOVERNMENT FACILITY LIMITED TO A BUS TRANSFER STATION WITHIN THE BILL GALLMAN OLDSMOBILE DEALERSHIP PUD ZONING DISTRICT PURSUANT TO SUBSECTION 2.01.03.G.1.e. OF THE COLLIER COUNTY LAND DEVELOPMENT CODE FOR PROPERTY LOCATED IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 67–1246, Laws of Florida, and Chapter 125, Florida Statutes, has conferred on Collier County the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 2004-41, as amended) which includes a Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of Conditional Uses; and

WHEREAS, the Board of Zoning Appeals (Board), being the duly appointed and constituted planning board for the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of a Conditional Use to add a government facility limited to a bus transfer station within the Bill Gallman Oldsmobile Dealership PUD zoning district pursuant to Subsection 2.01.03.G.1.e. of the Collier County Land Development Code on the property hereinafter described, and the Collier County Planning Commission has made findings that the granting of the Conditional Use will not adversely affect the public interest and the specific requirements governing the Conditional Use have been met and that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Subsection 10.08.00.D. of the Land Development Code; and

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

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS OF COLLIER COUNTY, FLORIDA that:

Petition Number CU-PL2009-405 filed by Abra Horne, AICP, of Wilbur Smith Associates, representing Collier County Alternative Transportation Modes Department, with respect to the property hereinafter described in Exhibit "A", be and the same is hereby approved to add a Conditional Use to add a government facility limited to a bus transfer station within the Bill Gallman Oldsmobile Dealership PUD zoning district pursuant to Subsection 2.01.03.G.1.e. of the Collier County Land Development Code, in accordance with the Conceptual Site Plan described in Exhibit "B" and subject to the conditions found in Exhibit "C". Exhibits "A","B", and "C" are attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second, and super-majority vote, this 23RD day of March, 2010.

ATTEST:
Dwight E. Brock, Clerk

By: _____
Deputy Clerk

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

By: _____
Fred W. Coyle, Chairman

Approved as to form and legal sufficiency:

_____
Jennifer B. White
Assistant County Attorney

Exhibits attached:
A. Legal Description
B. Conceptual Site Plan
C. Conditions

09-CPS-00965/72

CU-PL2009-405
Rev. 3/24/10 - JBW

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 2987, PAGE 3420

BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA: AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, RUN N89°54'20"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE S00°05'40"E, 50.00 FEET TO THE POINT OF BEGINNING, AND ALSO BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE S-856 (RADIO ROAD/C.R. 856); THENCE N89°54'20"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 380.65 FEET; THENCE S00°31'13"W, 1147.78 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 84 (DAVIS BOULEVARD), SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2939.79 FEET, AND WHOSE CHORD BEARS S32°55'16"W FOR 187.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 187.73 FEET; THENCE N48°09'02"W 357.67 FEET; THENCE N00°05'40"W 1066.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA: AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE N89°53'12"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE LEAVING SAID NORTHERLY LINE S00°06'48"E FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RADIO ROAD (C.R. 856) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. THENCE N89°53'12"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 380.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE S00°30'11"W FOR A DISTANCE OF 42.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS S11°09'05"W; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 914.64 FEET, A CENTRAL ANGLE OF 11°15'53" FOR AN ARC DISTANCE OF 179.82 FEET TO A POINT OF TANGENCY; THENCE S89°53'12"W FOR A DISTANCE OF 201.52 FEET; THENCE N00°06'48"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SUBJECT PARCEL CONTAINS 10.04± ACRES OF LAND, MORE OR LESS.

FOLIO NO. 00399360008 / ADDRESS #8315 DAVIS BOULEVARD

NOTE: LESS & EXCEPT PORTION HAS A DIFFERENT BEARING BASIS THAT THE ORIGINALLY DESCRIBED PARENT PARCEL OF LAND.

NOTE: SURVEY FIELD BEARINGS ARE BASED ON NAD83 (99 ADJUSTMENT), STATE PLANE COORDINATES, FLORIDA EAST ZONE.

CAT Transfer Station
CU-PO2009-405
Exhibit A

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

PLANS FOR

CAT TRANSFER STATION CONDITIONAL USE

GALLMAN OLDS P.U.D. (ORDINANCE #86-6)

PART OF SECTION 3, TOWNSHIP 50 S, RANGE 26 E, COLLIER COUNTY, FLORIDA

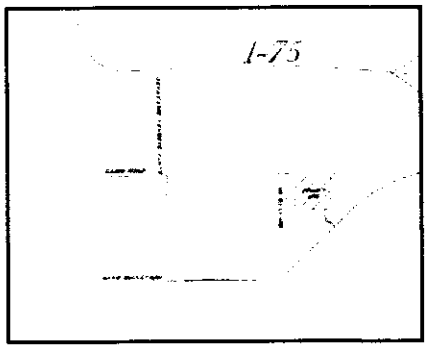
DEVELOPED BY:

COLLIER COUNTY TRANSPORTATION SERVICES DIVISION

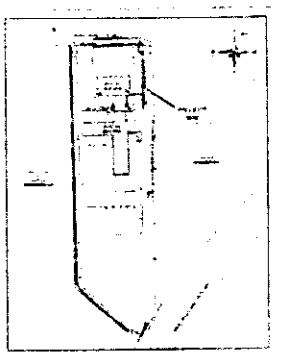
2885 SOUTH HORSESHOE DRIVE

NAPLES, FLORIDA 34104

(239) 213-5841



LOCATION MAP



SITE MAP

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN (PH 1)
3	MASTER SITE PLAN (PH 2)
4	BOUNDARY SURVEY
5	FLUCCS MAP
6	AERIAL PHOTOGRAPH
7	ELEVATIONS
8	LANDSCAPE PLANS

REVISIONS		
1	7.28.	Sheet 2, revised.
2	7.28.	Sheet 3, revised.
3	7.28.	Sheet 8, replaced.
4	8.31.	Sheet 1, revised.
5	8.31.	Sheet 4, revised.

DATE: AUGUST 2009

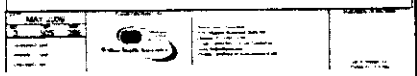
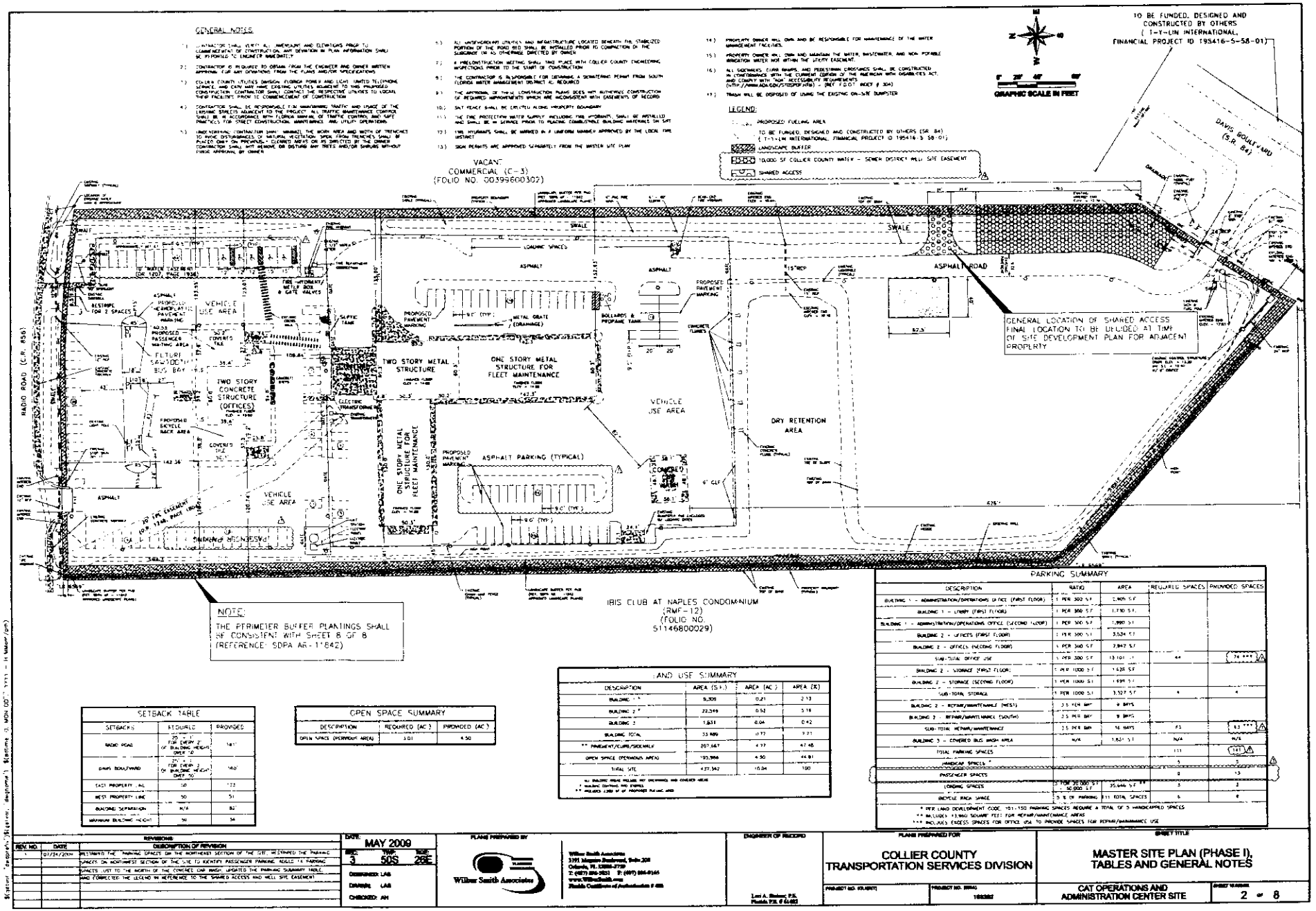


Exhibit B

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



SETBACK TABLE		
SETBACKS	REQUIRED	PROVIDED
RADIO ROAD	30' FOR EVERY 2' OF BUILDING HEIGHT OVER 50'	181'
DAVIS BOULEVARD	30' FOR EVERY 2' OF BUILDING HEIGHT OVER 50'	162'
EAST PROPERTY LINE	20'	123'
WEST PROPERTY LINE	50'	51'
BUILDING SEPARATION	N/A	82'
MAXIMUM BUILDING HEIGHT	50'	34'

OPEN SPACE SUMMARY		
DESCRIPTION	REQUIRED (AC.)	PROVIDED (AC.)
OPEN SPACE (PERVIOUS AREA)	3.01	4.50

LAND USE SUMMARY			
DESCRIPTION	AREA (S.F.)	AREA (AC.)	AREA (%)
BUILDING 1 *	9,308	0.21	2.13
BUILDING 2 *	22,549	0.52	5.16
BUILDING 3	1,631	0.04	0.42
BUILDING TOTAL	33,489	0.77	7.71
** PAVEMENT/CURB/SIDEWALK	207,667	4.77	47.48
OPEN SPACE (PERVIOUS AREA)	195,986	4.50	44.81
TOTAL SITE	437,342	10.04	100

* ALL BUILDING AREAS INCLUDE ANY OVERHANGS AND COVERED AREAS
** INCLUDES 2,280 SF OF PROPOSED PARKING AREA

PARKING SUMMARY				
DESCRIPTION	RATIO	AREA	REQUIRED SPACES	PROVIDED SPACES
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (FIRST FLOOR)	1 PER 300 S.F.	2,905 S.F.		
BUILDING 1 - LOBBY (FIRST FLOOR)	1 PER 300 S.F.	1,710 S.F.		
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (SECOND FLOOR)	1 PER 300 S.F.	1,990 S.F.		
BUILDING 2 - OFFICES (FIRST FLOOR)	1 PER 300 S.F.	3,534 S.F.		
BUILDING 2 - OFFICES (SECOND FLOOR)	1 PER 300 S.F.	7,847 S.F.		
SUB-TOTAL OFFICE USE	1 PER 300 S.F.	13,101 S.F.	44	74 ***
BUILDING 2 - STORAGE (FIRST FLOOR)	1 PER 1000 S.F.	1,628 S.F.		
BUILDING 2 - STORAGE (SECOND FLOOR)	1 PER 1000 S.F.	1,699 S.F.		
SUB-TOTAL STORAGE	1 PER 1000 S.F.	3,327 S.F.	4	4
BUILDING 2 - REPAIR/MAINTENANCE (WEST)	3.5 PER BAY	9 BAYS		
BUILDING 2 - REPAIR/MAINTENANCE (SOUTH)	3.5 PER BAY	9 BAYS		
SUB-TOTAL REPAIR/MAINTENANCE	3.5 PER BAY	18 BAYS	63	63 ***
BUILDING 3 - COVERED BUS WASH AREA	N/A	1,631 S.F.	N/A	N/A
TOTAL PARKING SPACES			111	141 ***
HANDICAP SPACES *			5	5
PASSENGER SPACES			8	13
LOADING SPACES	1 PER 20,000 S.F. - 50,000 S.F.	35,646 S.F. **	3	3
BICYCLE RACK SPACE	5 % OF PARKING	111 TOTAL SPACES	6	6

* PER LAND DEVELOPMENT CODE, 101-150 PARKING SPACES REQUIRE A TOTAL OF 5 HANDICAPPED SPACES
** INCLUDES 11,940 SQUARE FEET FOR REPAIR/MAINTENANCE AREAS
*** INCLUDES EXCESS SPACES FOR OFFICE USE TO PROVIDE SPACES FOR REPAIR/MAINTENANCE USE

REVISIONS		
REV. NO.	DATE	DESCRIPTION OF REVISION
1	01/24/2011	REVISED THE PARKING SPACES ON THE NORTHWEST SECTION OF THE SITE, REVISED THE PARKING SPACES ON NORTHWEST SECTION OF THE SITE TO EIGHTEEN PASSENGER PARKING ADDED 14 PARKING SPACES JUST TO THE NORTH OF THE CONCRETE CAR WASH, UPDATED THE PARKING SUMMARY TABLE, AND CORRECTED THE LEGEND IN REFERENCE TO THE SHARED ACCESS AND WELL SITE EASEMENT

DATE: MAY 2009
SEC: 3 TWP: 50S RGE: 26E
DESIGNED: LAS
DRAWN: LAS
CHECKED: AH

PLANS PREPARED BY: Wilson Smith Associates
3391 Maguire Boulevard, Suite 208, Orlando, FL 32803-3720
T: (407) 896-3033 F: (407) 896-0165
www.WilsonSmith.com
Florida Certificate of Authorization # 000

ENGINEER OF RECORD: Lee A. Wilson, P.E. Florida P.E. # 61482

PLANS PREPARED FOR: COLLIER COUNTY TRANSPORTATION SERVICES DIVISION

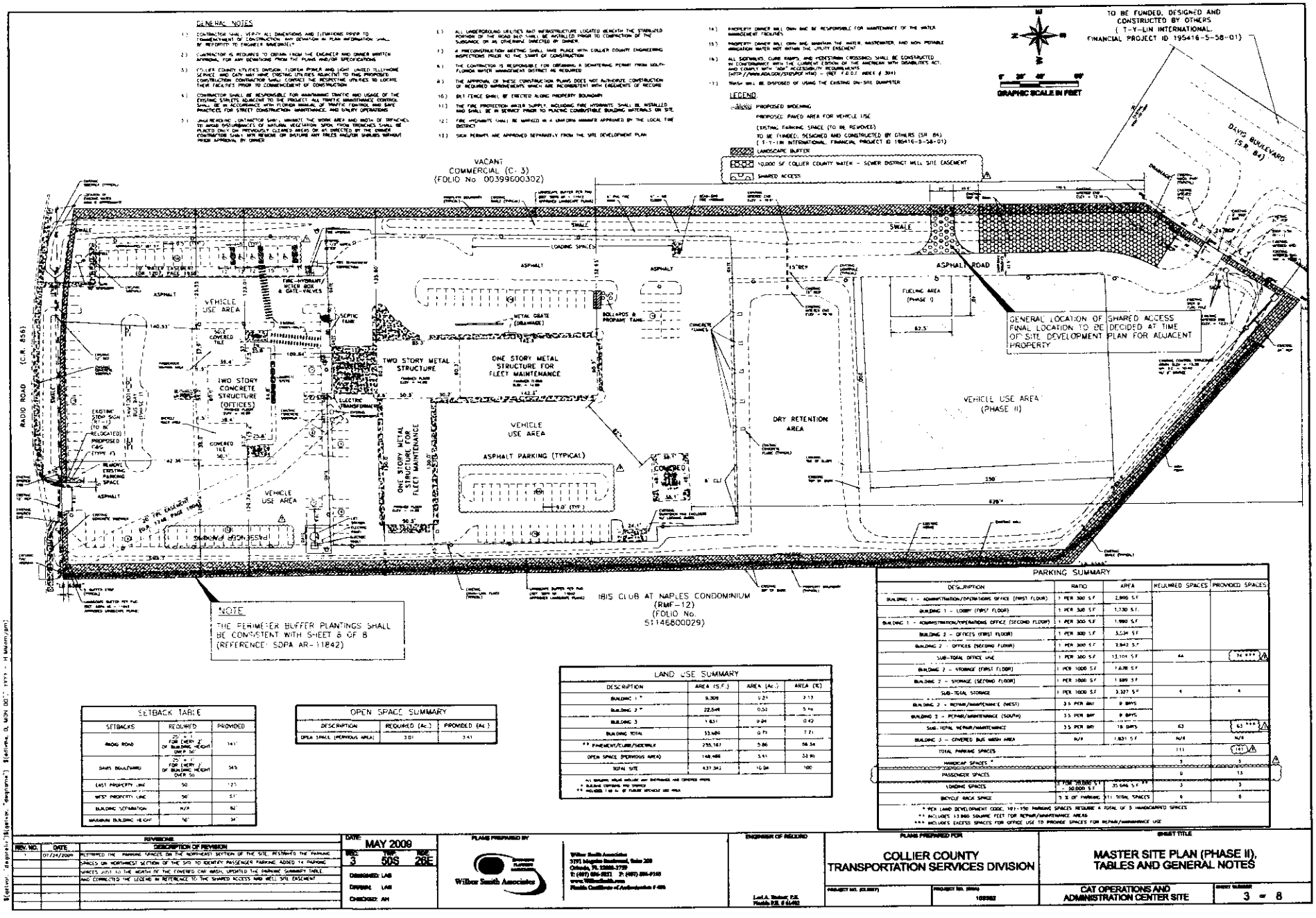
PROJECT NO. (COUNTY): [redacted]
PROJECT NO. (FDOT): [redacted]

SHEET TITLE: MASTER SITE PLAN (PHASE I), TABLES AND GENERAL NOTES

CAT OPERATIONS AND ADMINISTRATION CENTER SITE

SHEET NUMBER: 2 of 8

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



PARKING SUMMARY

DESCRIPTION	RATIO	AREA	REQUIRED SPACES	PROVIDED SPACES
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (FIRST FLOOR)	1 PER 300 S.F.	2,995 S.F.		
BUILDING 1 - LOBBY (FIRST FLOOR)	1 PER 300 S.F.	1,730 S.F.		
BUILDING 1 - ADMINISTRATION/OPERATIONS OFFICE (SECOND FLOOR)	1 PER 300 S.F.	1,980 S.F.		
BUILDING 2 - OFFICES (FIRST FLOOR)	1 PER 300 S.F.	3,534 S.F.		
BUILDING 2 - OFFICES (SECOND FLOOR)	1 PER 300 S.F.	2,842 S.F.		
SUB-TOTAL OFFICE USE	1 PER 300 S.F.	13,104 S.F.	44	74 ***
BUILDING 2 - STORAGE (FIRST FLOOR)	1 PER 1000 S.F.	1,628 S.F.		
BUILDING 2 - STORAGE (SECOND FLOOR)	1 PER 1000 S.F.	1,699 S.F.		
SUB-TOTAL STORAGE	1 PER 1000 S.F.	3,327 S.F.	4	4
BUILDING 2 - REPAIR/MAINTENANCE (WEST)	3.5 PER BAY	8 BAYS		
BUILDING 2 - REPAIR/MAINTENANCE (SOUTH)	3.5 PER BAY	8 BAYS		
SUB-TOTAL REPAIR/MAINTENANCE	3.5 PER BAY	16 BAYS	63	63 ***
BUILDING 3 - COVERED BUS WASH AREA	N/A	1,831 S.F.	N/A	N/A
TOTAL PARKING SPACES			111	141
HANDICAP SPACES *			5	5
PASSENGER SPACES			0	13
LOADING SPACES	1 PER 10,000 S.F. - 50,000 S.F.	35,646 S.F.	3	3
BICYCLE RACK SPACE	5 % OF PARKING	111 TOTAL SPACES	6	6

* PER LAND DEVELOPMENT CODE, 101-150 PARKING SPACES REQUIRE A TOTAL OF 5 HANDICAPPED SPACES
** INCLUDES 13,960 SQUARE FEET FOR REPAIR/MAINTENANCE AREAS
*** INCLUDES EXCESS SPACES FOR OFFICE USE TO PROVIDE SPACES FOR REPAIR/MAINTENANCE USE

SETBACK TABLE

SETBACKS	REQUIRED	PROVIDED
RADIO ROAD	25' + 1' FOR EVERY 1' OF BUILDING HEIGHT OVER 50'	141'
DAVIS BOULEVARD	25' + 1' FOR EVERY 1' OF BUILDING HEIGHT OVER 50'	345
EAST PROPERTY LINE	50	125
WEST PROPERTY LINE	50	51'
BUILDING SEPARATION	N/A	62
MAXIMUM BUILDING HEIGHT	50'	34'

OPEN SPACE SUMMARY

DESCRIPTION	REQUIRED (Ac.)	PROVIDED (Ac.)
OPEN SPACE (PERVIOUS AREA)	3.01	3.41

LAND USE SUMMARY

DESCRIPTION	AREA (S.F.)	AREA (Ac.)	AREA (%)
BUILDING 1 *	9,309	0.21	2.13
BUILDING 2 *	22,548	0.52	5.16
BUILDING 3	1,831	0.04	0.42
BUILDING TOTAL	33,688	0.77	7.71
** PAVEMENT/CURB/SIDEWALK	255,167	5.86	58.34
OPEN SPACE (PERVIOUS AREA)	148,486	3.41	33.95
TOTAL SITE	437,342	10.04	100

* BUILDING GROSS AREA(S) AND PERCENTAGE ARE GIVEN HERE
** INCLUDES 1 NO. 6" 0' PLANTER SPACE(S) PER AREA

REV. NO.	DATE	DESCRIPTION OF REVISION
1	07/29/2009	REVISED THE PARKING SPACES ON THE NORTHEAST SECTION OF THE SITE, REVISED THE PARKING SPACES ON NORTHWEST SECTION OF THE SITE TO IDENTIFY PASSENGER PARKING, ADDED 14 PARKING SPACES JUST TO THE NORTH OF THE COVERED CAR WASH, UPDATED THE PARKING SUMMARY TABLE, AND CORRECTED THE LEGEND IN REFERENCE TO THE SHARED ACCESS AND WELL SITE EASEMENT

DATE: MAY 2009
SEC 3 | TWP 50S | RGE 26E
DESIGNED: LAS
DRAWN: LAS
CHECKED: AH

PLANS PREPARED BY: Wilkes Smith Associates
ENGINEER OF RECORD: Lori A. Bisbee P.E. Florida P.E. # 61462
PLANS PREPARED FOR: COLLIER COUNTY TRANSPORTATION SERVICES DIVISION
PROJECT NO. (COUNTY):
PROJECT NO. (WSA): 1089.02

SHEET TITLE: MASTER SITE PLAN (PHASE II), TABLES AND GENERAL NOTES
CAT OPERATIONS AND ADMINISTRATION CENTER SITE
SHEET NUMBER: 3 OF 8

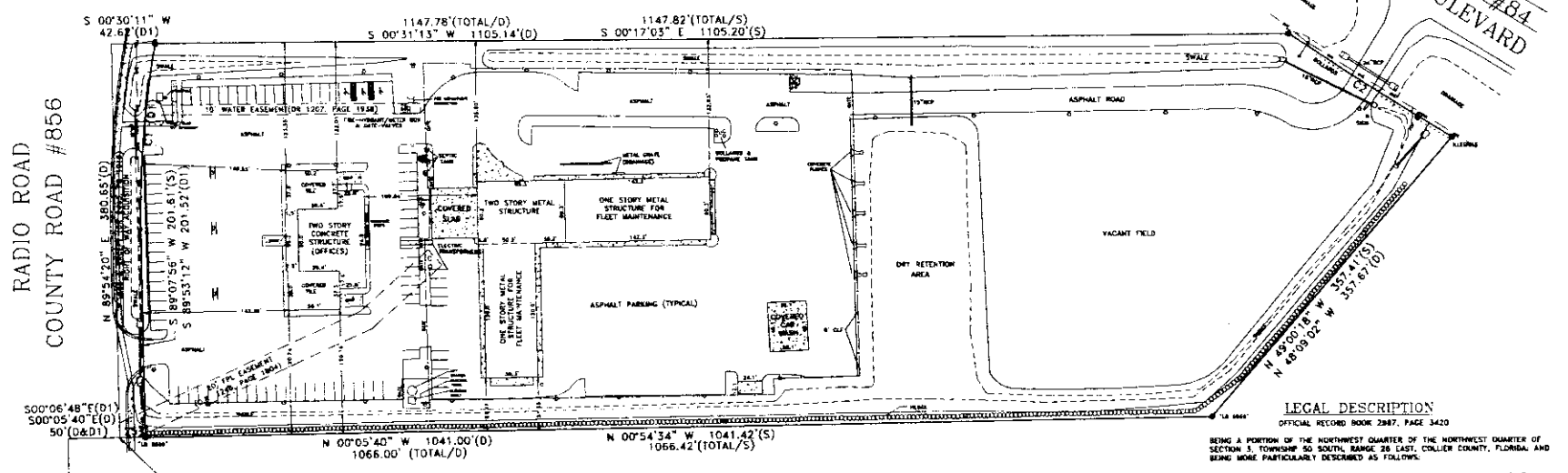
Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

BOUNDARY SURVEY

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

A. GROVER MATHENEY, TRUSTEE
FOLIO NO. 00399320006 / NO SITE ADDRESS

SCALE: 1" = 50'



POINT OF BEGINNING

SUBJECT PARCEL & LESS AND EXCEPT

IBIS CLUB AT NAPLES
FOLIO NO. 00399400007 / 8295 DAVIS BOULEVARD

POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 3,
TOWNSHIP 50 SOUTH, RANGE 26 EAST.

GENERAL NOTES:

1. BEARINGS BASED ON THE WEST PROPERTY LINE AS BEING N00°05'40"W AS PER DEED, OR N00°54'34"W AS PER SURVEY GRID. (AS A COMPARISON)
2. SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
4. VALID TO DATE OF SURVEY, NOT DATE OF SIGNATURE.
5. ● = FOUND 5/8" IRON PIN - "LB 43".
6. ⊗ = FOUND 5/8" IRON PIN AND CAP - "CEC LB 2464".
7. ○ = FOUND 5/8" PIN - STAMPED AS NOTED.
8. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP (F.I.R.M.) 12021C0415C, DATED 11-17-2005.
9. THE F.C.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT AT 1"= 2000'. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION
10. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
11. PARCEL CONTAINS 10.044 ACRES OF LAND, MORE OR LESS.
12. DATE OF LAST FIELD WORK 05/01/09.
13. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE FOR ERRORS AND/OR OMISSIONS OF SAID DESCRIPTION.

LEGEND

S	=	SURVEY DATA
D	=	DATA PER (O.R. 2987, PAGE 3420)
D1	=	DATA PER "LESS OUT" DESCRIPTION
F.I.P.	=	FOUND IRON PIN
F.C.M.	=	FOUND CONCRETE MONUMENT
R.O.W.	=	RIGHT OF WAY
OHE	x	OVERHEAD ELECTRIC LINES
E.O.P.	=	EDGE OF PAVEMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
	=	STORM MANHOLE
	=	WATER METER
	x	FIRE HYDRANT
	=	UNITED TELEPHONE SERVICE BOX
	=	SEWER MANHOLE
	w	SEWER SERVICE
	x	CATCH BASIN
	=	GATE VALVE
	=	WOOD POWER POLE
	=	GUY WIRE ANCHOR
BWF	x	BARBED WIRE FENCE
OR	x	OFFICIAL RECORD
R/W	x	RIGHT OF WAY
UTS	=	TELEPHONE BOX
PRM	x	PERMANENT REFERENCE MONUMENT
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
LB	x	LANDSCAPE BUFFER
	=	LIGHTPOLE
	x	TRANSFORMER PAD
	=	MITERED END SECTION
	=	ELECTRIC SERVICE

Cx - CURVE DATA-SURVEY

NO.	RADIUS	DELTA	LENGTH	DISTANCE	BEARING
C1	914.64'	11°17'26"	180.24'	179.94'	S 88°27'15" E
C2	2939.79'	03°39'49"	187.98'	187.95'	S 31°12'20" W

Cx - CURVE DATA-DESCRIPTION

NO.	RADIUS	DELTA	LENGTH	DISTANCE	BEARING
C1	914.64'	11°15'53"	179.82'	179.54'	S 84°27'43" E
C2	2959.79'	03°39'52"	187.73'	187.70'	S 32°55'16" W

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 2987, PAGE 3420

BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3, RUN N89°54'20"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE S00°05'40"E, 50.00 FEET TO THE POINT OF BEGINNING, AND ALSO BEING IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE S-856 (RADIO ROAD/C.R. 856); THENCE N89°54'20"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 380.65 FEET; THENCE S00°31'13"W, 1147.78 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 84 (DAVIS BOULEVARD), SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 2939.79 FEET, AND WHOSE CHORD BEARS S32°55'16"W FOR 187.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 187.73 FEET; THENCE N48°09'02"W 357.67 FEET; THENCE N00°05'40"W 1068.00 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N89°53'12"E ALONG THE NORTHERLY LINE OF SAID SECTION 3, 440.57 FEET; THENCE LEAVING SAID NORTHERLY LINE S00°06'48"E FOR A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RADIO ROAD (C.R. 856) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N89°53'12"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 380.65 FEET; THENCE LEAVING SAID SOUTHERLY LINE S00°30'11"W FOR A DISTANCE OF 42.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS S11°09'09"W; THENCE NORTHWESTERLY ALONG SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 914.64 FEET, A CENTRAL ANGLE OF 11°15'55" FOR AN ARC DISTANCE OF 179.82 FEET TO A POINT OF TANGENCY; THENCE S89°53'12"W FOR A DISTANCE OF 201.52 FEET; THENCE N00°06'48"W FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SUBJECT PARCEL CONTAINS 10.044 ACRES OF LAND, MORE OR LESS.

FOLIO NO. 00399360008 / ADDRESS #8315 DAVIS BOULEVARD

NOTE: LESS & EXCEPT PORTION HAS A DIFFERENT BEARING BASIS THAT THE ORIGINALLY DESCRIBED PARENT PARCEL OF LAND.

NOTE: SURVEY FIELD BEARINGS ARE BASED ON NAD83 (99 ADJUSTMENT), STATE PLANE COORDINATES, FLORIDA EAST ZONE.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 3464

RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 05/01/09
DATE OF SIGNATURE:

NO.	DATE	BY	REVISION DESCRIPTION
1	09.05.08	mdry	

DATE: 05/07/09 | SCALE: 1"=50' | DRAWN: MMW | F.B. | PG. | CHECKED: RJE | SEC: 3 | TWP. 50S | RNG. 26E | ACAD NO. 08.056 | REF. NO.

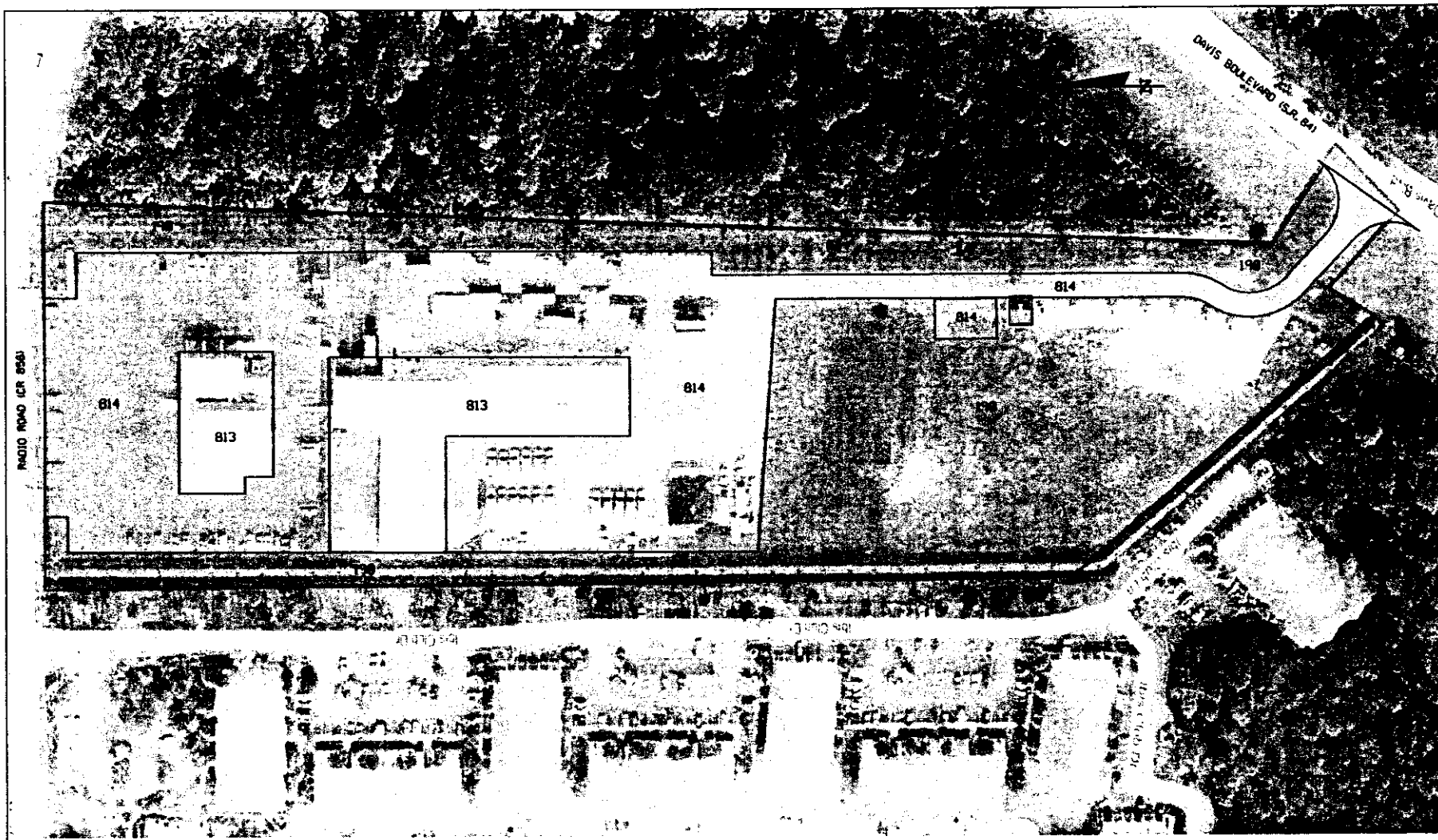
COUNTY: COLLIER COUNTY GOVERNMENT

TITLE: BOUNDARY SURVEY OF LANDS LOCATED IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

COASTAL ENGINEERING CONSULTANTS, INC.
CIVIL ENGINEERING
STRUCTURAL ENGINEERING
COASTAL ENGINEERING
REAL ESTATE APPRAISAL
PLANNERS
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
PHONE: (239)643-2324
FAX: (239)643-2327
www.coastalengineering.com
E-Mail: angcollier@cecfl.com
Serving Florida Since 1977
A GROUP COMPANY

SHEET 4 OF 6
FILE NO.: 08.056

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



LAND USE		
DESCRIPTION	CODE	AREA (AC.)
BUS AND TRUCK TERMINAL (OPERATIONS FACILITY)	813	6.77
ROADS (PAVEMENT/CURB/SIDEWALK)	814	4.77
OPEN LAND (PERVIOUS AREA)	198	4.39
TOTAL SITE		15.94

REVISIONS		
REV. NO.	DATE	DESCRIPTION OF REVISION

DATE: APRIL 2009
SEC: 3 TWP: 50S RGE: 26E
DESIGNED: KJR
DRAWN: KJR
CHECKED: AH

PLANS PREPARED BY
Wilbur Smith Associates

PLANS PREPARED FOR
COLLIER COUNTY
TRANSPORTATION SERVICES DIVISION

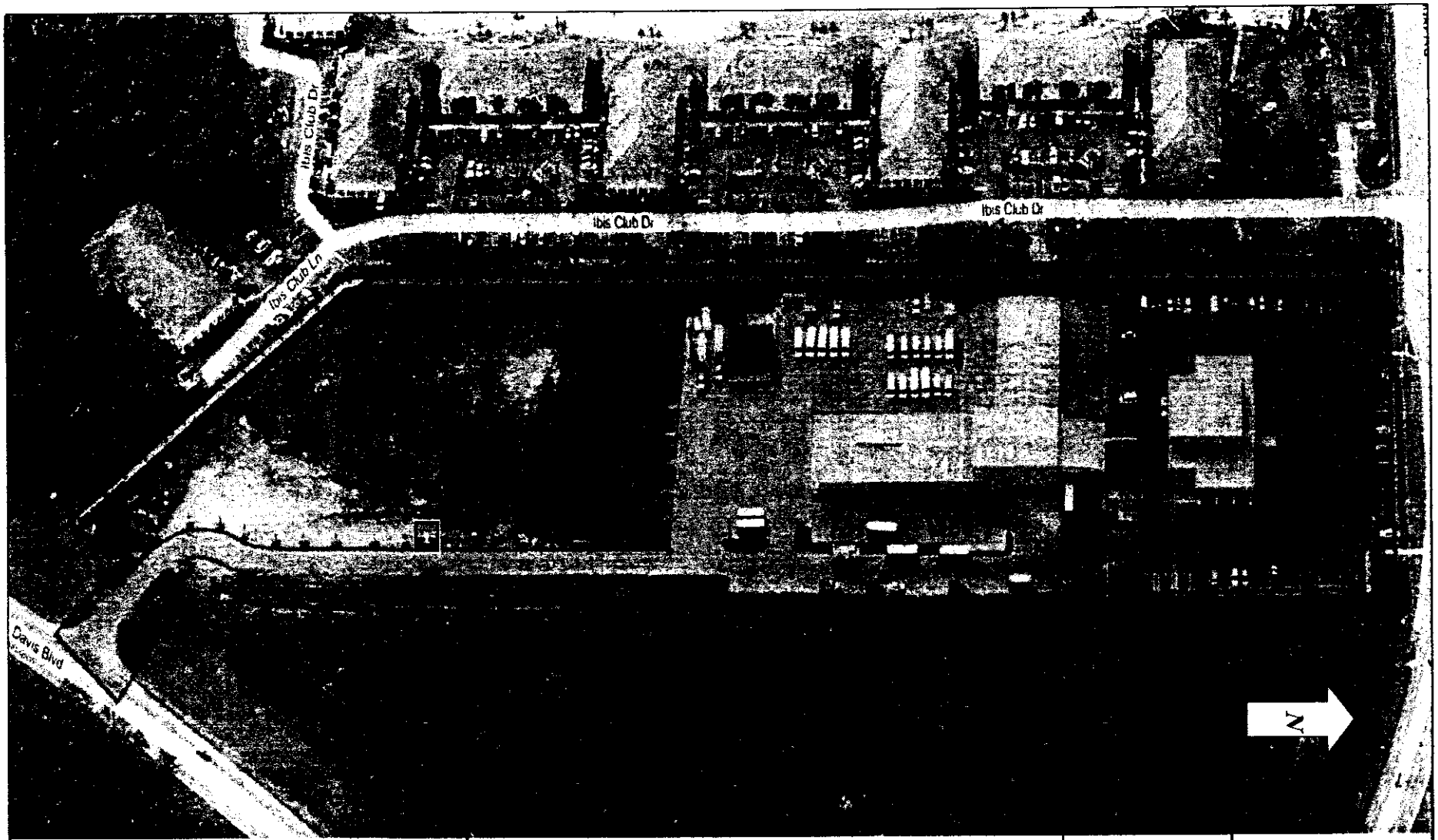
PROJECT NO. (CLIENT): ATM Department
PROJECT NO. (WSA):

SHEET TITLE
FLUCCS MAP

CAT Operations and Administration Facility

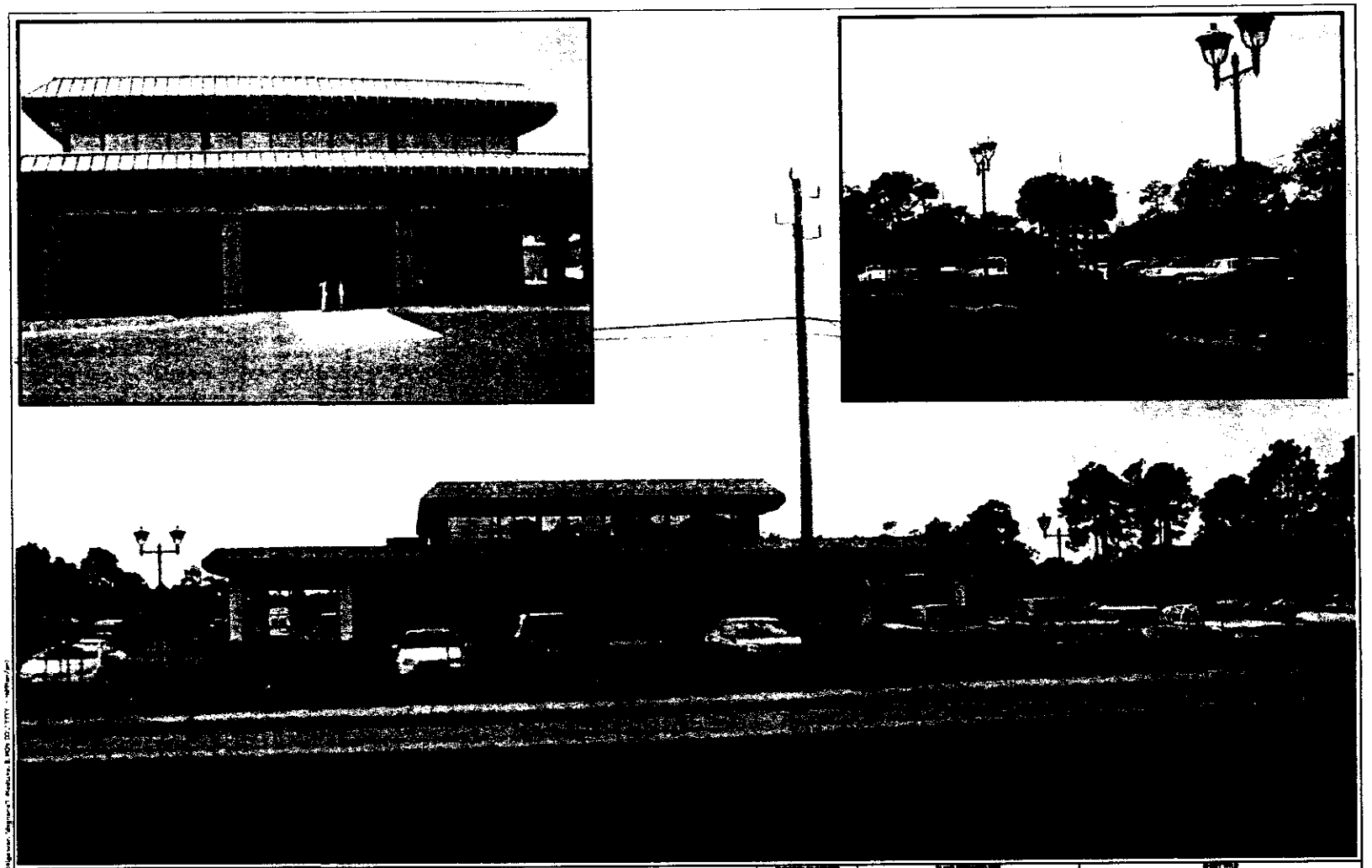
SHEET NUMBER: 5 of 8

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



Collier Area Transit Operations Center	**8300 Radio Road Naples, Florida**	**Sheet 6 of 8** Project: CUP-2009	WilburSmith

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio



Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio

CONDITIONS OF APPROVAL
Collier County CAT Transfer Station
CU-PL2009-405

1. The CAT Transfer Station shall be limited to that which is depicted on the conceptual site plan set, identified as the "CAT Transfer Station Conditional Use" dated August 2009, prepared by Wilbur Smith Associates. The site plan noted is conceptual in nature for Conditional Use approval. The final design must be in compliance with all applicable federal, state and county laws and regulations; and

2. The Department of Zoning and Land Development Review Director may approve minor changes in the location, siting, or height of buildings, structures, and improvements authorized by this conditional use as well as all applicable development standards; and

3. Expansion of uses identified and approved within this Conditional Use approval, or major changes to the approved plan, shall require the submittal of a new conditional use application, and shall comply with all applicable County ordinances in effect at the time of submittal, including Chapter 10.02.03, of the Collier County Land Development Code, Ordinance 04-41, as amended, for Site Development Plan (SDP) review and approval; and

4. This CAT transfer station shall be limited in scope to a secondary transfer site. Any designation of this site as Collier County's "major" (or similar designation) is prohibited. The terms Major and Secondary transfer stations are defined as follows:
   - Major transfer facility:
     - Handles most routes (between 60-75%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Park your car all day and ride transit
   - Secondary transfer facility:
     - Handles multiple routes (25-40%)
     - Supervised and publicly owned
     - Off-road bus parking and circulation
     - Drop off for passengers

5. This transfer station use shall be added to the existing uses permitted on-site and shall allow the addition of transfer activities for no more than four CAT fixed-routes.

6. No more than ten, fixed route, at a p.m. peak hour, two-way, bus trips per hour to Radio Road can be generated by this transfer station use.

7. The CAT Transfer Station may utilize Davis Boulevard to the extent that the Florida Department of Transportation design allows the necessary turning movements and operation and safety allows or warrants.

8. The driveway layout on Radio Road may be two, one-way pairs rather than one driveway opening.

Attachment: Attachment D - Backup Package with Application (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

PUBLIC HEARING NOTICE
CAT Radio Road Transfer Facility
Conditional Use
Petition No. 20200001301
HEX: January 14, 2021 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
John Kelly, Senior Planner: 239-252-5719

PUBLIC HEARING NOTICE
CAT Radio Road Transfer Facility
Conditional Use
Petition No. 20200001301
HEX: January 14, 2021 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
John Kelly, Senior Planner: 239-252-5719

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): CU-PL20200001301

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

Name: Michelle Edwards Arnold, Director

Date: 12/28/2020

Signature: Omar De Leon for Michelle Arnold.

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: HEX Hybrid Meeting Waiver_CAT Radio Road CU_signed (14561 : PL20200001301 CU - CAT Radio Road Transfer Facility)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.E
Item Summary: PETITION NO. CCSV PL20200000082 – Lloyd Bowein and Lurline S. Bowein request a variance from the Coastal Construction Setback Line to allow for the construction of a pool and deck approximately 54 feet, seaward of the Coastal Construction Setback Line, and a fence 90 feet seaward of the Coastal Construction Setback Line, and a decked pathway 92 feet seaward of the Coastal Construction Setback Line, for property located at 10021 Gulf Shore Drive and described as Lot 31, Block A, Re-subdivision of part of Unit No. 1 Conner's Vanderbilt Beach Estates, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Craig Brown, Senior Environmental Specialist] Commissioner District 2

Meeting Date: 01/14/2021

Prepared by:
Title: – Growth Management Department
Name: Alexandra Casanova
12/29/2020 10:27 AM

Submitted by:
Title: Director – Growth Management Department
Name: Matthew McLean
12/29/2020 10:27 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Rose Burke		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/04/2021 5:36 PM
Zoning	Ray Bellows	Review Item	Completed	01/04/2021 6:23 PM
Growth Management Department	Matthew McLean	Additional Reviewer	Completed	01/05/2021 8:03 AM
Zoning	Anita Jenkins	Review Item	Completed	01/05/2021 8:37 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/14/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
DEVELOPMENT REVIEW DIVISION
ENVIRONMENTAL PLANNING SECTION

HEARING DATE: January 14, 2021

SUBJECT: PETITION CCSV-PL20200000082, 10021 GULF SHORE DRIVE

PROPERTY OWNER/AGENT:

Owner:
Lloyd & Lurline Bowein
10021 Gulf Shore Drive
Naples, FL 34105

Agent:
Turrell, Hall & Associates, Inc
3584 Exchange Avenue
Naples, FL 34104

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for a Coastal Construction Setback Line (CCSL) Variance, in accordance with Land Development Code (LDC) section 9.04.06, for a 92-foot variance from the Coastal Construction Setback Line to allow for a pool, a fence and a decked pathway.

GEOGRAPHIC LOCATION:

The subject property is located on property at 10021 Gulf Shore Drive and further described as **Lot 31 Block A CONNER'S VANDERBILT BEACH ESTATES, UNIT NO.1 ACCORDING TO THE PLAT IN PLAT BOOK 3, PAGE 18, PUBLIC RECORDS OF COLLIER COUNTY, FL**

(S*ee location map on the following page*)

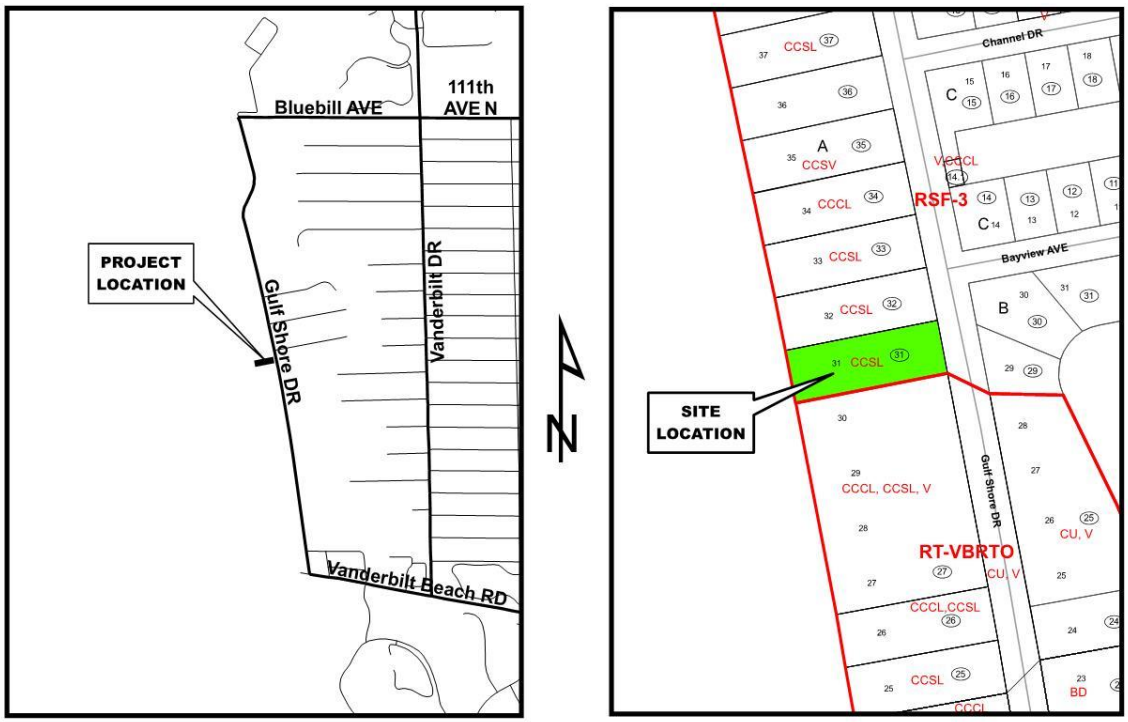
PURPOSE/DESCRIPTION OF PROJECT:

The proposal consists of constructing a pool with a deck, installing a fence and a decked pathway seaward of the CCSL. The original decked pathway was approved under Resolution 94-285. The home was constructed in 1957.

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

CCSL Variance Request

The proposed improvements require a public hearing in front of the Hearing Examiner to consider approval of a Variance to build seaward of the Coastal Construction Setback Line (CCSL). The aerials provided by the petitioner depict the subject property with existing and proposed structures in relation to the CCSL as well as other beach front properties in the immediate contiguous area along Conner's Vanderbilt Beach (aka Vanderbilt Beach). The applicant proposes to construct a pool with a pool deck that will extend 54 feet beyond the CCSL. The pool and deck will be placed approximately 42 feet from the landward edge of the vegetation line and approximately 162 feet from Mean High Water Line (MHWL). A fence will be installed 90 feet beyond the CCSL. The fence will be installed approximately 6 feet from the landward edge of the vegetation line and approximately 126-feet landward of the MHWL. An existing partially decked pathway will extend 92 feet beyond the CCSL. The decked pathway is located 3-feet from the vegetation line and 125 feet from the MHWL. Resolution 94-285 allowed for the existing pathway, which is to be replaced and expanded. (see *Applications and Supporting Documents* page 17).



Location Map

Zoning Map

Petition Number: PL20200000082

SITE PLAN

The Construction Site Plan is six pages provided in the *Application and Supporting Documents* pages 14-20. The site plan on page 17 is a close-up of the improvements seaward of the CCSL.

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

SURROUNDING LAND USE & ZONING:

SUBJECT PARCEL: Single residential development with a zoning designation of **RSF-3.**

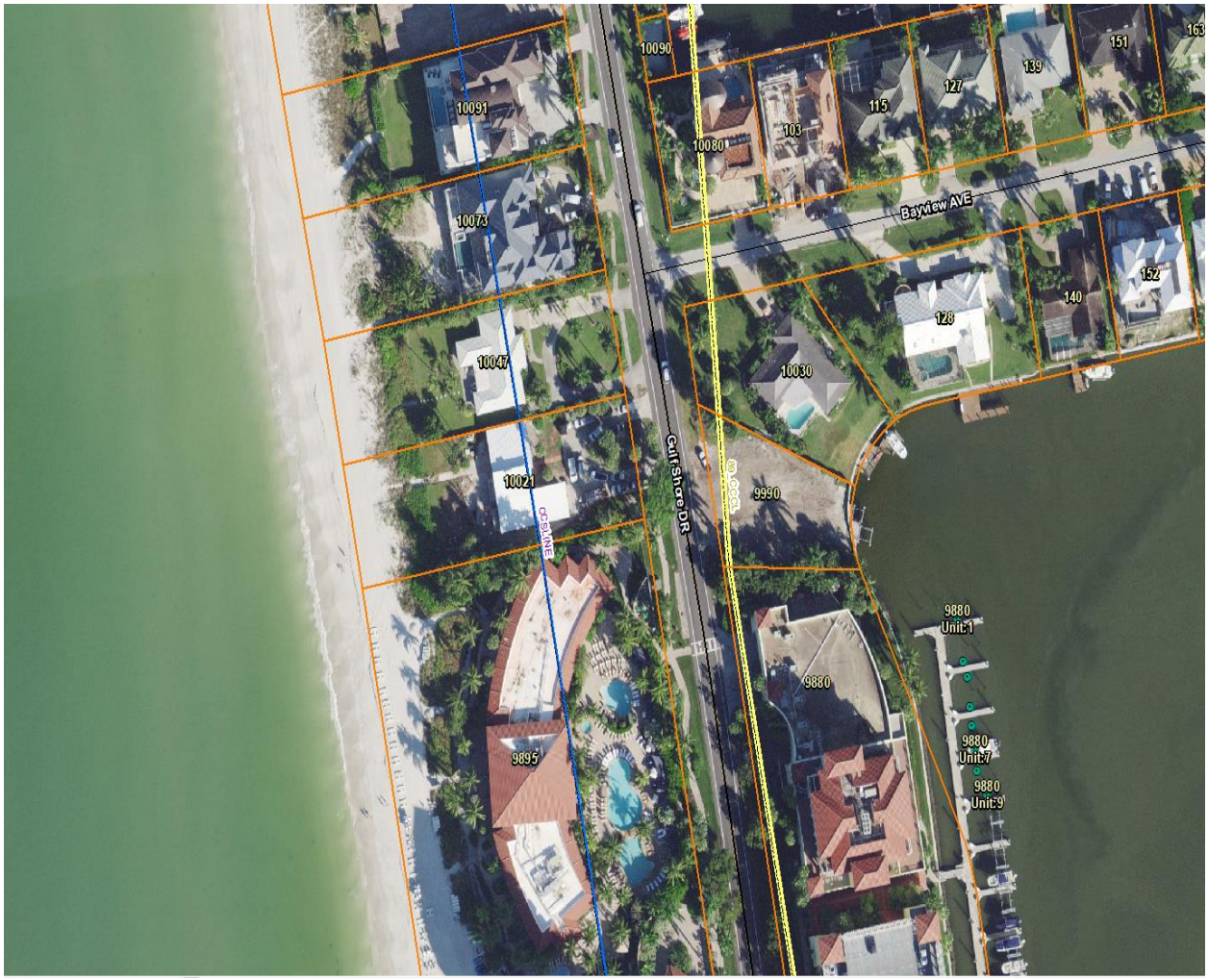
North: Single Family residential development with a zoning designation of **RSF-3.**

South: La Playa Hotel with a zoning designation of **RT-VBRTO.**

East: Gulf Shore Drive followed by Single family residential development with a zoning designation of **RSF-3**.

West: Gulf of Mexico.

Aerial exhibit provided by Collier County GIS.



Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

GROWTH MANAGEMENT (GMP) IMPACT:

CONSERVATION AND COASTAL MANAGEMENT ELEMENT OF GMP

OBJECTIVE 10.4:
Restore and then maintain, when appropriate, developed coastal barriers and developed shorelines, by establishing mechanisms or projects which limit the effects of development and restores the natural functions of coastal barriers, including beaches and dunes.

Staff comment: The policies below primarily addresses the need for dune restoration on developed shorelines. The applicant will provide a dune restoration plan that must be completed prior to certificate of occupancy, if applicable.

Policy 10.4.1:
Promote environmentally acceptable and economically feasible restoration of the developed coastal barriers and the urban beach and dune systems.

Staff comment: The proposed project requires the removal and treatment of invasive exotic plants from the beach dune vegetation; dune restoration will be required prior to the final inspection for the building permit.

Policy 10.4.3:
Collier County shall prohibit activities which would result in man-induced shoreline erosion beyond the natural beach erosion cycle or that would deteriorate the beach and dune system. Implementation of this policy will be based upon available scientific/coastal engineering literature/studies that have established benchmarks for natural rates of beach erosion.

Staff comment: The proposed project will protect the existing beach dune vegetation and not create beach erosion.

Policy 10.4.4:
Require dune stabilization and restoration improvements in land development projects along beach areas.

Staff comment: The proposed project includes dune restoration of disturbed areas prior to the certificate of occupancy under the building permit. Staff has included a condition to the CCSL Variance approval to ensure this Policy is implemented.

Policy 10.4.6:
Require native vegetation as landscaping in development activities in developed coastal barrier systems and on the beach and dune systems.

Staff comment: The proposed project includes dune restoration of disturbed areas prior to the certificate of occupancy under the building permit. Staff has included a

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

condition to the CCSL Variance approval to ensure this Policy is implemented.

Policy 10.4.7:
Collier County shall prohibit construction seaward of the Coastal Construction Setback Line except where such construction would be permitted pursuant to the provisions of the Florida Coastal Zone Protection Act of 1985, where such prohibition would result in no reasonable economic utilization of the property in question, or for safety reasons. In such cases, construction will be as far landward as is practicable and effects on the beach and dune system and the natural functions of the coastal barrier system shall be minimized.

Staff comment: The proposed structure is in line with contiguous and adjacent structures on neighboring properties. Any disturbed areas will include the restoration of the dune, and will follow the natural dune profile, thus further enhancing the overall beach dune system.

GMP Consistency Summary: The proposed variance is consistent with applicable provisions of the Growth Management Plan Objective 10.4. for the reasons stated above.

STAFF ANALYSIS:

The decision to grant a variance is based on the criteria in LDC Section 9.04.06. Staff has analyzed this petition relative to these provisions and offers the following responses:

A. The coastal construction setback line shall be that coastal construction setback line established by the Department of Environmental Protection of the State of Florida pursuant to F.S. § 161.053 and recorded in Coastal Setback Line Book 1, pages 1 through 12 inclusive, recorded October 31, 1974, as Clerk's Instrument No. 365665 of the public records of Collier County, Florida.

Staff Comment: The existing structure and improvements are seaward of the CCSL.

B. Setback lines established under this Land Development Code shall be reviewed upon petition of affected riparian upland owners. The Board of County Commissioners (BCC) of Collier County shall decide, after due public notice and hearing, whether a change in the setback line is justified, and shall notify the petitioner in writing. The present setback lines are presumed to be correct, and no change in setback lines are presumed to be correct, and no change in setback lines shall be made except upon an affirmative showing by petitioner that any construction line established hereunder is a minimum of 150 feet landward of the mean high-water line or seventy-five (75) feet landward of the vegetation line whichever is greater; and that considering ground elevations in relation to historical storm and hurricane tides, predicted maximum wave up rush, beach and offshore ground contours, the vegetation line, erosion trends, the dune or bluff line, if any exist, and existing upland development, that the general public health and welfare are preserved, upland properties protected, and beach and sand dune erosion controlled.

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

Staff Comment: The pool and deck will be placed approximately 42 feet from the landward edge of the vegetation line and approximately 162 feet landward from the Mean High-Water Line (MHWL). The fence will be installed approximately 6 feet from the landward edge of the vegetation line and approximately 126 feet landward of the MHWL. The decked pathway is located 3 feet from the vegetation line and 125 feet from the MHWL. The pool and deck will meet the LDC required setback distance from the MHWL. The fence and decked pathway will not meet the LDC setback minimum distance of either 150 feet from MHWL or 75 Feet from the vegetation line. (*Application and Supporting Documents*, page 17). The justification for approval comes from the establishment of a waterward line of development of neighboring properties in the area (*Application and Supporting Documents*, page 20).

C. It shall be unlawful for any person, firm, corporation, or agency, public or private, to construct, reconstruct, or change existing structures, make any excavation, remove any beach material or otherwise alter existing ground elevations, drive any vehicle on, over or across any sand dune, or damage or cause to be damaged any sand dune, or the vegetation growing thereon and/or seaward of said dune, seaward of the coastal construction setback line, except as hereinafter provided.

Staff Comment: The petitioner will provide a dune enhancement plan as required by the GMP policies in Objective 10.4 and LDC section 3.03.06.

D. If in the immediate contiguous or adjacent area a "number of existing structures" have established a reasonably continuous and uniform construction line closer to the line of mean high water than the line as herein established, and if said existing structures have not been unduly affected by erosion, a proposed structure may be permitted along such line if such proposed structure is also approved by the BCC.

Staff Comment: The properties located both north and south of the subject property have structures which extend beyond the CCSL. The aerial view labeled as "Adjacent Development" shows the distances from the MHWL (*Applications and Supporting Documents*, page 20). The proposed expansion seaward of the CCSL is in line with the existing structures immediately to the north and south of the subject property, which were approved under previous CCSL variance resolutions. Therefore, it has been shown that in the immediate contiguous or adjacent area "a number of existing structures" have established a reasonably continuous and uniform construction line closer to the line of mean high water than the line as herein established. Based on the review of the proposed additions and information provided staff believes the proposed structures will not create or be affected by erosion.

See the attached *Application and Supporting Documents* pages 7-13 for the applicant's variance justification responses.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

This Variance petition was not required to go before the EAC for review and approval.

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

RECOMMENDATION:

Staff recommends the Collier County Hearing Examiner (HEX) **approve** the CCSL Variance for Petition CCSV-PL20200000082, 10021 Gulf Shore Drive with the following conditions:

Standard conditions:

1. All proposed improvements shall be designed in accordance with the standards of the Florida Department of Environmental Protection (FDEP) Bureau of Beaches and Coastal Systems and an approved FDEP permit shall be obtained, and copies provided, prior to issuance of a Collier County Building Permit.

2. Construction activities shall not occur within one hundred (100) feet of the sea turtle nesting zone, defined by Collier County Land Development Code Chapter 3, between May 1 – October 31, sea turtle nesting season, without first submitting and obtaining any required FDEP and Collier County Construction in Sea Turtle Nesting Area Permits.

3. Petitioner shall notify Environmental Planning Environmental Staff one week prior to commencing work seaward of the CSSL and shall again contact Staff within one week following completion of work seaward of the CCSL (239-252-2400).

4. Outdoor lighting associated with construction, or development within three hundred (300) feet of the high tide line, shall follow Chapter 3 of the Collier County Land Development Code.

5. Petitioner shall utilize only native coastal dune vegetation for all on-site landscaping seaward of the 1974 Coastal Construction Control Line.

6. Petitioner shall re-vegetate the dune where the dune is devoid of coastal dune vegetation and in any areas disturbed by the proposed improvements. Re-vegetation shall be completed, according to a plan submitted to and approved by Collier County Environmental Staff, prior to the issuance of a Certificate of Occupancy.

7. Minor revisions to this variance approval (including changes in siting and structures) may be approved, in writing, by the County Manager, or his/her designee.

Site specific conditions:

8. All invasive exotic plants listed on the Florida Exotic Pest Plant Council's (FLEPPC) list Category 1 and 2 must be removed from the existing beach dune vegetation.
9. Any gopher tortoise and or gopher tortoise burrow(s) located onsite must be protected in accordance with LDC 3.04.02.
10. All areas seaward of the CCSL, outside of the footprint of approved structures and improvements, shall be left in their natural condition, or landscaped using native coastal dune vegetation exclusively.

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

ATTACHMENTS:

Attachment 1) Application and Supporting Documents

Attachment: Staff Report - Lloyd Bowein (CCSV) (14574 : PL20200000082 Lloyd Bowein (CCSV))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
ENVIRONMENTAL PLANNING

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239)252-2400 FAX (239)252-6358
www.colliergov.net/esd

COASTAL CONSTRUCTION SETBACK LINE VARIANCE PETITION APPLICATION

PETITION NO (AR)
PROJECT NAME
PROJECT NUMBER
DATE PROCESSED/DUE DATE
ASSIGNED PLANNER

Date of Public Hearing: _____ BCC Approval: Yes ☐ No ☐

Conditions of Approval: _____

ABOVE TO BE COMPLETED BY STAFF

APPLICANT INFORMATION

NAME OF OWNER(S) Lloyd Bowein
MAILING ADDRESS 10021 Gulfshore Blvd, Naples 34105
TELEPHONE # 239-495-6700 **FAX #** _____
E-MAIL ADDRESS: Bowein@me.com

NAME OF AGENT Amanda D'Armenia
MAILING ADDRESS 13401 Rickenbacker Parkway, Fort Myers
TELEPHONE # 239-495-6700 **FAX #** _____
E-MAIL ADDRESS: Amanda@jacksonpools.com

PROPERTY INFORMATION

Legal Description of Property: Conners Vanderbilt Bch Est Replat Unit 1 Blk A Lot 31

Street Address of Property: 10021 Gulfsdshore Drive, Naples
Present Zoning: _____ **Present Use:** _____

COASTAL CONSTRUCTION SETBACK LINE VARIANCE REQUEST LDC 9.04.06

Proposed Construction/Activity: construction of residential pool and spa

Ground upon which petitioner relies for the granting of the variance. Please include relevant LDC section:

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

COLLIER COUNTY GOVERNMENT
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www.colliergov.net/esd

9.04.06 Specific Requirements for Variance to the Coastal Construction Setback Line

A. The coastal construction setback line shall be that coastal construction setback line established by the DEP of the State of Florida pursuant to F.S. § 161.053 and recorded in Coastal setback line Book 1, pages 1 through 12 inclusive, recorded October 31, 1974, as Clerk's Instrument No. 365665 of the public records of Collier County, Florida.

B. Setback lines established under this LDC shall be reviewed upon petition of affected riparian upland owners. The BCC of Collier County shall decide, after due public notice and hearing, whether a change in the setback line is justified, and shall notify the petitioner in writing. The present setback lines are presumed to be correct, and no change in setback lines are presumed to be correct, and no change in setback lines shall be made except upon an affirmative showing by petitioner that any construction line established hereunder is a minimum of 150 feet landward of the mean high-water line or seventy-five (75) feet landward of the vegetation line whichever is greater; and that considering ground elevations in relation to historical storm and hurricane tides, predicted maximum wave uprush, beach and offshore ground contours, the vegetation line, erosion trends, the dune or bluff line, if any exist, and existing upland development, that the general public health and welfare are preserved, upland properties protected, and beach and sand dune erosion controlled.

C. It shall be unlawful for any person, firm, corporation, or agency, public or private, to construct, reconstruct, or change existing structures, make any excavation, remove any beach material or otherwise alter existing ground elevations, drive any vehicle on, over or across any sand dune, or damage or cause to be damaged any sand dune, or the vegetation growing thereon and/or seaward of said dune, seaward of the coastal construction setback line, except as hereinafter provided.

D. If in the immediate contiguous or adjacent area a "number of existing structures" have established a reasonably continuous and uniform construction line closer to the line of mean high water than the line as herein established, and if said existing structures have not been unduly affected by erosion, a proposed structure may be permitted along such line if such proposed structure is also approved by the BCC.

E. The BCC may authorize the construction of pipelines or piers extending outward from the shoreline, unless it determines that the construction of such projects would cause erosion of the beach in the area of such structures.

F. Reserved.

G. Procedures for obtaining variance.

1. A written petition requesting a variance from the established setback line shall be filed with the BCC or their designee. The petition shall set forth:
   a. A description of petitioner's property to include the information requested on a current Collier County request for a coastal construction setback line variance form;
   b. A description of the established setback line and the line which petitioner wishes to be varied;
   c. The justification upon which the petitioner relies for the granting of the variance, to include compliance with the Collier County growth management plan, conservation and coastal management element.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
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(239)252-2400 FAX (239)252-6358
www.colliergov.net/esd

I have read and understand the applicable sections of the Collier County Land Development Code.

Signature of Property Owner

1-13-2020
Date

SUBMITTAL REQUIREMENTS

- Non-refundable Application Fee: $1000 (Make check payable to Board of Collier County Commissioners)
  - Advertising Fee: $800 (this is an estimate and could be more or less)
- An 8 ½ x 11 reduction of plot plan in cases where plat plan is larger than 8 ½ x 11
- Addressing Checklist
- DEP Permit, if a permit has been issued (required prior to starting construction)
- An aerial photograph with the property clearly delineated (highlighted) and the proposed areas for site improvements.
- Site Plan which must contain the following (refer to LDC 9.04.06 as well)
  - General location of lot, all lot dimensions
  - All existing structures and their exact yard setback distances
  - Location of area of the proposed work
  - Location of the landward and seaward edges of the dune (vegetation line) and a rough profile of the existing dune
  - Approximate locations of existing structures on adjacent lots
  - Vegetation inventory in the area of proposed work
  - The location of all proposed structures in relation to the CCSL
  - The location and exact distance from the CCSL for all structures which are being used to justify your petition
  - Show that the proposed structures are a minimum of 150 feet landward of the mean high-water line or 75 feet landward of the vegetation line, whichever is greater
  - Demonstrate that this proposed variance does not negatively affect public health and welfare, upland properties, cause beach or dune erosion. Show final elevation in relation to historical storm and hurricane tides, predicted maximum wave uprush, beach and offshore ground contours, the vegetation line, erosion trends, the dune or bluff line, if any exist, and existing upland development
  - The established Coastal Construction Control Line as established by law (1974)
  - Further information may be requested as part of the review
- If it is necessary to use a vehicle on the beach for completion of the project, a Vehicle on the Beach Permit shall be obtained and the work shall be completed prior to Sea Turtle Nesting Season (May 1st through October 31st)
- A Listed Species Survey and fee *may* be required – to be determined after first review
- Return completed application package to:

  Growth Management Division
  Intake Team
  2800 N Horseshoe Drive
  Naples, FL 34104

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowen (CCSV))

BENCHMARK
LAND SERVICES, INC.
1807 J. & C. Boulevard
Naples,Florida 34109
L.B. # 7502
Tel. 239-591-0778
Fax. 239-591-1195
www.benchmarklandservices.com

SKETCH OF BOUNDARY SURVEY PAGE 1 OF 2

SURVEY #19806

Property Address:
10021 Gulf Shore Drive
Naples, FL 34108

Certified To:
Lloyd Bowein

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

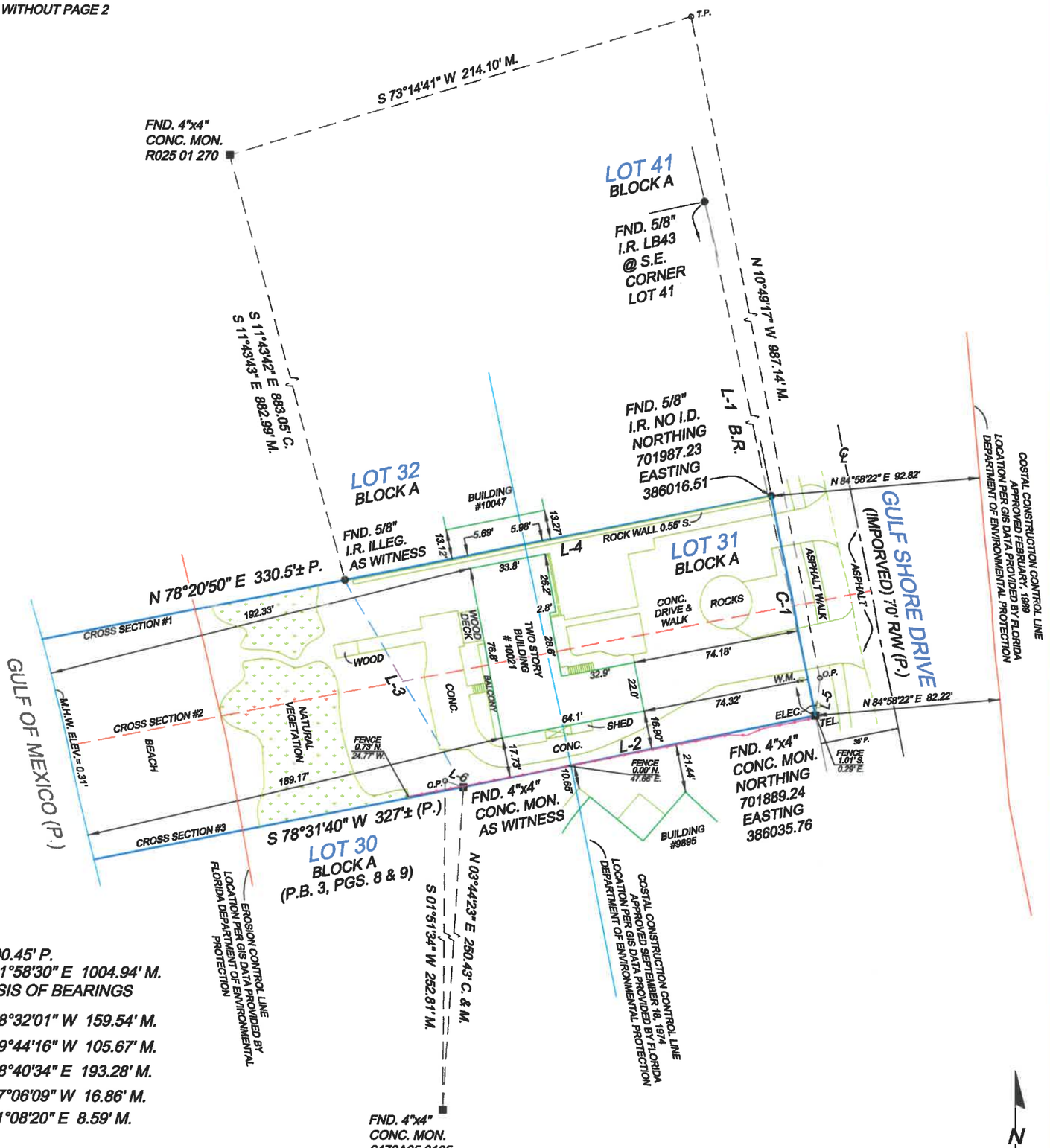
Flood Zone Information:
Community Number: 120067
Panel: 0189 Suffix: H
Effective Date: 05/16/2012
Flood Zone: VE BFE: 13.0' N.A.V.D.

Legal Description As Furnished:
Lot 31, Block A, CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof as recorded in Plat Book 3, Page 18, of the Public Records of Collier County, Florida.

DATE OF SURVEY	DRAWN BY
08/15/2018	E.S.
COMPLETION DATE:	CHECKED BY
08/17/2018	K.S.
ADDED EROSION CONTROL LINE: 11/06/2018	
AMENDED CERTIFICATIONS: 11/29/2018	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1(P.)	31700.00'	99.90'	99.90'	S 11°33'45" E	0°10'50"
C-1(M.)	31700.00'	99.87'	99.87'	S 11°06'58" E	0°10'50"

PAGE 1 IS NOT FULL AND COMPLETE WITHOUT PAGE 2



L-1= 1000.45' P.
S 11°58'30" E 1004.94' M.
BASIS OF BEARINGS

L-2= S 78°32'01" W 159.54' M.

L-3= N 29°44'16" W 105.67' M.

L-4= N 78°40'34" E 193.28' M.

L-5= S 07°06'09" W 16.86' M.

L-6= S 71°08'20" E 8.59' M.

1 inch = 50' ft.
GRAPHIC SCALE
0 25 50

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR USE BY THOSE TO WHOM IT IS CERTIFIED.
6. ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.
7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
8. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
9. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTE 5J-17.052 (2)(4)(d)4 OF THE FLORIDA ADMINISTRATIVE CODE.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION.
12. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.
13. HORIZONTAL LOCATIONS ARE IN STATE PLAIN COORDINATES FLORIDA EAST NAD 83/90

POINTS OF INTEREST:

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

11/30/2018
KENNETH SARRIO
Professional Surveyor and Mapper PSM No. 6348 State of Florida

B.R. BEARING REFERENCE	I.P. IRON PIPE	P.I. POINT OF INTERSECTION
C. CALCULATED	A.E. ACCESS EASEMENT	P.L.S PROFESIONAL LAND SURVEYOR
CATV CABLE TV. RISER	B.D. BRASS DISC	P.T. POINT OF TANGENCY
C.U.E. COUNTY UTILITY ESMT.	I.E. INGRESS / EGRESS EASEMENT	P.O.B. POINT OF BEGINNING
D.E. DRAINAGE EASEMENT	L.C.U.E. LEE COUNTY UTILITY EASEMENT	PROP. PROPOSED
D.H. DRILL HOLE	M. FIELD MEASURED	P.R.C. POINT OF REVERSE CURVATURE
ELEC. ELECTRIC BOX	M.E. LAKE MAINTENANCE EASEMENT	P.R.M. PERMANENT REFERENCE MONUMENT
ENCL. ENCLOSURE	N.& D. NAIL & DISK	P.U.E. PUBLIC UTILITY EASEMENT
E.O.W. EDGE OF WATER	O.H.L. OVERHEAD LINE	R/W RIGHT OF WAY
F.F. FINISHED FLOOR	P. PLAT	O.P. OCCUPYING POINT
FND. FOUND	P.C. POINT OF CURVATURE	T.P. TRAVERSE POINT
I.D. IDENTIFICATION	P.C.C. POINT OF COMPOUND CURVATURE	T.B.M. TEMPORARY BENCH MARK
I.R. IRON ROD	P.C.P. PERMANENT CONTROL POINT	TEL. TELEPHONE FACILITIES
	PK PARKER-KALON NAIL	T.O.B. TOP OF BANK

U.E. UTILITY EASEMENT	
W.M. WATER METER	
R. RADIAL	
N.R. NON-RADIAL	
C.V.G. CONC VALLEY GUTTER	
C.B. CATCH BASIN	
S.D. STORM DRAIN	
C.M. CONCRETE MONUMENT	
C/O CLEAN OUT	

EXISTING ELEVATION
PROPOSED ELEVATION
I.R.
CONCRETE MONUMENT
CATCH BASIN
LINE NOT TO SCALE
FENCE
NAIL
CONC. CONCRETE
N/A NOT APPLICABLE
WV WATER VALVE
POWER POLE
WELL
EXISTING FIRE HYDRANT
E.P. EDGE OF PAVEMENT
B.M. BENCH MARK
LAMP POST
CENTER LINE
PLNT PLANTER

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

BENCHMARK
LAND SERVICES, INC.
1807 J. & C. Boulevard
Naples, Florida 34109
L.B. # 7502
Tel. 239-591-0778
Fax. 239-591-1195
www.benchmarklandservices.com

SKETCH OF BOUNDARY SURVEY PAGE 2 OF 2

SURVEY #19806

Property Address:
10021 Gulf Shore Drive
Naples, FL 34108

Certified To:
Lloyd Bowein

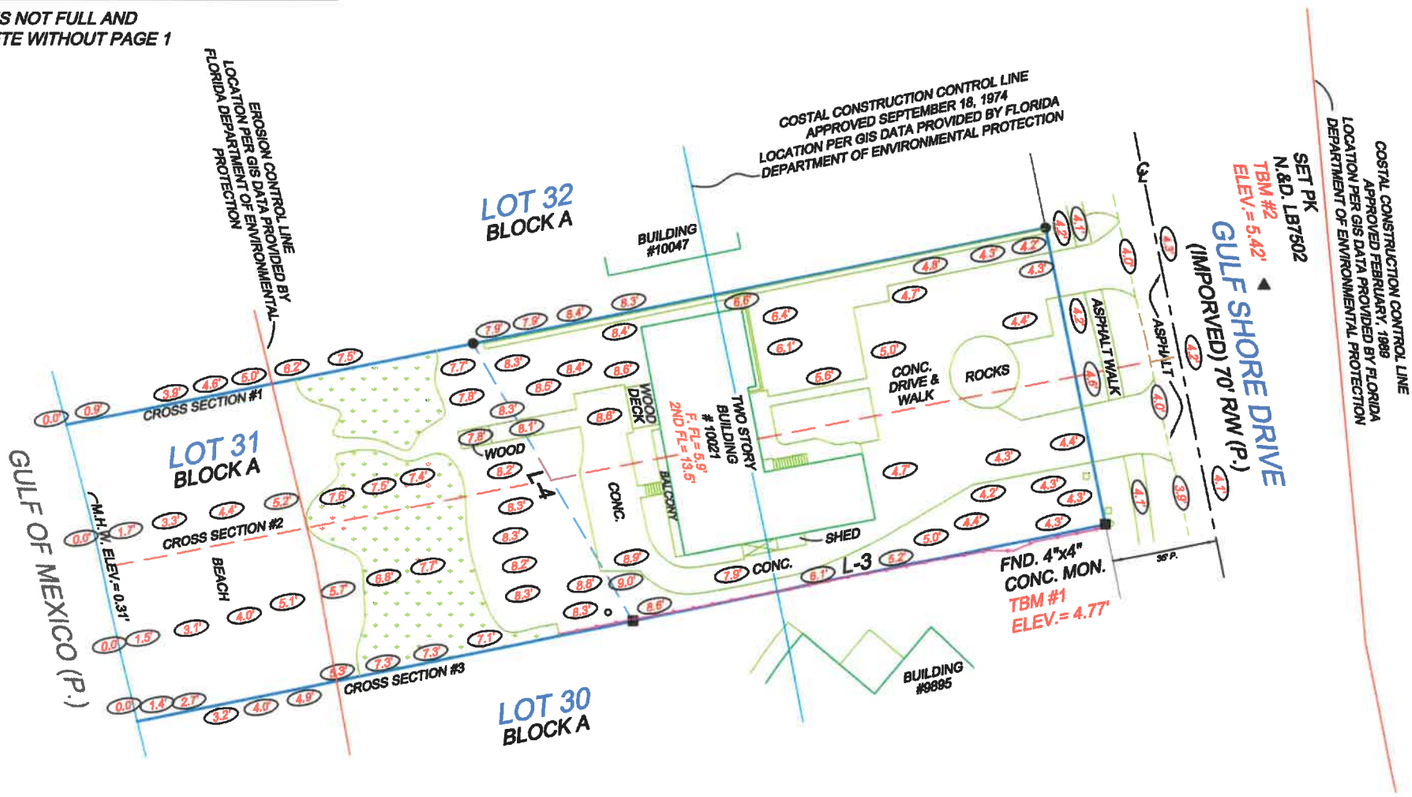
NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

Flood Zone Information:
Community Number: 120067
Panel: 0189 Suffix: H
Effective Date: 05/16/2012
Flood Zone: VE BFE: 13.0' N.A.V.D.

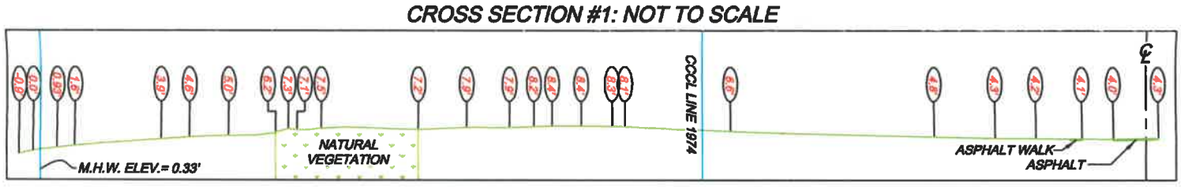
Legal Description As Furnished:
Lot 31, Block A, CONNER'S VANDERBILT BEACH ESTATES, UNIT NO. 1, according to the plat thereof as recorded in Plat Book 3, Page 18, of the Public Records of Collier County, Florida.

DATE OF SURVEY	DRAWN BY
08/15/2018	E.S.
COMPLETION DATE:	CHECKED BY
08/17/2018	K.S.
ADDED EROSION CONTROL LINE: 11/06/2018	
AMENDED CERTIFICATIONS: 11/29/2018	

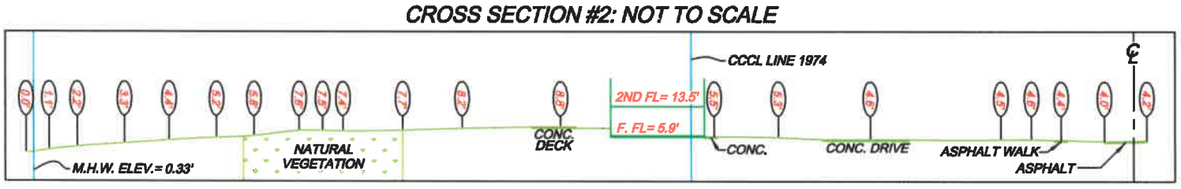
PAGE 2 IS NOT FULL AND COMPLETE WITHOUT PAGE 1



CROSS SECTION #1: NOT TO SCALE



CROSS SECTION #2: NOT TO SCALE



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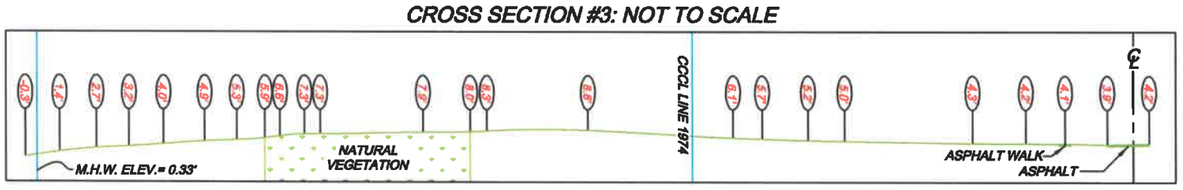


1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR USE BY THOSE TO WHOM IT IS CERTIFIED.
6. ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.
7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
8. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
9. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTE 5J-17.052 (2)(d)(4 OF THE FLORIDA ADMINISTRATIVE CODE.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION.
12. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.
13. HORIZONTAL LOCATIONS ARE IN STATE PLAIN COORDINATES FLORIDA EAST NAD 83/90

POINTS OF INTEREST:

1 inch = 50' ft.
GRAPHIC SCALE
0 25 50

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

KENNETH SARRIO
Professional Surveyor and Mapper PSM No. 6348 State of Florida

B.R. BEARING REFERENCE	I.P. IRON PIPE	P.I. POINT OF INTERSECTION	U.E. UTILITY EASEMENT
C. CALCULATED	A.E. ACCESS EASEMENT	P.L.S PROFESIONAL LAND SURVEYOR	W.M. WATER METER
CATV CABLE TV. RISER	B.D. BRASS DISC	P.T. POINT OF TANGENCY	R. RADIAL
C.U.E. COUNTY UTILITY ESMT.	I.E. INGRESS / EGRESS EASEMENT	P.O.B. POINT OF BEGINNING	N.R. NON-RADIAL
D.E. DRAINAGE EASEMENT	L.C.U.E. LEE COUNTY UTILITY EASEMENT	PROP. PROPOSED	C.V.G. CONC VALLEY GUTTER
D.H. DRILL HOLE	M. FIELD MEASURED	P.R.C. POINT OF REVERSE CURVATURE	C.B. CATCH BASIN
ELEC. ELECTRIC BOX	M.E. LAKE MAINTENANCE EASEMENT	P.R.M. PERMANENT REFERENCE MONUMENT	S.D. STORM DRAIN
ENCL. ENCLOSURE	N.& D. NAIL & DISK	P.U.E. PUBLIC UTILITY EASEMENT	C.M. CONCRETE MONUMENT
E.O.W. EDGE OF WATER	O.H.L. OVERHEAD LINE	R/W RIGHT OF WAY	C/O CLEAN OUT
F.F. FINISHED FLOOR	P. PLAT	O.P. OCCUPYING POINT	
FND. FOUND	P.C. POINT OF CURVATURE	T.P. TRAVERSE POINT	
I.D. IDENTIFICATION	P.C.C. POINT OF COMPOUND CURVATURE	T.B.M. TEMPORARY BENCH MARK	
I.R. IRON ROD	P.C.P. PERMANENT CONTROL POINT	TEL. TELEPHONE FACILITIES	
	PK PARKER-KALON NAIL	T.O.B. TOP OF BANK	

EXISTING ELEVATION	LINE NOT TO SCALE	WV WATER VALVE	E.P. EDGE OF PAVEMENT
PROPOSED ELEVATION	FENCE	POWER POLE	B.M. BENCH MARK
I.R.	NAIL	W WELL	LAMP POST
CONCRETE MONUMENT	CONC. CONCRETE	EXISTING FIRE HYDRANT	CENTER LINE
CATCH BASIN	N/A NOT APPLICABLE		PLNT PLANTER

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL 20200000082

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

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

**Notes:*

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

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

_____ April 17, 2020

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [☒] physical presence or [ ] online notarization this 17th day of April, 20 20, by (printed name of owner or qualifier) Lloyd L. Bowein.

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

[ ] Are personally known to me

[☒] Has produced a current drivers license FLORIDA

[ ] Has produced _____ as identification.

Notary Signature: _____

NOTARY PUBLIC * STATE OF FLORIDA *

Santiago Murrieta Pendola
State of Florida
My Commission Expires 10/07/2023
Commission No. GG 920066

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

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

Coastal Construction Setback Line Variance (#PL20200000082)
10021 Gulf Shore Dr.
Naples, FL 34108
December 21, 2020

Name of applicant: Lloyd Bowein
Agent: Nick Pearson (Turrell, Hall & Associates, Inc.)

Narrative:

The Collier County Land Development Code is responsible for limiting construction within beach habitats for a myriad of reasons including ensuring ample resistance to storm surge, maintaining aesthetics, and providing adequate access to the public, among other things. To ensure these common elements are not infringed upon by individual property owners, Collier County has a special review in place for projects that are built water-ward of the 1974 Coastal Construction Setback Line (CCSL). Lloyd Bowein, whose primary residence is at 10021 Gulf Shore Blvd. (folio #27530040005) is proposing to have approved the construction of a pool, pool deck, fence, and decked pathway at his private residence for private use.

As stated above, the proposed structures consist of three main segments: a pool and deck area, a fence, and decked pathway (which is partially existing). The pool and deck area will extend a maximum of 54' beyond the CCSL. The pool and deck area would be constructed approximately 42' from the landward vegetation line and approximately 162' from the MHWL. The proposed fence would extend a maximum of 90' beyond the CCSL. The fence would be constructed approximately 6' landward of the landward-most vegetation line and approximately 126' landward of the Mean High-Water Line (MHWL). The existing decked pathway extends 92' beyond the CCSL. It can also be found a maximum of 3' from the vegetation line and 125' from the MHWL.

Elevations can be seen on sheet 5 of the exhibits. The proposed fence (8.61 NAVD) will be approximately 8.3 feet above the MHWL (0.31 NAVD). The top of the proposed pool (9.01 NAVD) will be approximately 8.7 feet above the MHWL. The combined effect of storm surge and tidal swings during Hurricane Irma (September 2017) caused water levels to reach approximately 3 to 5 feet above ground level or MHWL (3.9 to 5.06 NAVD) respectively in Naples and Delnor-Wiggins State Park per records kept by NOAA. No other storm has specifically hit this area of Naples so intensely in recent times and the proposed structures would all have been located above the water line at the most intense portions of the storm.

Wave uprush, however, can add an additional 100% of height to an already elevated water level during a storm event. This is because a wave can only physically attain a height equal to the water depth in which it occurs. If the wave height exceeds the depth in which it occurs, it will crash. Therefore, since the water levels were elevated roughly 4.75' above the normal MHWL during Hurricane Irma, the maximum wave uprush could potentially have reached an additional 4.75' of elevation, or 9.81' NAVD (slightly less than 1 foot above the top of the proposed pool). Waves of this nature would overtop the dune habitat all along the beach regardless of man-made developments in the area.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

The entirety of the proposed project is located on private property in a location that has already been disturbed by grading and which was previously a sodded lawn. Therefore, the project location is landward of all dune habitats and will not affect any dune vegetation or coastal armoring. Furthermore, the existing dune habitat that can be found water-ward of the proposed project, and which is an average of roughly 40' in width, will remain undisturbed as viable habitat.

During an initial site visit on 4/2/2020, it was noted that the vast majority of vegetation within the dune habitat was native (approximate total coverage of 80% to 100% by sea grape and sea oats). Intermixed within the dune habitat are several individual invasive scaevola plants that have yet to establish as a major presence on the site. As part of the proposed project, all scaevola (and other invasive species) will be removed from the property and managed indefinitely. Because the scaevola has not yet established itself on the property and affected coverage by native vegetation, re-plantings likely will not be necessary. However, should they be required, plantings will be completed as needed.

Because the beach and dune habitats on this site will be conserved and not be affected in any way by the proposed project, it is our opinion that the recreational, educational, scientific, and aesthetic value of the beach in the vicinity of the project site will actually be improved in terms of public and private use. And considering that the proposed structures are non-livable accessory structures that will be located landward of all dune habitat, we are therefore of the opinion that the proposed project can be constructed without fear of harming dune habitat, coastal armoring, or nearby upland developments that rely on natural protective dune barriers. To clarify, no negative effects to public health and welfare or upland properties such as through beach erosion are expected to occur with the proposed project.

Collier County's Conservation and Coastal Management Element Objective 10.3 is divided into fifteen (15) separate policy areas. These are summarized as follows: The applicable responses to each element are listed after each item in italics.

Objective 10.3: Maintain undeveloped coastal barriers, mapped as part of the Federal Coastal Barrier Resources System, predominantly in their natural state and protect, maintain and enhance their natural function.

The project site at this location has previously been affected by development from grading. Therefore, further alterations to the proposed project site location will have no effect on coastal barrier resource systems.

Policy 10.3.1:
"Undeveloped" coastal barrier systems shall be defined as set forth in the Federal Guidelines based on the amount of structures per acre of fastlands and for which no development approval or permits have been issued by Collier County, or plats recorded. "Fastlands" are the upland area as defined in the Federal Guidelines.

The project site, though located seaward of the 1974 CCSL, consists of previously graded upland area that is landward of a dune habitat that is not currently mapped as included in a Coastal Barrier Resource System (CBRS) per the U.S. Fish and Wildlife Service.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

Policy 10.3.2: Any development activities on an undeveloped coastal barrier must be compatible with protection of the natural form and function of the coastal barrier system.

Though not part of any dune habitat, restoration of the dune habitat adjacent to the project site will occur with completion of the proposed project. The project is therefore compatible with protection of the natural form and function of the dune habitat on site.

Policy 10.3.3: The highest and best use of undeveloped coastal barriers are as functioning natural systems; therefore the first alternative to development should be consideration of acquisition by or for the public benefit to preserve the natural function.

No development is proposed within a coastal barrier. Therefore, this does not apply. The existing dune habitat will be improved through exotic vegetation removal and native plantings.

(VI) **Policy 10.3.4:** Public expenditures within Collier County's undeveloped coastal barrier system shall be limited to acquisition for purposes of public safety, education, restoration, and removal of exotic vegetation, recreational use, and/or research facilities. Such uses will be allowed only if the establishment of such use would not substantially alter the natural characteristics and natural functions of the undeveloped coastal barrier system.

The natural dune habitat on this site will not be altered by the scope of the proposed project with the sole exception being the removal of any exotic vegetation and planting of native vegetation. Therefore, the proposed project abides by the uses listed within Policy 10.3.4.

Policy 10.3.5: Native or other County approved vegetation shall be required as the stabilizing medium in any coastal barrier vegetation or restoration program.

Vegetation of the dune habitat inside the boundaries of the subject property already averages %80 to %100 coverage. Additionally, vegetation found within the natural dune habitat is comprised of over (roughly) 95% native vegetation. It is therefore our opinion that plantings likely will not be necessary. However, any plantings will comply with the table below. Any additional native species may be planted with approval.

Proposed Plantings		
Common name	**Scientific name**	**Size**
Sea grape	*Coccoloba uvifera*	1 – 3 Gal.
Seaoats	*Uniola paniculate*	1 gal.
Beachberry	*Scaevola plumieri*	1 gal.

(VI) **Policy 10.3.6:** Prohibit construction of structures seaward of the Coastal Construction Setback Line on undeveloped coastal barriers. Exception shall be for passive recreational structures, access crossovers, and where enforcement would not allow any reasonable economic utilization of such property. In the latter event, require construction that minimizes interference with natural function of such coastal barrier system.

The proposed improvements are for passive recreational structures that will be located in existing, already

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

impacted areas.

Policy 10.3.7: Participate in and encourage Regional and State programs to acquire naturally functioning, undeveloped coastal barrier systems to insure the preservation of their natural function. (IX) = Plan Amendment by Ordinance No. 2013-12 on January 8, 2013 Conservation and Coastal Management Element as of Ordinance No. 2017-20 adopted June 13, 2017 46

Not applicable

(VI) **Policy 10.3.8:** Development density on undeveloped coastal barrier systems shall not exceed one (1) dwelling unit per five (5) acres or as already allowed for established legal nonconforming parcels or lots of record.

The residence at the project site is pre-existing. The proposed project is for an accessory to the existing residence and will not add any additional dwelling units.

Policy 10.3.9: Native vegetation on undeveloped coastal barriers should be preserved. To the extent that native vegetation is lost during land development activities and the remaining native vegetation can be supplemented without damaging or degrading its natural function, any native vegetation lost during construction shall be replaced by supplementing with compatible native vegetation on site. All exotic vegetation shall be removed and replaced with native vegetation where appropriate.

The project location is already cleared and void of vegetation. No additional loss of vegetation will occur. Furthermore, plantings will occur to the project site and the adjacent dune habitat if necessary.

Policy 10.3.10: No new bridges, causeways, paved roads or commercial marinas shall be permitted to or on undeveloped barrier systems.

The project is for an accessory to a single-family residence. No bridges, causeways, or commercial marinas are proposed.

Policy 10.3.11: Shoreline hardening structures (e.g., rip-rap, seawalls, groins, etc.) shall not be allowed on undeveloped coastal barriers except in the interest of public safety or of land use related hardship.

This project does not include any shoreline hardening.

(VI) **Policy 10.3.12:** Encourage the use of the "Planned Unit Development" (PUD) provisions of the Zoning Ordinance for new development or redevelopment proposed to take place within areas identified as Coastal Barrier system, with the exception of one single family dwelling unit on a single parcel.

The proposed project is for an accessory to a single-family dwelling unit on a single parcel.

(VI) **Policy 10.3.13:** Substantial alteration of the natural grade on undeveloped coastal barriers, through filling or excavation shall be prohibited except as part of an approved dune and/or

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

beach restoration program, or as part of an approved public development plan for one or more of the uses allowed by Policy 10.3.4, above.

No changes to the natural grade of existing natural dune habitats are proposed. All aspects of the proposed project will occur in previously altered locations on the subject property.

(VI) **Policy 10.3.14:** Agriculture and timbering are not exempt from the above Goals, Objectives, and Policies related to coastal barrier systems.

No agriculture or timbering are proposed with this project.

(VI)(XI) **Policy 10.3.15:** Development on undeveloped coastal barrier islands within the "Special Treatment" ("ST") zoning overlay district shall be reviewed through criteria established in the land development regulations. Applicable Policies under Goal 10 will be used in developing such criteria

The proposed project does not occur within a Special Treatment Overlay district.

Objective 10.4:
Restore and then maintain, when appropriate, developed coastal barriers and developed shorelines, by establishing mechanisms or projects which limit the effects of development and restores the natural functions of coastal barriers, including beaches and dunes

The project site currently is not functioning as a coastal barrier and therefore the proposed project will have no negative effects to the existing coastal barrier, or dune habitat. Furthermore, exotic removal and maintenance of the existing barrier will occur in conjunction with the proposed project, providing a net benefit to the beach and dunes.

Policy 10.4.1: Promote environmentally acceptable and economically feasible restoration of the developed coastal barriers and the urban beach and dune systems.

The project site is a previously impacted area of land that is not currently functioning as part of the dune habitat. Therefore, development of this area should be environmentally acceptable.

Policy 10.4.2: Prohibit further shore hardening projects except where necessary to protect existing structures, considering the total beach system and adjacent properties.

There are no shore hardening structures proposed with this project. Furthermore, all aspects of the proposed project will occur landward of the existing dune habitat.

Policy 10.4.3: Collier County shall prohibit activities which would result in man-induced shoreline erosion beyond the natural beach erosion cycle or that would deteriorate the beach and dune system. Implementation of this Policy will be based upon available scientific/coastal engineering literature/studies that have established benchmarks for natural rates of beach erosion.

The footprint of the proposed project occurs completely outside (landward) of the existing shoreline and

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

and dune habitat and therefore will not affect erosion of the beach or dune.

Policy 10.4.4: Require dune stabilization and restoration improvements in land development projects along beach areas.

No dune habitat will be affected by the proposed project. However, exotic removal and plantings will occur as necessary to maintain the dune habitat in a natural, healthy state.

Policy 10.4.5: Initiate and support beach and dune restoration and preservation programs where appropriate.

The applicant has proposed to remove any exotic vegetation from the dune habitat and complete plantings as necessary to support beach and dune restoration.

Policy 10.4.6: Require native vegetation as landscaping in development activities in developed coastal barrier systems and on the beach and dune systems.

The applicant has agreed to only utilize native plant species for plantings, should they be necessary, within dune habitats on site.

Policy 10.4.7: Collier County shall prohibit construction seaward of the Coastal Construction Setback Line except where such construction would be permitted pursuant to the provisions of the Florida Coastal Zone Protection Act of 1985, where such prohibition would result in no reasonable economic utilization of the property in question, or for safety reasons. In such cases, construction will be as far landward as is practicable and effects on the beach and dune system and the natural functions of the coastal barrier system shall be minimized.

The proposed project is for a private recreational use by the property owner and will have no potential economical utilizations associated with it. Neither will the proposed project create any safety concerns. Therefore, the project has been located as far landward as is practicable and effects on the beach and dune system have been reduced to zero.

Policy 10.4.8: Collier County shall allow construction seaward of the Coastal Construction Setback Line for public access and protection and activities related to restoration of beach resources. Such construction shall not interfere with sea turtle nesting, will utilize native vegetation for dune stabilization, will maintain the natural beach profile, will minimize interference with natural beach dynamics, and, where appropriate, will restore the historical dunes with native vegetation.

The proposed project and construction will not interfere with sea turtle nesting, will utilize only native vegetation for plantings associated with dune stabilization, will maintain the natural beach profile, will minimize interference with natural beach dynamics, and will restore the historical dunes with native vegetation if necessary.

Policy 10.4.9: Collier County shall prohibit seawall construction on properties fronting the Gulf of Mexico except in instances where erosion poses an imminent threat to existing buildings.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

No seawalls are proposed as part of the proposed project.

Policy 10.4.10: The County shall prohibit vehicles on beaches and dunes except for the following:

1. Emergency vehicles responding to incidents.
2. Vehicles associated with environmental maintenance, environmental monitoring, or conservation purposes.
3. Vehicles limited to set-up and removal of equipment of permitted events, in conjunction with permanent concession facilities, or permitted uses of commercial hotels.
4. Beach raking or beach cleaning.
5. Vehicles needed for beach nourishment or inlet maintenance
6. Vehicles necessary for construction that cannot otherwise access a site from an upland area.

Vehicles shall be operated in a manner that does not negatively impact the beach or dune environment. Additional protective regulations shall apply during sea turtle nesting season.

No vehicles will be driven on the sandy beach or dune habitat as part of this project.

Policy 10.4.11: Develop tax incentives and other land use incentives to encourage additional access or parking areas to provide utilization of the high-capacity urban beaches.

The proposed project is for a private, single-family residence and will not affect public utilization or access to the beach. Public entrances are already available less than 1 mile to the north and south of the project site.

Policy 10.4.12: In permitting the repair and/or reconstruction of shore parallel engineered stabilization structures, require, where appropriate, at a minimum: a. All damaged seawalls will be replaced with, or fronted by, riprap. b. Where appropriate, repaired structures will be redesigned and/or relocated landward to align with adjacent structures.

No shore stabilization structures are proposed as part of this project.

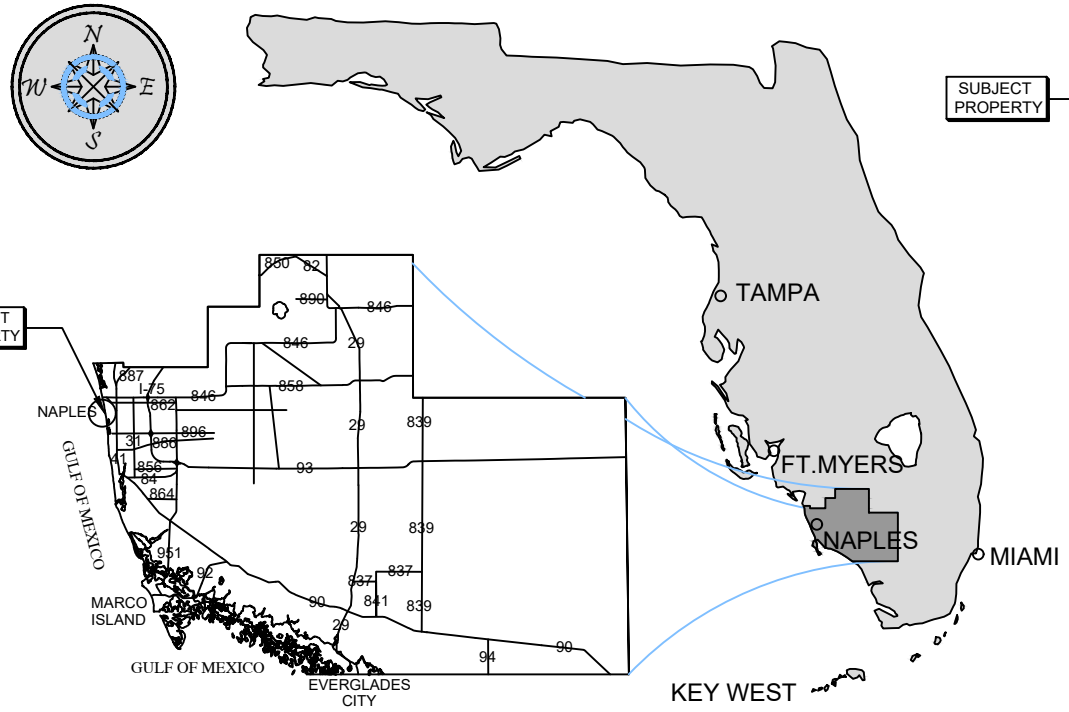
Policy 10.4.13: Development and redevelopment proposals shall consider the implications of potential rise in sea level.

The proposed structures are all located well landward of the dune habitat and current Mean High-Water Line (MHWL) and should not be affected by sea level rise. Specifically, the proposed structures are all located between 8 and 9 feet above the MHWL.

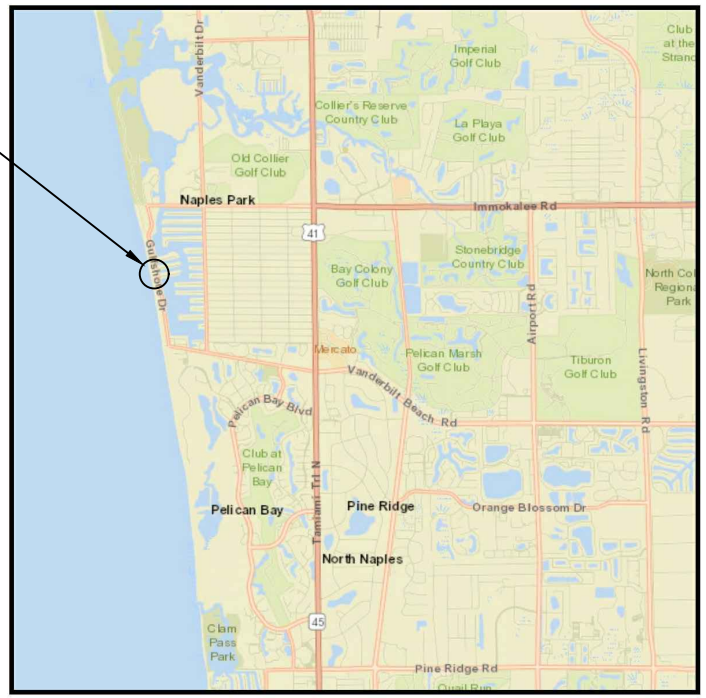
Should additional information or clarification be required, please do not hesitate to contact Nick Pearson at (239) 643-0166 or email Nick@THAnaples.com.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 10021 GULF SHORE DR
NAPLES, FL 34108

<> LATITUDE: N 26.262406
<> LONGITUDE: W 81.824628

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

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

BOWEIN - 10021 GULF SHORE DR

LOCATION PAGE

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-08-20	3.	-	-	-	-
JOB NO.:	20027	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg LOCATION 10/8/2020

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg FLUCFCS 10/8/2020

FLUCFCS	DESCRIPTION	AREA (AC)
120	RESIDENTIAL, MEDIUM DENSITY <TWO-FIVE DWELLING UNITS PER ACRE>	0.47
181	SWIMMING BEACH	0.08
322	COASTAL SCRUB	0.10
TOTAL		0.65

UPLAND (ACRES):	0.65
WETLAND (ACRES):	0
PROJECT (ACRES):	0.65

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: MM-DD-YYYY

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

BOWEIN - 10021 GULF SHORE DR

FLUCFCS MAP

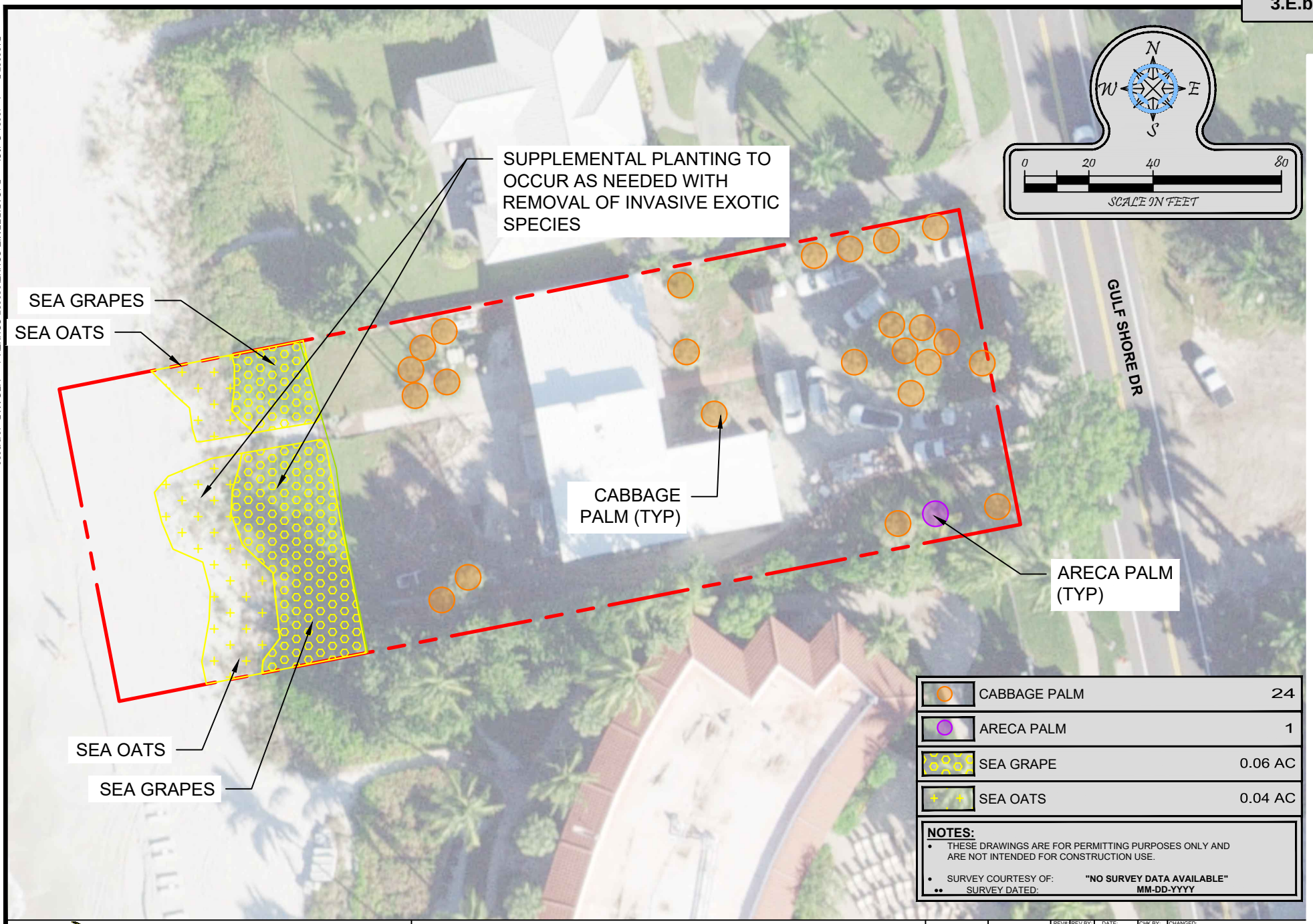
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-08-20	3.	-	-	-	-
JOB NO.:	20027	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg VEG MAP 10/8/2020



CABBAGE PALM	24
ARECA PALM	1
SEA GRAPE	0.06 AC
SEA OATS	0.04 AC

NOTES:

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- SURVEY COURTESY OF: **"NO SURVEY DATA AVAILABLE"**
- SURVEY DATED: **MM-DD-YYYY**

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

BOWEIN - 10021 GULF SHORE DR

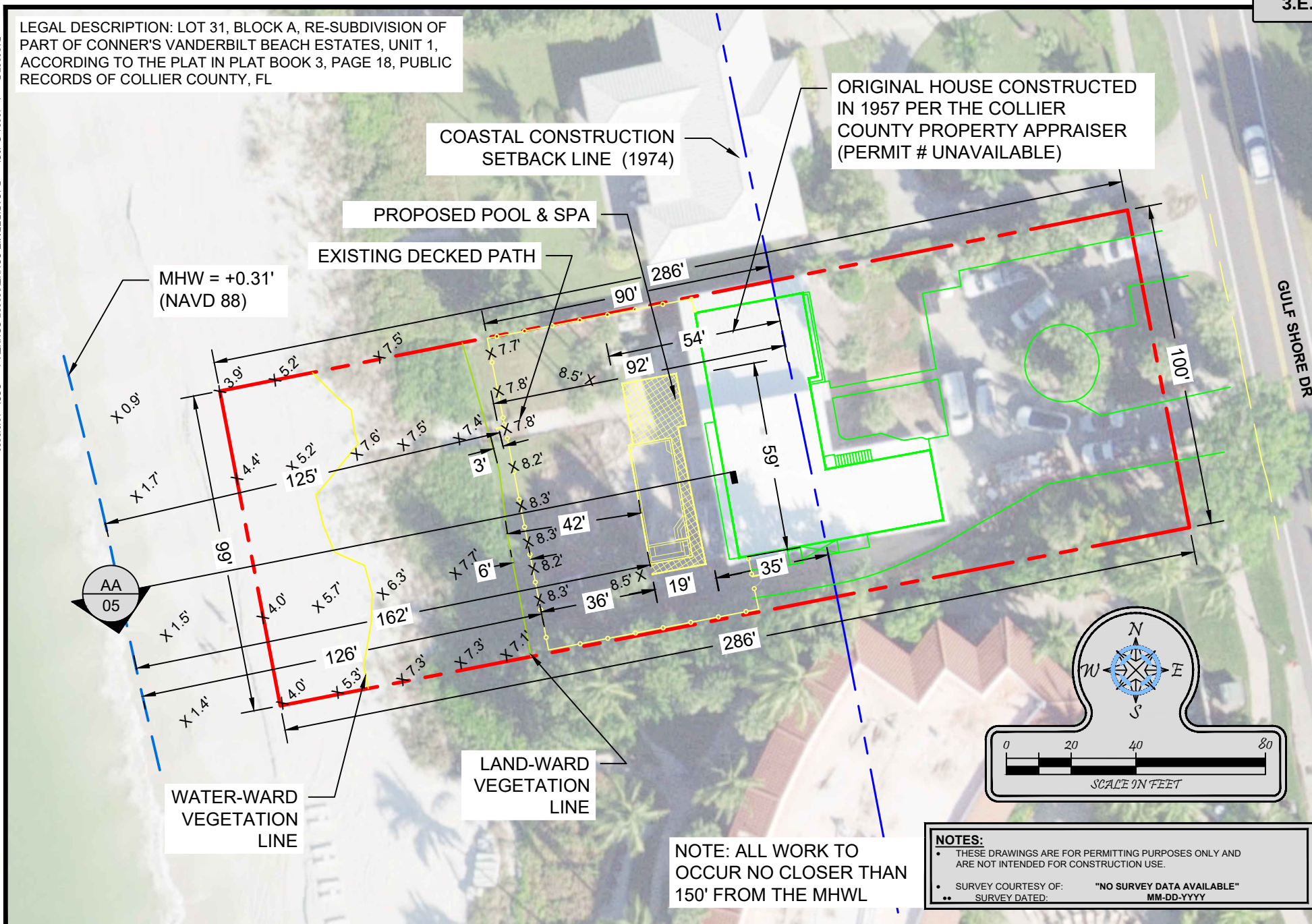
VEGETATION INVENTORY MAP

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-08-20	3.	-	-	-	-
JOB NO.:	20027	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))



NOTE: ALL WORK TO OCCUR NO CLOSER THAN 150' FROM THE MHWL

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BOWEIN - 10021 GULF SHORE DR

CCSL MAP

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-08-20	3.	-	-	-	-
JOB NO.:	20027	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg CCSL 10/8/2020

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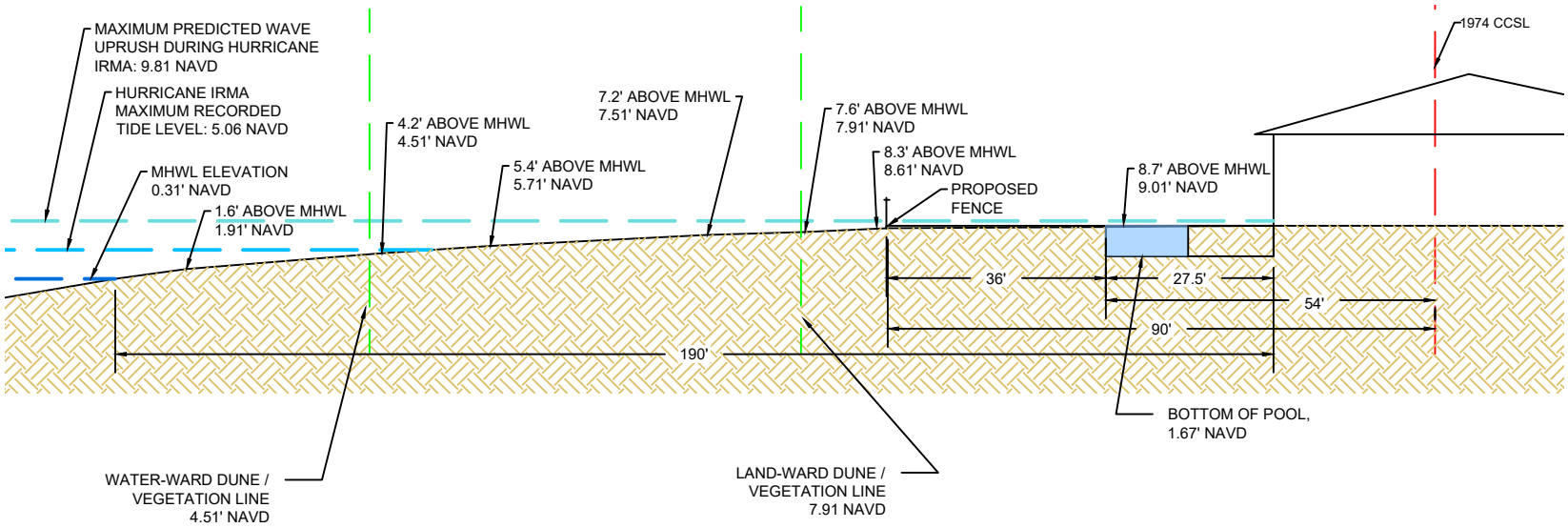
P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg SECTION 10/8/2020

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))



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BOWEIN - 10021 GULF SHORE DR

SECTION AA

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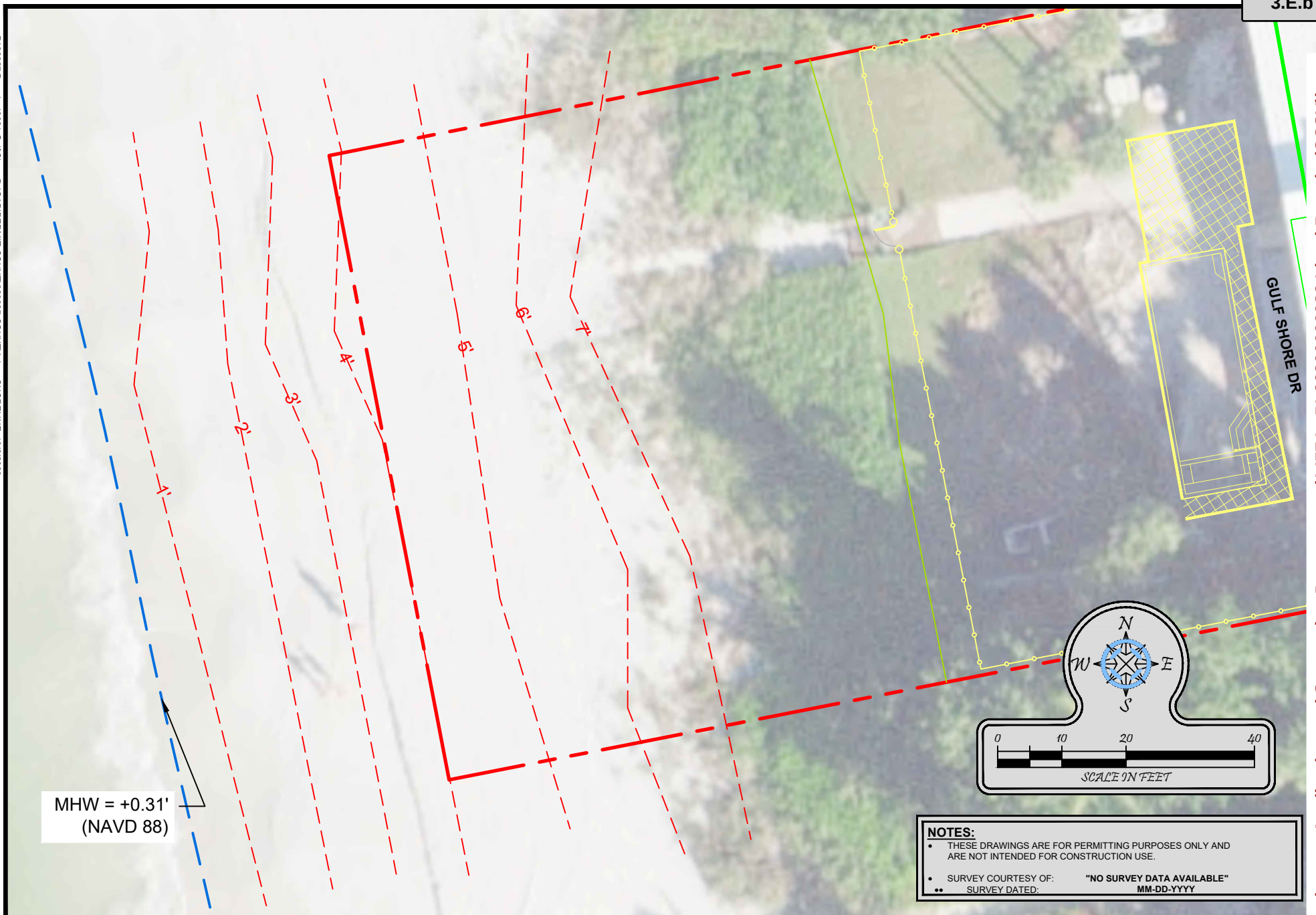
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-08-20	3.	-	-	-	-
JOB NO.:	20027	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg SHORELINE 10/8/2020



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BOWEIN - 10021 GULF SHORE DR

SHORELINE CONTOURS

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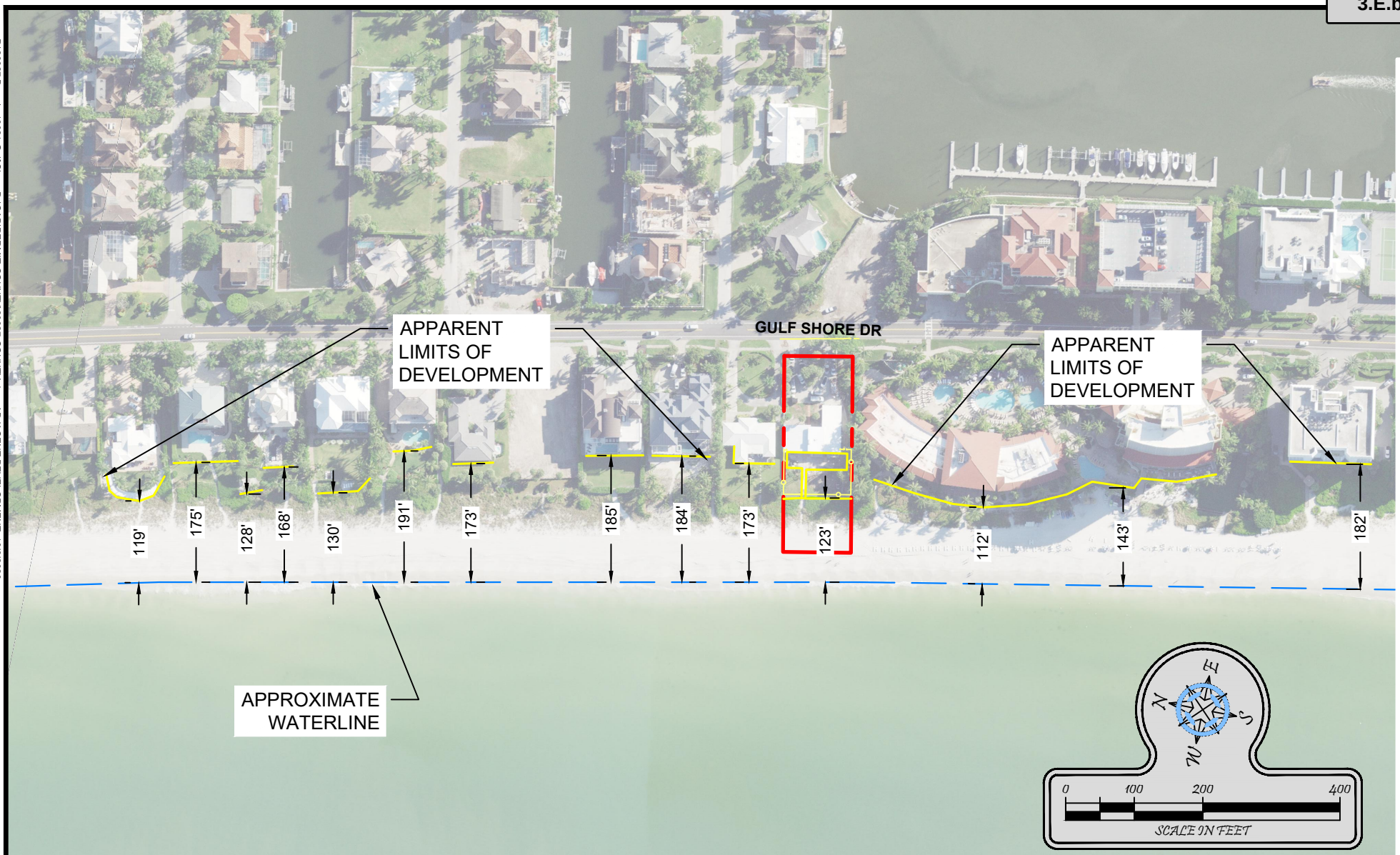
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-07-20	3.	-	-	-	-
JOB NO.:	20027	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

P:\20027 Bowein-10021 Gulf Shore Dr\CAD\PERMIT-COUNTY\20027-COUNTY.dwg ADJACENT DEVELOPMENT 10/8/2020



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BOWEIN - 10021 GULF SHORE DR

ADJACENT DEVELOPMENT

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SECTION- 29 TOWNSHIP- 48 S

LISTED SPECIES SURVEY REPORT

APRIL 2020

PREPARED FOR:

LLOYD BOWEIN

10021 GULF SHORE DR.
NAPLES, FL 34108

PREPARED BY:

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

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

I. Introduction

Turrell, Hall & Associates, Inc. (THA) has performed a preliminary listed species assessment at the property of 10021 Gulf Shore Dr. in Naples, Florida. The property where the project site can be found is located within Section 29, Township 48 S, and Range 25 E in Collier County at coordinates N 26.262351, W -81.8247846 and is approximately 0.65 acres in size.

This document addresses state and federally listed species that may be associated with the proposed project lands and the effect, or lack thereof, of this project on these species. The species at issue include:

- Gopher tortoise (*Gopherus polyphemus*)

The goal of this assessment was to provide an accurate count and location of any of the above species or evidence thereof. The result of the analysis in this document is a determination that the development activities proposed are not likely to adversely affect any of the above listed species. The reasoning behind this conclusion is further discussed in the Results & Discussion section below (Section 3). This document is based on information compiled from the South Florida Multi-Species Recovery Plan ("SFMSRP"), Statewide Programmatic Biological Opinions, wildlife surveys, field inspections, and other sources of information.

Gopher Tortoise

The gopher tortoise is a medium sized tortoise that generally reaches a total length of 10 to 12 inches and which is fully adapted for life in upland habitats. They commonly utilize habitats such as sandhills, upland scrub, xeric oak hammocks, or disturbed sites such as pastures or developed building sites to dig burrows. Gopher tortoises tend to gravitate towards habitats containing a sparse canopy with an open understory as this allows for easy navigation of habitat and burrows can often be structurally supported by tree roots. Gopher tortoises typically avoid dense forests as abundant roots can act as insurmountable obstacles for burrow excavation.

Gopher tortoises construct burrows of usually 5 to 15 feet in length (though they can sometimes be much longer) to avoid predation and for shelter from inclement weather such as cold temperatures. Habitats containing or being actively utilized by gopher tortoises are easily identified by the burrow apron of fresh (often white) sand that is excavated from the burrow which is often "decorated" with droppings in and round the burrow entrance.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

II. Methodology

The basic objective of any wildlife survey is to obtain evidence that wildlife species are utilizing the subject site. The site may serve as a primary or secondary feeding/foraging or nesting zone or merely be adjacent to those sites for a particular listed species.

Before any survey is carried out, a number of publications and references are consulted, including The Official List of Florida's Endangered Species, Threatened Species, and Species of Special Concern, Florida Fish and Wildlife Conservation Commission (FFWCC) Wildlife Methodologies Guidelines, The Standardized State-Listed Animal Survey Procedures for SFWMD ERP Projects, and the Florida Natural Areas Inventory (FNAI), and Collier County aerial photography.

Additionally, prior to arriving on-site, aerial photos and FLUCCS mapping of the site are consulted and a system of meandering transects are plotted throughout the project site, intended to be followed during any site visit(s). During a site visit, a slow pace along the transects is maintained, stopping every few minutes to look and listen for movement, calls of any animals, burrows in the ground, tree cavities, and other direct or indirect evidence of utilization. Any evidence found is located with a GPS and noted in anticipation of the need for further investigation prior to clearing.

If a burrow is found during any survey period, it is noted and located with a hand-held GPS. Then it is examined, and the activity status of each individual burrow is determined and recorded. Burrows are classified according to Wildlife Methodology Guidelines of the FWC as:

> Potentially Occupied – readily apparent, recent utilization of the burrow by tortoises. This is apparent from tracks or drag marks, recent excavation, and open, maintained burrow entrances.
>
> Abandoned – no evidence of recent utilization and deteriorated status of burrow entrance. Leaf litter, cobwebs, and debris covering the burrow and/or entrance point towards evidence of a lack of utilization.
>
> Other Species – burrow shape is clearly not consistent with a crescent shape, tortoise tracks are not present, a signature apron of white sand and/or decorations are absent from the burrow entrance, etc.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

III. Results & Discussion

The survey was conducted on April 2nd, 2020 and was conducted according to guidelines of the Florida Fish and Wildlife Conservation Commission. The project site consisted of a single-family residence and landscaping, which composed the majority of the 0.65-acre parcel. A portion of the rear yard consisted of a coastal dune and beach habitat vegetated predominantly with sea oats and sea grape. Substrate consists of white, fine sand with sparse intermixed shell. To the west of the project site is additional sandy beach and to the North and east are additional single-family residences, and to the south is a hotel. The conditions present at the time of the survey can be seen below in Table 1.

Table 1: Conditions present during the tortoise survey at the subject property:

Survey Date	Time Surveyed	Temperature (°F)	Wind Conditions (mph)	Weather
4/2/2020	9:00 a.m. – 10:00 a.m.	63 – 69	5 – 15	Sunny

During the survey period, no direct or indirect evidence of listed species utilization was observed. Because no evidence of listed species or utilization was observed during the initial site visit, no secondary site visits were conducted.

While the project site contained no burrows, it should be noted that the habitat composition of some areas of the site are consistent with that which may be utilized by the gopher tortoise. Therefore, it is possible that the surrounding area may still be utilized. However, considering the project site was void of listed species or evidence thereof, negative effects to listed species are not expected to occur as a result of the proposed project. If there is reasonable concern that tortoises may wander into the work site during construction, silt fence may be utilized to limit such movements until work has concluded.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

IV. Conclusion

Based upon this survey, it is THA's opinion that construction at the proposed work site will not impact any listed species as no evidence such as active burrows or specimens were observed during the course of the survey. Thus, no wildlife permits should be required for any planned construction.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

V. Conclusion

Photo 1: Proposed project site location within the surveyed property, looking north.

Photo 2: Proposed project site location with the dune habitat visible in the background.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

Photo 3: Boundary of coastal dune habitat found on-site, looking north.

Photo 3: View of coastal dune habitat from the beach looking east.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Water Resource Management
2600 Blair Stone Road - Mail Station 3522
Tallahassee, Florida 32399-2400
(850) 245-8336

PERMIT NUMBER: CO-1085

PERMITTEE

Lurline S. and Lloyd L. Bowein
c/o Chad Jackson
Jackson Pools Incorporated
13401 Rickenbacker Parkway, Unit 1
Fort Myers, Florida

NOTICE TO PROCEED AND PERMIT FOR CONSTRUCTION OR OTHER ACTIVITIES PURSUANT TO SECTION 161.053, FLORIDA STATUTES

FINDINGS OF FACT: An application for authorization to conduct the activities seaward of the coastal construction control line that are indicated in the project description, was filed by the applicant/permittee named herein on May 16, 2019, and was determined to be complete pursuant to rule on November 21, 2019. The proposed major structure is to be located landward of the 30-year erosion projection and the existing line of construction established by major structures in the immediate area.

CONCLUSIONS OF LAW: After considering the merits of the proposal and any written objections from affected persons, the Department finds that upon compliance with the permit conditions, the activities indicated in the project description of this permit are of such a nature that they will result in no significant adverse impacts to the beach/dune areas or to adjacent properties; that the work is not expected to adversely impact nesting sea turtles, their hatchlings, or their habitat; that the work is expendable in nature and/or is appropriately designed in accordance with Section 62B-33.005, Florida Administrative Code. The direct and cumulative impacts to the beach and dune system that will be caused by the seaward location and shore-parallel width of the proposed construction represent the maximum such impacts that are acceptable to the Department. Therefore, future construction on the site seaward of the coastal construction control line shall not extend further seaward of, or increase the shore-parallel coverage occupied by, the proposed structures approved pursuant to this permit. Based on the foregoing considerations, the Department approves the application; authorizes construction and/or activities at the location indicated below in strict accordance with the project description, the approved plans and the General Permit Conditions which are by this reference incorporated herein, and any additional conditions shown below, pursuant to Section 161.053(4), Florida Statutes.

EXPIRATION DATE: December 13, 2022

LOCATION: Between approximately 20 feet and 120 feet north of the Department of Environmental Protection's reference monument R-26, in Collier County. Project address: 10021 Gulf Shore Drive, Naples.

PROJECT DESCRIPTION:

Addition of Pool/Spa to Seaward Side of Existing Single-Family Dwelling

1. Location relative to control line: A maximum of 252.8 feet seaward.

2. Exterior dimensions: 16.9 feet in the shore-normal direction by 38.4 feet in the shore-parallel direction.

3. Type of foundation: Helical pile.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

4. Deck elevation of swimming pool: +9.0 feet (NAVD).

5. Bottom elevation of swimming pool: +1.7 feet (NAVD).

6. Maximum depth of swimming pool: 6 feet.

7. Height of pool deck above existing grade: 1 foot.

Excavation/Fill

1. Total volume of excavation: Approximately 103.9 cubic yards. Volume of net excavation: None; excavated material to be placed as fill on the project site.

2. Location of excavation: From approximately 236 feet to 253.3 feet seaward of the control line.

3. Maximum depth of excavation: To elevation +1.7 feet (NAVD); 7 feet below existing grade.

4. *Volume of fill to be placed: Approximately 103.9 cubic yards.*

5. Location of fill to be placed: From approximately 235 feet to approximately 255 feet seaward of the control line.

Other Structures/Activities

1. A 61-foot wide wood swimming pool deck attached to the periphery of the swimming pool and spa is to be located a maximum of 253.3 feet seaward of the control line.

2. A concrete mechanical equipment pad of dimensions 12 feet shore-normal by 6 feet shore-parallel is to be located on the southwest corner of the house.

3. Pool/spa lighting.

SPECIAL PERMIT CONDITIONS:

1. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Department to establish an understanding among the parties as to the items specified in the special and general conditions of the permit. The proposed locations of the structures shall be staked out for the conference. **Contact Jessica Thomas at (239) 344-5627 to schedule a conference.**

2. Prior to commencement of construction activity authorized by this permit, a temporary construction fence shall be erected along the perimeter of the permitted activity. The fence shall remain in place until the construction authorized by this permit is complete. The optimum siting of the construction fence shall be determined during the preconstruction conference by the staff representative so as to provide maximum protection to the existing native vegetation and dune features located on the site.

3. All lighting shall be installed and maintained as depicted in the approved lighting schematic. No additional permanent exterior lighting is authorized.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

4. Permittee shall submit compliance reports as specified in Special and General Permit Conditions of this permit. General Permit Condition 1(r) pertain to a written report which must be submitted to the *Department of Environmental Protection at specified times. The form for the report: 1(r) Final* Certification (DEP Form 73-115B) is available by clicking on the following link http://www.dep.state.fl.us/beaches/forms.htm#CCCL. The form may be submitted electronically.

GENERAL PERMIT CONDITIONS:

(1) The following general permit conditions shall apply, unless waived by the Department or modified by the permit:

(a) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by the Department as part of the permit. Deviations therefrom, without written approval from the Department, shall be grounds for suspension of the work and revocation of the permit pursuant to section 120.60(7), F.S., and shall result in assessment of civil fines or issuance of an order to alter or remove the unauthorized work, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized without prior written approval from the Department. A copy of the notice to proceed shall be conspicuously displayed at the project site. *Approved plans shall be made available for inspection by a Department representative.*

(b) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles, their nests and habitat, or adjacent property and structures.

(c) The permittee shall allow any duly identified and authorized member of the Department to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of the Department until all construction or activities authorized or required in the permit have been completed and all project performance reports, certifications, or other documents are received by the Department and determined to be consistent with the permit and approved plans.

(d) The permittee shall hold and save the State of Florida, the Department, and its officers and employees harmless from any damage, no matter how occasioned and no matter what the amount, to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.

(e) The permittee shall allow the Department to use all records, notes, monitoring data, and other information relating to construction or any activity under the permit, which are submitted, for any purpose necessary except *where such use is otherwise specifically forbidden by law.*

(f) Construction traffic shall not occur and building materials shall not be stored on vegetated areas seaward of the control line unless specifically authorized by the permit. If the Department determines that this requirement is not being met, positive control measures, such as temporary fencing, designated access roads, adjustment of construction sequence, or other requirements, shall be provided by the permittee at the direction of the Department. Temporary construction fencing shall not be sited within marine turtle nesting habitats.

(g) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored as prescribed in the permit with suitable fill material or revegetated with appropriate beach and dune vegetation. When required for mitigation, dune vegetation will be considered successfully established if within 180 days of planting, a minimum of 80 percent of the planting units survive, a minimum of 80 percent of the planted area is covered with native species and the vegetation is continuous without gaps along the shoreline.

(h) All fill material placed seaward of the CCCL shall meet the requirements of subsection 62B-33.005(7), F.A.C. All such fill material shall be free of construction debris, rocks, clay, or other foreign matter; and shall be obtained from a source landward of the CCCL.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

(i) If surplus sand fill results from any approved excavation seaward of the control line, such material shall be distributed seaward of the control line on the site, as directed by the Department, unless otherwise specifically authorized by the permit. Sand fill placed seaward of the frontal dune, bluff or coastal armoring in marine turtle nesting habitat shall be configured such that it does not interfere with marine turtle nesting.

(j) Any native salt-tolerant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of the Department, with other native salt-tolerant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the Department, all plants installed in beach and coastal areas – whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise – shall be of species indigenous to Florida beaches and dunes, such as sea oats, sea grape, saw palmetto, panic grass, saltmeadow hay cordgrass, seashore saltgrass, and railroad vine, and grown from stock indigenous to the region in which the project is located.

(k) All topographic restoration and revegetation work is subject to approval by the Department, and the status of restoration shall be reported as part of the final certification of the actual work performed.

(l) If not specifically authorized elsewhere in the permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle nesting season. The marine turtle nesting season is May 1 through October 31 in all counties except Brevard, Indian River, St. Lucie, Martin, Palm Beach, and Broward counties where leatherback turtle nesting occurs during the period of March 1 through October 31.

(m) If not specifically authorized elsewhere in the permit, no temporary lighting of the construction area is authorized at any time during the marine turtle nesting season and no additional permanent exterior lighting is authorized.

(n) All non-opaque walls, balcony railings, deck railings, windows and doors visible from any point on the beach must be tinted to a transmittance value (light transmission from inside to outside) of 45 percent or less through the use of tinted glass or window film.

(o) The permit has been issued to a specified property owner and is not valid for any other person unless formally transferred. An applicant requesting transfer of the permit shall sign the permit transfer agreement form, agreeing to comply with all terms and conditions of the permit, and return it to the Department. The transfer request shall be provided on the form entitled "Permit Transfer Agreement" – DEP Form 73-103 (Revised 1/04), which is hereby adopted and incorporated by reference. No work shall proceed under the permit until the new owner has received a copy of the transfer agreement approved by the Department. A copy of the transfer agreement shall be displayed on the construction site along with the permit. An expired permit shall not be transferred. Copies of the "Permit Transfer Agreement" form are available at the following website: https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms.

(p) The permittee shall immediately inform the Department of any change of mailing address of the permittee and any authorized agent until all requirements of the permit are met.

(q) For permits involving habitable major structures, all construction on the permitted structure shall stop when the foundation pilings have been installed. At that time the foundation location form shall be submitted to and accepted by the Department prior to proceeding with further vertical construction above the foundation. The form shall be signed by a professional surveyor, licensed pursuant to chapter 472, F.S., and shall be based upon such surveys performed in accordance with chapter 472, F.S., as are necessary to determine the actual configuration and dimensioned relationship of the installed pilings to the control line. The information shall be provided to the Department using the form entitled "Foundation Location Certification" – DEP Form 73-114B (Revised 9/05), which is hereby adopted and incorporated by reference. Phasing of foundation certifications is acceptable. The Department shall notify the permittee of approval or rejection of the form within seven (7) working days after staff receipt of the form. All survey information upon which the form is based shall be made available to the Department upon request. Permits for repairs or additions to existing structures with nonconforming foundations are exempt from this condition.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

(r) For permits involving major structures and exterior lighting on major structures, the permittee shall provide the Department with a report by a registered professional within 30 days following completion of the work. For permits involving armoring or other rigid coastal structures, the permittee shall provide the Department with a report by an engineer licensed in the State of Florida within 30 days following completion of the work. The report shall state that all locations specified by the permit have been verified and that other construction and activities authorized by the permit, including exterior lighting, have been performed in compliance with the plans and project description approved as a part of the permit and all conditions of the permit; or shall describe any deviations from the approved plans, project description, or permit conditions, and any work not performed. Such report shall not relieve the permittee of the provisions of paragraph 62B-33.0155(1)(a), F.A.C. If none of the permitted work is performed, the permittee shall inform the Department in writing no later than 30 days following expiration of the permit. The report shall be provided on the form entitled "Final Certification" DEP Form 73-115B (Revised 9/05), which is hereby adopted and incorporated by reference. Copies of the "Final Certification" form are available at the following website: https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms.

(s) Authorization for construction of armoring or other rigid coastal structures is based on an engineering review and assessment of the design and anticipated performance and impact of the structure as a complete unit. Construction of any less than the complete structure as approved by the Department is not authorized and shall result in the assessment of an administrative fine and the issuance of an order to remove the partially constructed structure. Modifications to the project size, location, or structural design shall be authorized by the Department in accordance with rule 62B-33.013, F.A.C.

(2) The permittee shall not commence any excavation, construction, or other physical activity on or encroaching on the sovereignty land of Florida seaward of the mean high water line or, if established, the erosion control line until the permittee has received from the Board of Trustees of the Internal Improvement Trust Fund the required lease, license, easement, or other form of consent authorizing the proposed use.

(3) The permittee shall obtain any applicable licenses or permits required by Federal, state, county, or municipal law.

(4) This permit does not authorize trespass onto other property.

(5) In the event of a conflict between a general permit condition and a special permit condition, the special permit condition shall prevail.

(6) Copies of any forms referenced above can be obtained by contacting the Department of Environmental Protection, 2600 Blair Stone Road, MS 3522, Tallahassee, Florida 32399-2400, at https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms or by telephoning (850)245-8336.

CAVEAT:

Due to potential adverse impacts to the beach and dune system that may result from additional development on the property, the shore-parallel and seaward extent of the permitted structures shall not be increased, nor will any additional major structures be permitted which would exceed the limits established by the permitted construction seaward of the coastal construction control line.

Approved plans are incorporated into this permit by reference.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

EXECUTION AND CLERKING

Executed in Tallahassee, Florida.
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

John Glunn, Permit Manager
Coastal Construction Control Line Program
Division of Water Resource Management

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Chad Jackson, amanda@jacksonpools.com
Property owner bowein@me.com
Jessica Thomas, Field Inspector, Jessica.L.Thomas@FloridaDEP.gov
Sue Faulkner, Principal Planner, Collier County, Sue.Faulkner@colliercountyfl.gov

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

Mattea Stallings 12/13/2019
Clerk **Date**

Attachment: Application and Supporting Documents (14574 : PL20200000082 Lloyd Bowein (CCSV))

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.F
Item Summary: PETITION NO. CUD PL20200001534 - A request to determine that a propane distribution facility is a comparable and compatible use within the industrial designated area of the Whitelake Industrial Corp. Park PUD, as authorized in section 3.2.A.36 of Ordinance 01-59. The subject property is within the Activity Center #9 Overlay zoning district and located between Plover Ave. and Whitelake Blvd. in Section 35, Township 49, Range 26, Collier County, Florida. [Coordinator: Parker Klopf- Senior Planner] Commissioner District 5

Meeting Date: 01/14/2021

Prepared by:
Title: – Zoning
Name: Parker Kloph
01/06/2021 9:23 AM

Submitted by:
Title: Manager - Planning – Zoning
Name: Ray Bellows
01/06/2021 9:23 AM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	01/06/2021 11:03 AM
Growth Management Operations & Regulatory Management	Rose Burke		Review Item	Completed
Zoning	Ray Bellows	Review Item	Completed	01/06/2021 5:39 PM
Zoning	Anita Jenkins	Review Item	Completed	01/06/2021 6:47 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/14/2021 9:00 AM	

Attachment: Staff Report PCUD-PL20200001534 suburban propane whitelake industrial corp park (14654 : PL20200001534 Suburban Propane

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING: January 14, 2021

SUBJECT: PCUD-PL20200001534, Whitelake Industrial Corp. Park

APPLICANT/AGENT:

Owner: K & C Holdings of SW FLA Inc.
5575 Meridian Way
Oakwood, GA 30566

Applicant: Stantec Consulting Services Inc.
901 Ponce De Leon Blvd.
Coral Gables, FL 33134

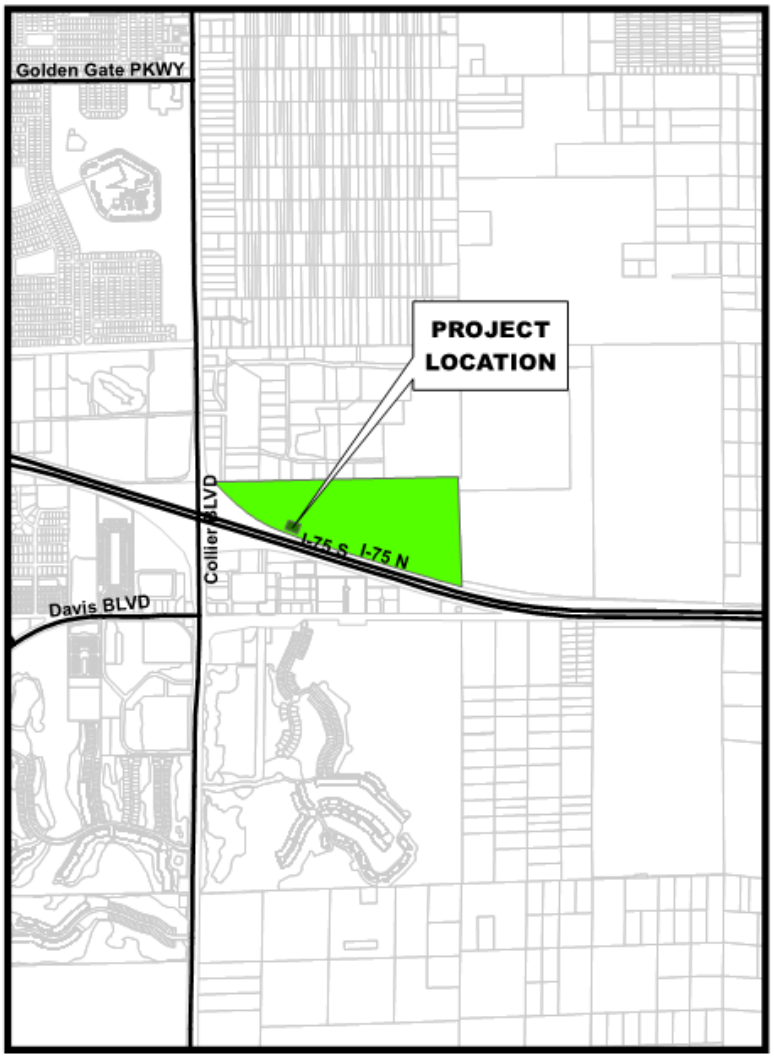
Agent: Jared Beck
Stantec Consulting Services Inc.
901 Ponce De Leon Blvd.
Coral Gables, FL 33134

REQUESTED ACTION:

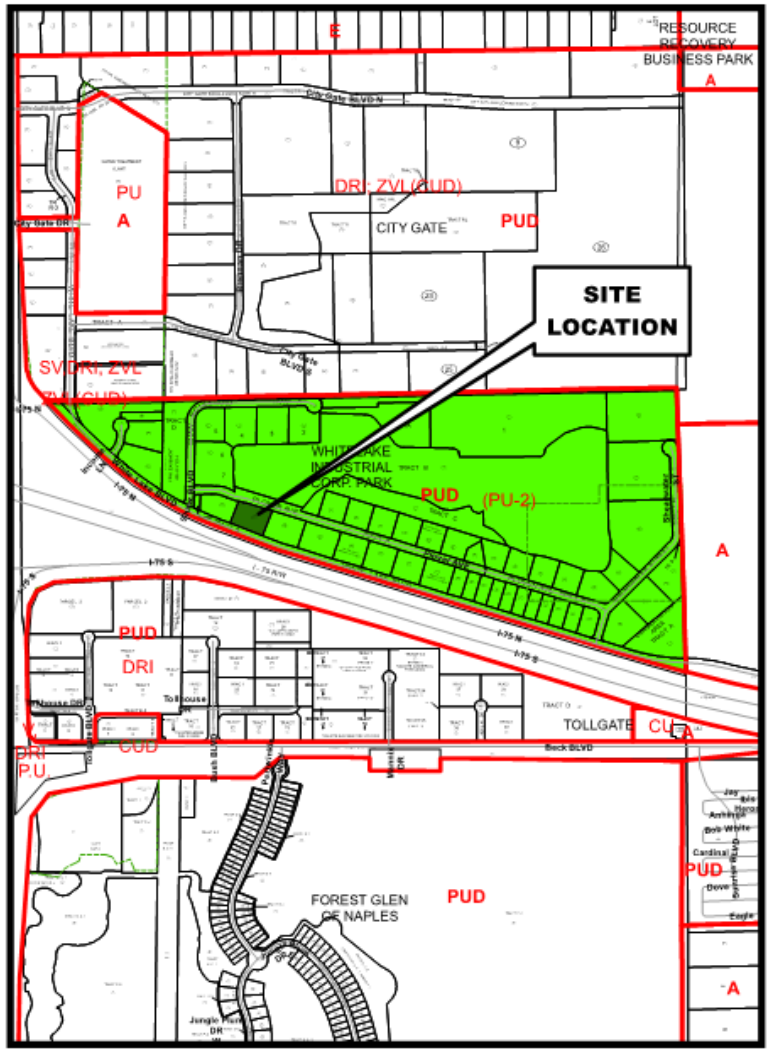
To have the Collier County Hearing Examiner (HEX) affirm a zoning verification letter, issued by the Planning and Zoning Division pursuant to LDC Section 10.02.06, in which County staff determined that the proposed use of propane storage and distribution facility (SIC 5171) is comparable in nature to other permitted principal uses in the Industrial designated area under section 3.2.A.36 of the Whitelake Industrial Corp. Park PUD, Ordinance No. 01-59.

GEOGRAPHIC LOCATION:

The subject property is located between Plover Ave. and Whitelake Blvd. in Section 35, Township 49, Range 26, Collier County, Florida, consisting of ±1.22 acres of the ±144.4 PUD.



Location Map



Zoning Map

Petition Number: PL20200001534

Attachment: Staff Report PCUD-PL20200001534 suburban propane whitelake industrial corp park (14654 :

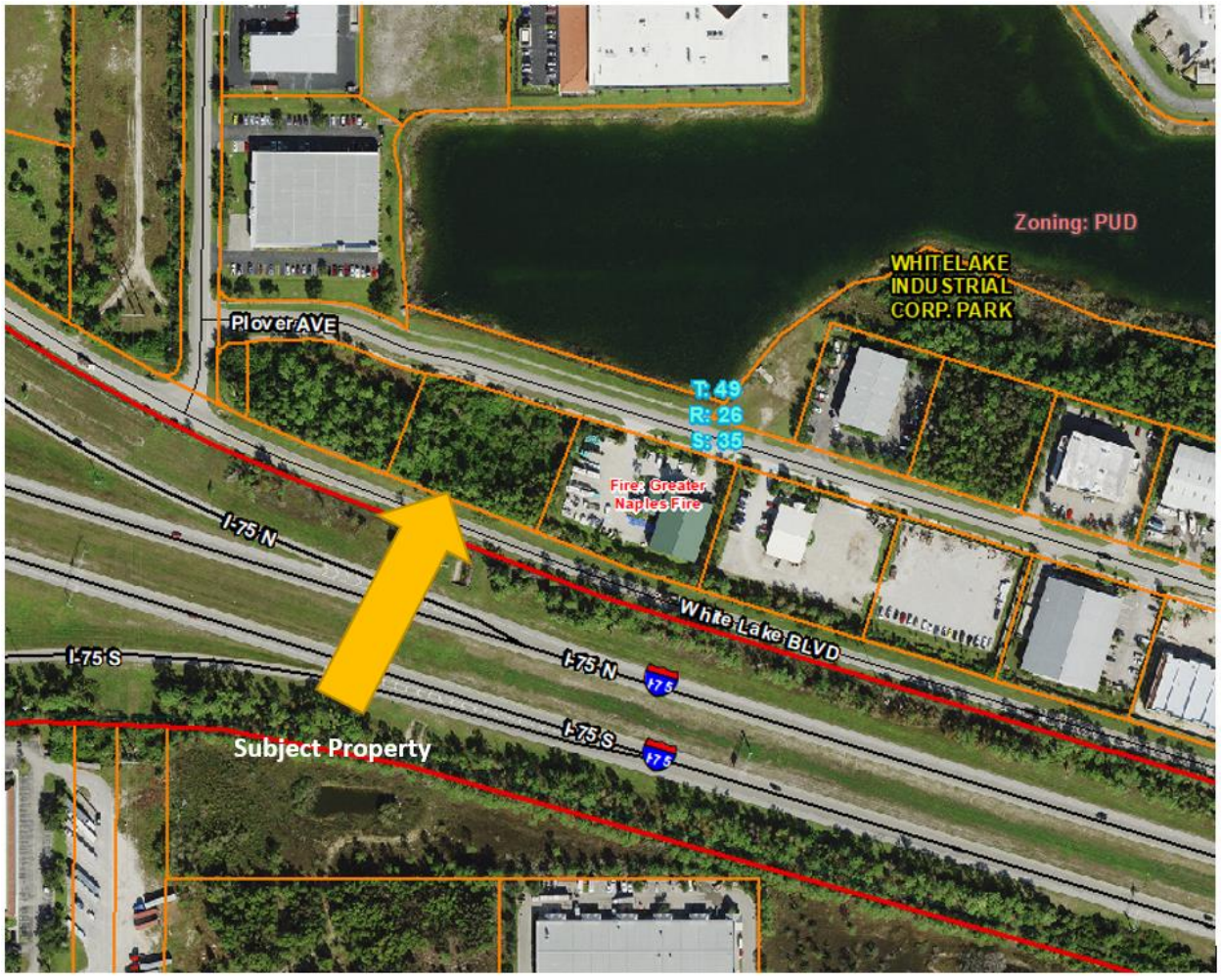
SURROUNDING LAND USE & ZONING:

North: Plover Ave. ROW and Retention Pond Area of the Whitelake Industrial Corp. Park PUD

East: Coast Pump and Supply warehouse located within an industrial tract of the Whitelake Industrial Corp. Park PUD

South: White Lake Blvd. ROW and I/75 ROW

West: Vacant Industrial designated parcel of the industrial designated area



Aerial Photo (Collier County GIS)

Attachment: Staff Report PCUD-PL20200001534 suburban propane whitelake industrial corp park (14654 : PL20200001534 Suburban Propane

Attachment: Staff Report PCUD-PL20200001534 suburban propane whitelake industrial corp park (14654 : PL20200001534 Suburban Propane

PURPOSE/DESCRIPTION OF PROJECT:

The applicant, having a contract to purchase the described property, has submitted an application for a Zoning Verification Letter – Comparable Use Determination (see attached) that requests confirmation that an wholesale gas storage and distribution center (SIC 5171) , is comparable and compatible with the similar wholesale distributors on nondurable goods permitted by right in Section III of the Whitelake Industrial Corp. Park PUD, Ordinance No. 01-59.

ANALYSIS:

LDC Section 10.02.06 J.1.b, Comparable Use Determinations, states: "The County Manager or Designee may issue a zoning verification letter to determine whether a use within a PUD is consistent and compatible with the surrounding uses within the PUD. To be effective, the zoning verification letter shall be approved by the BCC by resolution, at an advertised public hearing." The BCC delegated this duty to the Hearing Examiner by means of Ordinance 2013-25.

As per the Future Land Use Map (FLUM) of the Collier County Growth Management Plan (GMP), the subject property is located within the Urban Commercial District, Mixed Use Activity Center Subdistrict #9. Section 2.2 of the PUD document, Project Development Requirements, provides the following:

A. Regulations for development of the White Lake Corporate Park PUD shall be in accordance with the contents of this document, PUD-Planned Unit Development District and other applicable sections and parts of the Collier County Land Development Code and Growth Management Plan in effect at the time of building permit application. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the County Land Development Code shall apply.

B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the Collier County Land Development Code in effect at the time of building permit application.

C. All conditions imposed and all graphic material presented depicting restrictions for the development of the White Lake Corporate Park PUD shall become part of the regulations that govern the manner in which the PUD site may be developed.

D. Unless modified, waived or excepted by this PUD, the provisions of other sections of the Land Development Code, where applicable, remain in full force and effect with respect to the development of the land that comprises this PUD.

E. Development permitted by the approval of this petition will be subject to a concurrency review under the provisions of Division 3.15, Adequate Public Facilities, of the County Land Development Code, at the earliest or next to occur of either Final Site Development Plan, Final Plat approval, or building permit issuance applicable to this development.

It is Staff's opinion that a wholesale gas storage and distribution center, as further described below, would not increase the intensity of development and is consequently deemed to be consistent with the GMP. As per the PUD's Master Plan, the subject ±1.22-acre property is located within an area allocated for the "Industrial Development Area." The requested use does not appear as a permitted principal use within the afore mentioned development area; however, the development district

allows for any other commercial uses that are comparable in nature with those listed and found to be compatible in the district.

The applicant provided a justification statement in which they state the proposed wholesale gas storage and distribution center will consist of two large propane storage tanks situated along an internal one-way driveway and an approximately 1,500 square foot single story office building. The applicant contends that the proposed use is similar in nature to a distribution facility for nondurable goods and will not be as intense as similar manufacturing and contracting businesses that are presently developed within the Industrial Development Area.

As stated by the applicant in there attached narrative letter, it is unlikely that the proposed use of propane storage and distribution facility will result in a substantial increase to existing traffic and trips generated by the White Lake PUD. A number of uses similar to the proposed use are already developed within the PUD and consist of the warehousing (storage) and distribution of goods. These types of existing uses developed within the PUD already involve the periodic entry of truck traffic into and out of the White Lake PUD and therefore it is not anticipated that the development of the proposed propane storage and distribution facility will generate any additional transportation impacts above those already generated by the industrial uses permitted via Ord. No. 01-59 and developed within the PUD to date. Further, the proposed site and the White Lake PUD's general location along Interstate 75 allows for access and proximity to major transportation facilities which are intended to support the development of more intense industrial uses such as those permitted and proposed to be developed such as the propane storage and distribution facility proposed by the applicant.

Compatibility is defined within the LDC as follows: "A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." Compliance with the LDC architectural and landscape requirements, in combination with applicable PUD development regulations, assist in ensuring compatibility.

STAFF RECOMMENDATION:

The Zoning Manager has reviewed the subject application and submittal documents and finds the argument made to be compelling. Subject to affirmation by the Hearing Examiner, the Zoning Manager concludes that the use of a wholesale gas storage and distribution center (SIC 5171), is comparable, compatible and consistent in nature Staff to other uses permitted by right in Section IV of the Whitelake Industrial Corp Park PUD

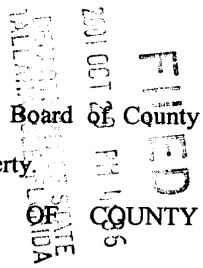
Attachments:

A. Zoning Verification Letter – PL20200001534
B. Whitelake Industrial Corp. Park PUD, Ordinance No. 01-59
C. Applicant's Back-up Package; Application, Request and Justification

Attachment: Staff Report PCUD-PL20200001534 suburban propane whitelake industrial corp park (14654 : PL20200001534 Suburban Propane

ORDINANCE NO. 01- 59

AN ORDINANCE AMENDING ORDINANCE NUMBER 91-102, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE OFFICIAL ZONING ATLAS MAP NUMBERED 9635S BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM "PUD" TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS WHITE LAKE INDUSTRIAL CORPORATE PARK PUD, FOR PROPERTY LOCATED NORTHEAST OF AND ADJACENT TO THE INTERSECTION I-75 AND COLLIER BOULEVARD (C.R. 951), IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 144.4± ACRES; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 93-01, THE FORMER WHITE LAKE INDUSTRIAL PARK PUD; AND BY PROVIDING AN EFFECTIVE DATE.



WHEREAS, RWA, Inc., representing William T. Higgs, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 35, Township 49 South, Range 26 East, Collier County, Florida, is changed from "PUD" to "PUD" Planned Unit Development in accordance with the PUD Document, attached hereto as Exhibit "A", which is incorporated herein and by reference made part hereof. The Official Zoning Atlas Map numbered 9635S, as described in Ordinance Number 91-102, the Collier County Land Development Code, is hereby amended accordingly.

SECTION TWO:

Ordinance Number 93-01, known as the White Lake Industrial Park PUD, adopted on January 5, 1993 by the Board of County Commissioners of Collier County, is hereby repealed in its entirety.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 23rd day of OCTOBER, 2001.

ATTEST:
DWIGHT E. BROCK, Clerk
Attest as to Chairman's signature only.
By: Teri Michaels, D.C.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: _____
JAMES D. CARTER, Ph.D., CHAIRMAN

Approved as to Form and
Legal Sufficiency

Marjorie M. Student
Marjorie M. Student
Assistant County Attorney

This ordinance filed with the Secretary of State's Office the 29th day of Oct., 2001 and acknowledgement of that filing received this 2nd day of Nov., 2001
By Ellie Hoffman
Deputy Clerk

G:/admin/PUD-92-08(1)/CB/cw

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

WHITE LAKE CORPORATE PARK

A

PLANNED UNIT DEVELOPMENT

REGULATIONS AND SUPPORTING MASTER PLAN
GOVERNING WHITE LAKE CORPORATE PARK,
A PLANNED UNIT DEVELOPMENT PURSUANT TO
PROVISIONS OF THE COLLIER COUNTY
LAND DEVELOPMENT CODE

PREPARED FOR:

WILLIAM T. HIGGS
2666 AIRPORT ROAD SOUTH
NAPLES, FLORIDA 34112

PREPARED BY:

RWA, INC.
3050 NORTH HORSESHOE DRIVE
SUITE 270
NAPLES, FLORIDA 34104

DATE REVIEWED BY CCPC	9/7/01
DATE APPROVED BY BCC	10/23/01
ORDINANCE NUMBER	2001-59
AMENDMENTS AND REPEAL	93-01

Exhibit "A"

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

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Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

LIST OF EXHIBITS AND TABLES

EXHIBIT A	PUD MASTER PLAN
TABLE I	PROJECT LAND USE TRACTS

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

STATEMENT OF COMPLIANCE

The development of approximately 144.4 acres of property in Collier County as a Planned Unit Development to be known as White Lake Corporate Park is in compliance with the goals, objectives and policies of Collier County as set forth in the Growth Management Plan. The facilities and improvements within the White Lake Corporate Park PUD will be consistent with the growth policies, land development regulations, and applicable comprehensive planning objectives of each of the elements of the Growth Management Plan for the following reasons:

1. The subject property proposed for development is within the Interchange Activity Center Subdistrict, and the Industrial District as identified on the Future Land Use Map as provided for in Objective 1 of the Future Land Use Element (FLUE), and the uses contemplated are consistent therewith.

2. The subject property is located in Activity Center #9. The land uses, and land use intensities proposed are consistent with the Future Land Use Element of the Collier County Growth Management Plan.

3. Development of the White Lake Corporate Park PUD shall be consistent with the Activity Center #9 Interchange Master Plan.

4. The subject property is located in the northeast quadrant of the I-75/Collier Boulevard Interchange. This strategic location allows the site superior access for the placement of commercial and industrial/business park activities.

5. The project is a mixed-use development located within a designated Activity Center, therefore, the proposed commercial, and industrial park land uses are consistent with the Future Land Use Element of the Collier County Growth Management Plan.

6. The development will be compatible with and complementary to existing and planned surrounding land uses.

7. The development of the White Lake Corporate Park PUD will result in an efficient and economical extension of community facilities and services as required in Policies 3.1.H and L of the Future Land Use Element.

8. Improvements are planned to be in compliance with applicable land development regulations as set forth in Objective 3 of the Future Land Use Element.

9. The White Lake Corporate Park PUD is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as required by Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.

10. All final Development Orders within the White Lake Corporate Park PUD are subject to the Collier County Concurrency Management System, as implemented by the Adequate Public Facilities Ordinance.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION I

PROPERTY OWNERSHIP AND DESCRIPTION

1.1 PURPOSE

The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of the White Lake Corporate Park PUD.

1.2 LEGAL DESCRIPTION

Description of the South ½ of Section 35 lying North and East of I-75 Right-of-Way and bounded on the East by monumented and occupied line.

All that part of Section 35, Township 49 South, Range 26 East, Collier County, Florida and being described as follows:
Commencing at the West ¼ Section corner of said Section 35; thence along the East and West ¼ Section line of said Section 35, North 89°-00-01" East 401.67 feet to the Easterly Right-of-Way line of I-75 and the POINT OF BEGINNING of the parcel herein described;
thence along the Right-of-Way line of said I-75 the following seven (7) courses:

(1) South 43°-47'-54" East 222.17 feet;
(2) South 46°-47'-05" East 308.10 feet;
(3) Southeasterly 1047.59 feet along the arc of a circular curve concave to the northeast, having a radius of 2700.79 feet and being subtended by a chord which bears South 57°-53'-50" East 1041.03 feet;
(4) South 69°-00-33" East 516.30 feet;
(5) South 73°-00'-33" East 2839.52 feet;
(6) Southeasterly 411.28 feet along the arc of a circular curve concave to the Northeast, having a radius of 1492.89 feet and being subtended by a chord which bears south 80°-54'-53" East 409.98 feet to a point of reverse curvature;
(7) Easterly 22.49 feet along the arc of a circular curve concave to the South, having a radius of 1562.89 feet and being subtended by a chord which bears South 88°-22'-53" East 22.49 feet to the East line of said Section 35;

Thence leaving said I-75 Right-of-Way continue along said East line of Section 35, North 1°-57'-08" West 2089.96 feet to the East ¼ section corner of said Section 35;
Thence along the East and West ¼ Section line of said Section 35, South 89°-00'-00" West 4814.62 feet to the Point of Beginning of the parcel herein described;
subject to a Florida Power and Light Company easement as recorded in O.R. Book 681, pages 1214-1215, Collier County, Florida; also subject to other easements and restrictions or record; containing 144.4 acres of land more or less.

1.3 PROPERTY OWNERSHIP

The subject property is currently under the unified ownership of William T. Higgs, 2666 Airport Road South, Naples, Florida 34112.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

1.4 PHYSICAL DESCRIPTION

A. This project is located Northeast of and adjacent to the intersection of Interstate I-75 and County Road 951 in the South ½ of Section 35, Township 49 South, Range 26 East, Collier County, Florida.

B. The zoning classification of the subject property is Planned Unit Development (PUD).

C. The project site is within the South Florida Water Management District, Main Golden Gate Basin.

D. Water management facilities for the proposed project are planned to be of the lake detention type.

E. Elevations within the project site range from 8.2 to 12.9 feet above mean sea level. Most of the area, however, falls within the 9.5 to 12.0 feet of elevation category.

F. The site is located in Flood Zone X according to FIRM Map, panel 425 of 1125, Collier County, Florida.

G. The soil types on the subject property include Pineda fine sand, limestone substratum (approximately 13%) and Boca fine sand (approximately 55%). The remainder of the site (approximately 32 %) consists of a lake. Soil characteristics were derived from the Soil Survey of Collier County, Florida, issued by the U.S. Department of Agriculture (Soil Conservation Service) in March, 1954.

H. The property was historically utilized as an earth mining operation. Presently, the property is being developed in accordance with Section 3.2 and Section 4.2 of the former White Lake Corporate Park PUD.

1.5 PROJECT DESCRIPTION

The White Lake Corporate Park PUD shall be a mixed-use development, with a small commercial development opportunity located west of the FP&L easement on the White Lake Boulevard frontage, and the industrial development opportunity will remain over the balance of the PUD property. The commercial component of the development is limited to 96,165 square feet of gross leasable floor area, and will be located on a 7.85± acre parcel. The commercial land uses proposed are those typically associated with major interchanges, including, but not limited to, convenience stores with gas pumps, restaurants, fast-food and/or sit-down dining, and banks. The industrial/office park development is limited only by the land area available on the east side of the FP&L easement

1.6 SHORT TITLE

This Ordinance shall be known and cited as the "White Lake Corporate Park Planned Unit Development Ordinance".

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION II

PROJECT DEVELOPMENT REQUIREMENTS

2.1 PURPOSE

The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, the respective land uses of the tracts included in the White Lake Corporate Park PUD development, as well as other project relationships.

2.2 GENERAL

A. Regulations for development of the White Lake Corporate Park PUD shall be in accordance with the contents of this document, PUD-Planned Unit Development District and other applicable sections and parts of the Collier County Land Development Code and Growth Management Plan in effect at the time of building permit application. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the County Land Development Code shall apply.

B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the Collier County Land Development Code in effect at the time of building permit application.

C. All conditions imposed and all graphic material presented depicting restrictions for the development of the White Lake Corporate Park PUD shall become part of the regulations that govern the manner in which the PUD site may be developed.

D. Unless modified, waived or excepted by this PUD, the provisions of other sections of the Land Development Code, where applicable, remain in full force and effect with respect to the development of the land that comprises this PUD.

E. Development permitted by the approval of this petition will be subject to a concurrency review under the provisions of Division 3.15, Adequate Public Facilities, of the County Land Development Code, at the earliest or next to occur of either Final Site Development Plan, Final Plat approval, or building permit issuance applicable to this development.

2.3 DESCRIPTION OF PROJECT PLAN AND LAND USE TRACTS

A. The project Master Plan, including layout of streets and use of land for the various tracts is illustrated graphically by Exhibit "A", PUD Master Plan. There will be two land use tracts, portions of which may include water management lakes or facilities, and private street rights-of-way, the general configuration of which is also illustrated by Exhibit "A".

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

TABLE I

PROJECT LAND USE TRACTS

	TYPE	ACREAGE±
TRACT "I"	INDUSTRIAL	136.5
TRACT "C"	COMMERCIAL	7.8

B. Areas within the PUD may be excavated and constructed as lakes or, upon approval, may be constructed as shallow, intermittent wet and dry depressions for water retention purposes. Minor modification to all tracts, lakes or other boundaries may be permitted at the time of final plat or site development plan approval, subject to the provisions of Sections 3.2.6.3.5. and 2.7.3.5. respectively, of the Collier County Land Development Code, or as otherwise permitted by this PUD document.

C. In addition to the various areas and specific items shown on Exhibit "A", such easements as necessary (utility, private, semi-private) shall be established within or along the various tracts as may be necessary.

2.4 DEVELOPMENT SCHEDULE

The intent of the Developer is to proceed with and complete the subdivision process for the final phase of development and to construct the infrastructure improvement as soon as all necessary permits are received. Individual lots will then be sold to prospective end-users for development. Build-out is estimated to occur in the year 2002.

2.5 OPEN SPACE

A minimum of thirty percent (30%) of the project's gross area shall be devoted to open space in accordance with the Section 2.6.32.3. of the Collier County Land Development Code. This requirement shall not apply to individual development parcels.

Of the project's total 144.4± acres, the following acreages represent 38% of the total site, all contributing to open space.

- Lake: 36.6± Ac.
- Wetland Conservation Area: 9.3± Ac.
- Native Landscaping: 6.9± Ac.
- FPL Easement: 3.0± Ac.

2.6 PROJECT PLAN APPROVAL REQUIREMENTS

A. Prior to the recording of a record plat for all or part of the PUD, final plans of all required improvements shall receive approval of the appropriate Collier County governmental agency to insure compliance with the PUD Master Development Plan, the Collier County Subdivision Code, and the platting laws of the State of Florida.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

B. Exhibit "A", PUD Master Plan, constitutes the required PUD Development Plan. If required, a preliminary subdivision plat shall be submitted for the entire area covered by the PUD Master Plan. Any division of property and the development of the land shall be in compliance with Division 3.2 of the Collier County Land Development Code, and the platting laws of the State of Florida.

C. The provisions of Division 3.3 of the Collier County Land Development Code, when applicable, shall apply to the development of all platted tracts, or parcels of land as provided in said Division prior to the issuance of a building permit or other development order.

D. The development of any tract or parcel approved for commercial or industrial development contemplating fee simple ownership of land for each commercial or industrial unit or parcel, shall be required to submit and receive approval of a preliminary subdivision plat, in conformance with the requirements of Division 3.2 of the Collier County Land Development Code, prior to the submittal of construction plans and a final plat for any portion of the tract or parcel.

E. Appropriate instruments will be provided at the time of infrastructural improvements regarding any dedications and methods for providing perpetual maintenance of common facilities.

2.7 LAKE SETBACK AND EXCAVATIONS

Should lakes be excavated, the lake setback requirements described in Section 3.5.7.1 of the Land Development Code may be reduced with the administrative approval of the Collier County Community Development and Environmental Services Administrator, or his designee. Lakes may be excavated to the maximum commercial excavation depths set forth in Section 3.5.7.3.1. of the Land Development Code, however, removal of fill from the White Lake Corporate Park PUD shall be limited to an amount up to ten percent (10%) (to a maximum 20,000 cubic yards), of the total volume excavated unless a commercial excavation permit is received.

2.8 USE OF RIGHTS-OF-WAY

All platted project streets shall be private and shall be classified as local streets. Utilization of lands within all project rights-of-way for landscaping, decorative entranceways, and signage may be allowed subject to review and administrative approval by the Collier County Community Development and Environmental Services Administrator, or his designee, for engineering and safety considerations prior to installation.

2.9 AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

Changes and amendments may be made to this PUD Ordinance or PUD Master Development Plan, Exhibit "A", as provided for in Section 2.7.3.5. of the Collier County Land Development Code. Minor changes and refinements as described in Section 5.3.C. of this PUD document may be made in connection with any type of development or permit application required by the Collier County Land Development Code.

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2.10 DEDICATION AND MAINTENANCE OF COMMON AREAS & FACILITIES

Easements shall be provided for water management areas, rights-of-way, utilities and other purposes as required. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in compliance with applicable regulations in effect at the time of adoption of this Ordinance establishing the White Lake Corporate Park PUD.

Whenever the developer elects to create land area whose ownership and maintenance responsibility is a common interest to all of the subsequent purchasers of property within the White Lake Corporate Park PUD, the developer shall provide appropriate legal instruments for the establishment of a Property Owners' Association whose function shall include provision for the perpetual care and maintenance of all common facilities and open space, subject further to the provisions of Section 2.2.20.3.8. of the Collier County Land Development Code.

2.11 FILL STORAGE

Notwithstanding the provisions of Section 3.2.8.3.6. of the Collier County Land Development Code, fill storage is generally permitted as a principal use throughout the White Lake Corporate Park PUD. Fill material generated may be stockpiled within areas designated for development. Prior to stockpiling in these locations, a Vegetation Removal and Site Filling Permit, along with plans showing the locations and cross-sections shall be submitted to Collier County Planning Services Staff for review and approval. The following standards shall apply:

A. Stockpile maximum side slope: 3:1

B. Stockpile maximum height: thirty-five (35) feet

C Fill storage areas shall be screened with a security fence at least six (6) feet in height above ground level. If fill is spread to a height less than four feet over development areas that are depicted on an approved Site Development Plan, no fencing is required.

D. Soil erosion control shall be provided in accordance with Division 3.7 of the Land Development Code.

E. Fill storage shall not be permitted in Preserve Areas.

2.12 REQUIRED ENVIRONMENTAL PERMITTING

Where the development of land within the White Lake Corporate Park PUD requires a permit from a local, State, or Federal agency with jurisdiction over the property proposed for development, the developer shall obtain such permits prior to final development order approval.

2.13 NATIVE VEGETATION RETENTION REQUIREMENTS

White Lake Corporate Park PUD will be consistent with Policy 6.4.6 of the Conservation and Coastal Management Element of the Collier County Growth Management Plan, by adhering to the provisions of Section 3.9.5.5.3 of the Collier County Land Development Code.

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2.14 LINKAGE TO COLLIER COUNTY LAND DEVELOPMENT CODE

Pursuant to Subsection 2.7.3.3. of the Land Development Code, upon adoption of the PUD Ordinance and attendant PUD Master Plan, the provisions of the PUD document become a part of the Land Development Code and shall be the standards of development for the PUD. Thenceforth, development in the area delineated as the White Lake Corporate Park PUD District on the Official Zoning Map will be governed by the adopted development regulations, PUD Master Plan, and all applicable provisions of the Collier County Land Development Code.

2.15 ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

Commercial land uses shall comply with the provisions of Section 2.8.3. of the Land Development Code. Land uses proposed adjacent to the White Lake Boulevard Right-of-Way, visible from the I-75 travel lanes, shall comply with the applicable architectural design guidelines set forth in Division 2.8 of the Land Development Code, and may request alternative architectural design standards as provided in, and in accordance with, the provisions of Section 2.8.2.5 of the Land Development Code. Alternative standards shall be evaluated for their consistency with the purpose and intent of the Activity Center #9 Interchange Master Plan. The purpose of the architectural guidelines and standards is to provide a pleasing visual experience from the I-75 corridor in an effort to create a gateway into Naples and Collier County, thereby advancing the purpose of the Activity Center #9 Interchange Master Plan. At such time as Collier County adopts design standards for the Activity Center #9 Interchange Master Plan, those standards shall apply to this PUD.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION III

INDUSTRIAL DEVELOPMENT AREA

3.1 PURPOSE

The purpose of this Section is to set forth the development plan for areas designated as Tract "I", Industrial Development Area on Exhibit "A", PUD Master Plan.

3.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses[1]:

1) Agricultural related services (Industry Numbers 0711-0724, 0761, 0782, and 0783);

2) Apparel and other finished products as defined under Major Group 23;

3) Automotive repair, services, and parking as defined in Major Group 75;

4) Building construction as defined under Major Group 15;

5) Business services (Industry Numbers 7312, 7313, 7319, 7334-7336, and 7342-7389);

6) Communications as defined under Major Group 48;

7) Construction – special trade contractors as defined under Major Group 17;

8) Eating and drinking places (Industry Number 5812);

9) Educational services (Industry Numbers 8243-8249);

10) Electronic and other electrical equipment and components, except computer equipment as defined under Major Group 36;

11) Engineering, accounting, research, management, and related services (Industry Numbers 8711-8733);

12) Fabricated metal products, except machinery and transportation equipment (Industry Numbers 3411-3479, and 3499);

13) Food and kindred products (Industry Numbers 2011-2099). Slaughtering Plants of any kind are prohibited;

14) Furniture and fixtures as defined under Major Group 25;

15) Heavy construction other than building construction-contractors as defined under Major Group 16;

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

16) Industrial and commercial machinery and computer equipment as defined under Major Group 35;

17) Leather and leather products (Industry Numbers 3131-3199);

18) Local, and suburban transit and interurban highway passenger transportation as defined under Major Group 41;

19) Lumber and wood products (Industry Numbers 2426, 2431-2499);

20) Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks as defined under Major Group 38;

21) Membership organizations (Industry Numbers 8611 and 8631);

22) Miscellaneous manufacturing industries as defined under Major Group 39;

23) Miscellaneous repair services (Industry Number 7692);

24) Motor freight transportation and warehousing (Industry Numbers 4212 - 4226);

25) Paper and allied products (Industry Numbers 2652-2679);

26) Personal services (Industry Number 7219);

27) Printing, publishing, and allied industries as defined under Major Group 27;

28) Rubber and miscellaneous plastics (Industry Numbers 3021-3089);

29) Stone, glass, and concrete products (Industry Numbers 3211, 3251-3273, and 3281);

30) Textile mill products (Industry Numbers 2211, 2221, 2241, 2251-2259, and 2273-2299);

31) Transportation equipment (Industry Numbers 3714, 3716, 3728, 3732, 3751, 3769, 3792, and 3799);

32) Transportation services (Industry Numbers 4731, and 4783);

33) United States Postal Service as defined under Major Group 43;

34) Wholesale trade-durable goods (Industry Numbers 5012-5014, 5021-5049, 5063-5088, 5091, 5092 and 5094);

35) Wholesale trade-nondurable goods (Industry Numbers 5111-5159, 5181, 5182, and 5199);

36) Any other use which is comparable in nature to the foregoing land uses as determined by the Collier County Planning Services Director.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1) Parking facilities;

2) Customary accessory and incidental uses and structures associated with permitted principal uses of this PUD;

3) Retail sales and/or display areas as accessory to the principal use, not to exceed an area greater than twenty percent (20%) of the gross floor area of the permitted principal use and subject to retail standards for landscaping, parking and open space.

3.3 DEVELOPMENT STANDARDS

A. GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Front yard setbacks shall be measured from back of curb or edge of pavement, whichever is closer to the structure.

B. MINIMUM LOT AREA: 20,000 square feet.

C. AVERAGE LOT WIDTH: 100 feet.

D. MINIMUM YARDS:

1) Front Yard: 50 feet;

2) Side Yard: 20 feet;

3) Rear Yard: 15 feet;

4) Waterfront: 25 feet;

4) Yards abutting off-site residential land uses: 50 feet;

5) Parcels with two frontages may reduce one front yard by 10 feet.

E. MINIMUM DISTANCE BETWEEN STRUCTURES: Placement of structures shall be in compliance with NFPA standards for fire safety, with no less than 10 feet of separation.

F. MAXIMUM HEIGHT: 50 feet.

G. MINIMUM FLOOR AREA: 1,000 square feet.

H. OFF-STREET PARKING AND LOADING REQUIREMENTS:

As required by Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

I. OUTSIDE STORAGE:

Outside storage of manufactured products, raw or finished materials, or vehicles other than passenger vehicles is permitted in this PUD subject to the provision of screening with a fence at least 7 feet in height above ground level from all adjacent or abutting residentially zoned or developed land. Said fence or wall shall be opaque in design, and made of masonry, wood, or other materials approved by the Collier County Planning Services Director.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION IV

COMMERCIAL DEVELOPMENT AREA

4.1 PURPOSE

The purpose of this Section is to set forth the development plan for areas designated as Tract "C", Commercial Development Area on Exhibit "A", PUD Master Plan.

4.2 MAXIMUM COMMERCIAL SQUARE FEET

The 7.85± acre Commercial Development Area (Tract "C"), shall not be developed with more than 96,165 square feet of commercial uses. Should a hotel or motel be proposed, a commensurate amount of commercial development opportunity shall be lost, based on a comparison of average annual daily trip generations.

4.3 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses[1]:

1) Apparel and accessory stores as defined under Major Group 56;

2) Automotive dealers and gasoline service stations (Industry Numbers 5531, and 5541);

3) Building materials, hardware, and garden supply (Industry Numbers 5211-5261);

4) Business services (Industry Numbers 7311, 7334, and 7371);

5) Carwashes (Industry Number 7542);

6) Eating and drinking places as defined under Major Group 58;

7) Engineering, accounting, research, and management (Numbers 8711 with no outside equipment storage, 8712 with no outside equipment storage, 8721, 8732, 8742, 8743, and 8748);

8) Finance, insurance, and real estate as defined under Major Groups 60, 61, 62, 63, 64, 65, and 67;

9) Food stores as defined under Major Group 54;

10) General merchandise stores as defined under Major Group 53;

11) Government offices as defined under Major Group 91;

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

12) Home furniture, furnishings, and equipment stores as defined under Major Group 57;

13) Hotels or motels (Industry Number 7011). No more than 150 rooms shall be permitted;

14) Legal services as defined under Major Group 81;

15) Miscellaneous retail as defined under Major Group 59, not including Industry Numbers 5932, 5961, 5983-5989, and not including the retail sale of fireworks;

16) Motion pictures as defined under Major Group 78;

17) Personal services (Industry Numbers 7211, 7215, 7216 except rug cleaning, 7221-7291, and 7299, only including car title and tag service, computer photography or portraits, costume rental, dress suit and tuxedo rental, electrolysis (hair removal), hair weaving or replacement service, and tanning salons).

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1) Parking facilities;

2) One caretaker's residence.

4.4 DEVELOPMENT STANDARDS

A. GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Front yard setbacks shall be measured from back of curb or edge of pavement, whichever is closer to the structure.

B. MINIMUM LOT AREA: 10,000 square feet.

C. AVERAGE LOT WIDTH: 100 feet.

D. MINIMUM YARDS (INTERNAL):

1) Front Yard: 25 feet, or one-half of the building height as measured from each exterior wall, whichever is greater;

2) Side Yard: 10 feet;

3) Rear Yard: One-half of the building height;

4) Parcels with two frontages may reduce one front yard by 10 feet.

E. MINIMUM DISTANCE BETWEEN STRUCTURES: Placement of structures shall be in compliance with NFPA standards for fire safety, with no less than 10 feet of separation.

F. MAXIMUM HEIGHT: 50 feet.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

G. MINIMUM FLOOR AREA: 1,000 square feet per principal structure, on the first finished floor.

H. MAXIMUM GROSS LEASABLE FLOOR AREA: 96,165 square feet.

I. OFF-STREET PARKING AND LOADING REQUIREMENTS:

As required by Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval.

J. OUTSIDE STORAGE AND DISPLAY:

Outside storage and display is prohibited in Tract C as depicted on Exhibit "A", PUD Master Plan, with the exception of garden centers.

K. CARETAKER'S RESIDENCE:

One (1) caretaker's residence shall be permitted for the commercial development area, subject to the following:

1) The residence shall be constructed as an integral part of the shopping center or one of the commercial buildings, and shall be entered from within that structure. Exits that comply with fire codes shall be permitted.

2) The caretakers' residence shall be an accessory use, and shall be for the exclusive use of the property owner, tenant, or designated employee operating or maintaining the shopping center or commercial facilities.

3) Off-street parking shall be as for a single-family residence in accordance with Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval. Parking for the caretaker's residences shall be in addition to any other required parking facilities.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION V

DEVELOPMENT COMMITMENTS

5.1 PURPOSE

The purpose of this Section is to set forth the development commitments for the development of the project.

5.2 GENERAL

All facilities shall be constructed in strict accordance with final site development plans, final subdivision plans and all applicable State and local laws, codes, and regulations applicable to this PUD. Except where specifically noted or stated otherwise, the standards and specifications of the Land Development Code, Division 3.2 shall apply to this project even if the land within the PUD is not to be platted. The developer, his successor and assigns shall be responsible for the commitments outlined in this document.

The developer, his successor or assignee, shall follow the Master Development Plan and the regulations of the PUD as adopted, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successor or assignee in title to the developer is bound by any commitments within this agreement. These commitments may be assigned or delegated to a master association to be created by the developer. Upon assignment or delegation, the developer shall be released from responsibility for the commitments.

5.3 PUD MASTER DEVELOPMENT PLAN

A. Exhibit "A", PUD Master Plan illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries, or special land use boundaries shall not be construed to be final, and may be varied at anytime at any subsequent approval phase such as final platting or site development plan application. Subject to the provisions of Section 2.7.3.5 of the Land Development Code, amendments may be made from time to time.

B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all services and all common areas in the project.

C. The Community Development and Environmental Services Administrator, or his designee, shall be authorized to approve minor changes and refinements to the White Lake Corporate Park PUD Master Plan upon written request of the developer.

1) The following limitations shall apply to such requests:

a. The minor change or refinement shall be consistent with the Collier County Growth Management Plan and the White Lake Corporate Park PUD document.

b. The minor change or refinement shall not constitute a substantial change pursuant to Subsection 2.7.3.5.1. of the Collier County Land Development Code.

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c. The minor change or refinement shall be compatible with adjacent land uses, and shall not create detrimental impacts to abutting land uses, water management facilities, and preserve areas within, or external to the PUD boundaries.

2) The following shall be considered minor changes or refinements, subject to the limitations of Subsection 5.3.C.1) of this document:

a. Reconfiguration of preserve areas, jurisdictional wetland limits, and mitigation features as a result of regulatory agency review and permitting. There may be no overall decrease in preserve area.

b. Reconfiguration of lakes, or other water management facilities where such changes are consistent with the criteria of the South Florida Water Management District and Collier County.

c. Internal realignment of vehicular circulation patterns.

3) Minor changes and refinements, as described above, shall be reviewed by appropriate County staff to ensure compliance with all applicable County ordinances and regulations prior to the Administrator's consideration for approval.

4) Approval by the Administrator of a minor change or refinement may occur independently from and prior to any application for subdivision or site development plan approval, however, the Administrator's, or his designee's approval shall not constitute an authorization for development or implementation of the minor change or refinement without first obtaining all applicable County permits and approvals.

5.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT AND SUNSET PROVISION

A. This PUD is subject to the Sunset Provisions of Section 2.7.3.4 of the Land Development Code.

B. An annual PUD monitoring report shall be submitted pursuant to Section 2.7.3.6 of the Land Development Code.

5.5 TRANSPORTATION

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. The developer shall maintain joint/shared access with the adjacent property (Citygate PUD), via White Lake Boulevard.

B. The petitioner shall provide left turn lanes and arterial level street lighting at all project entrances, if deemed warranted by Collier County. The turn lanes and arterial level street lighting shall be provided when requested by the County.

C. The petitioner shall be responsible for a fair share contribution of the site related roadway improvements at the Collier Boulevard/White Lake Boulevard intersection, which has been determined to be $118,850.00, and shall be paid to Collier County on or before October 1, 2001.

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5.6 ENGINEERING

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. Detailed paving, grading site drainage and utility plans shall be submitted to Engineering Review Services for review. No construction permits shall be issued unless and until approval of the proposed construction with the submitted plans is granted by Engineering Review Services.

B. The internal right-of-way cross-section shall be in accordance with the typical section depicted on Exhibit "A", PUD Master Plan.

C. Design and construction of all improvements shall be subject to compliance with the appropriate provisions of the Collier County Land Development Code.

D. Work within Collier County right-of-way shall meet the requirements of Collier County Right-Of-Way Ordinance 82-91.

E. The project shall be platted in accordance with the Collier County Land Development Code to define the right-of-way, tracts, and easements as shown on the Master Plan.

5.7 WATER MANAGEMENT

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. A copy of the South Florida Water Management District (SFWMD) Surface Water Permit Application shall be sent to Collier County Development Services with the Subdivision Plat and Construction Plan and/or SDP submittal. A copy of the approval of this SFWMD Surface Water Permit shall be submitted prior to Site Development Plan approval.

B. All requirements of Excavation Permit No. 59.133 shall be complied with. If an annual report is not filed, the excavation permit will be considered void in accordance with the Land Development Code and a complete resubmission will be necessary.

5.8 UTILITIES

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. Water distribution, sewage collection and transmission and interim water and/or sewage treatment facilities to serve the project are to be designed, constructed, conveyed, owned and maintained in accordance with Collier County Ordinance No. 97-17, as amended, and other applicable County rules and regulations.

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B. The on-site water distribution system to serve the project must be connected to the District's water main consistent with the main sizing requirements specified in the County's Water Master Plan and extended throughout the project. During design of these facilities, the following features shall be incorporated into the distribution system:

1. Dead-end mains shall be eliminated by looping the internal pipeline network;

2. Stubs for future system interconnection with adjacent properties shall be provided to the east property line of the project, at locations to be mutually agreed to by the County and the Developer during the design phase of the project;

2. The utility construction documents for the project's sewerage system shall be prepared so that all sewage flowing into the County's sewerage system is transmitted by one (1) main on-site pump station. The developer's engineer shall meet with the County staff prior to commencing preparation of construction drawings, so that all aspects of the sewerage system design can be coordinated with the County's Sewer Master Plan;

3. The existing off-site water facilities of the District must be evaluated for hydraulic capacity to serve this project and reinforced as required, if necessary, consistent with the County's Water Master Plan to insure that the District's water system can hydraulically provide a sufficient quantity of water to meet the anticipated demands for the project, and the District's existing committed capacity.

5.9 ENVIRONMENTAL

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A Wetland preserve/conservation areas shall be surveyed prior to construction plan/plat approval. A conservation easement similar to or as per Chapter 704.06 Florida Statutes shall be created and indicated on the plat, and shall be recorded in the Public Records of Collier County.

B. All State and Federal permits that may affect the design of this project shall be submitted to Engineering Review Services prior to final subdivision plat approval.

C. The use of native species in landscape plans shall be in accordance with Section 2.4.4.1 of the Collier County Land Development Code.

D. Prohibited exotic vegetation removal shall be performed in accordance with Section 3.9.6.6 of the Collier County Land Development Code.

E. Pursuant to Section 2.2.25.8.1. of the Land Development Code, if during the course of site clearing, excavation or other construction activity a historic artifact is found, all development within the minimum area necessary to protect the discovery shall be immediately stopped and the Collier County Code Enforcement Department contacted.

F. The mitigation plan for the preserve and buffer areas is provided in the Environmental Impact Statement.

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G. The PUD Master Plan provides 4.9 acres of conservation area on-site. An additional 6.9 acres of native landscaping will be planted on site, and 0.3 acres of littoral vegetation will be restored along the entire lake bank where it abuts the conservation area. Mitigation planting within conservation areas, buffers and lake littoral zones shall be completed prior to preliminary acceptance of the next phase of the development.

5.10 ACCESSORY STRUCTURES

Accessory structures shall be constructed simultaneously with, or following the construction of the principal structure, except for a construction site office that may be constructed prior to commencement of infrastructure construction.

5.11 SIGNS

All signs shall be in accordance with Division 2.5 of Collier County's Land Development Code, and the Activity Center #9 Interchange Master Plan.

5.12 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffers, berms, fences and walls are generally permitted as a principal use throughout the White Lake Corporate Park PUD, except in preserve areas. The following standards shall apply:

A. Landscape berms shall have the following maximum side slopes:

1) Grassed berms 3:1
2) Ground covered berms 3:1
3) Rip-Rap berms 1:1
4) Structural walled berms may be vertical.

B. Fencing materials shall be of either wood, masonry or similar material, except an eight (8) foot high unified, opaque, modular concrete fence/wall shall be constructed along White Lake Boulevard associated with Tract "I". A type "D" landscape buffer shall be placed along the street side of said fence/wall. The fence/wall shall be located a minimum of five (5) feet from the White Lake Boulevard right-of-way. Construction of the fence/wall shall occur prior to or concurrently with building construction on each parcel.

D. Fence or wall maximum height: 9 feet, as measured from the finished grade of the ground at the base of the fence or wall. For the purpose of this provision, finished grade shall be considered no greater than 18 inches above the crown elevation of the nearest existing road, unless the fence or wall is constructed on a perimeter landscape berm. In these cases, the fence or wall shall not exceed 6 feet in height from the top of berm elevation with an average side slope of greater than 4:1 (i.e. 3:1, 2:1, 1:1, or vertical).

D. Pedestrian sidewalks, bike paths, water management facilities and structures may be allowed in landscape buffer areas in accordance with Division 2.4 of the Land Development Code.

5.13 LANDSCAPING FOR OFF-STREET PARKING AREAS

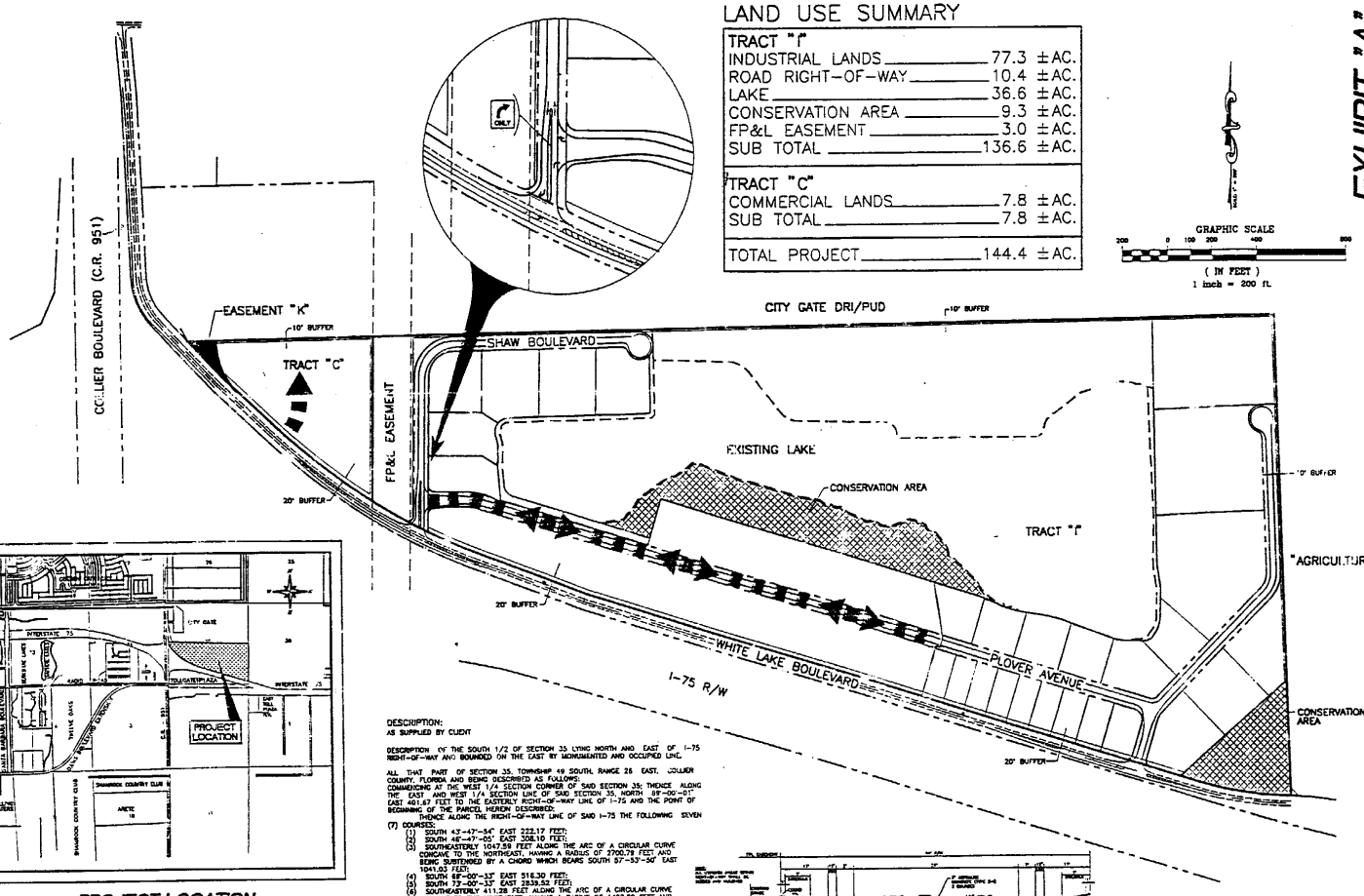
Except where provided for elsewhere in this document, all landscaping for off-street parking areas shall be in accordance with Division 2.4 of the Collier County Land Development Code, and the Activity Center #9 Interchange Master Plan.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

EXHIBIT "A"

LAND USE SUMMARY

TRACT "I"		
INDUSTRIAL LANDS	77.3	±AC.
ROAD RIGHT-OF-WAY	10.4	±AC.
LAKE	36.6	±AC.
CONSERVATION AREA	9.3	±AC.
FP&L EASEMENT	3.0	±AC.
SUB TOTAL	136.6	±AC.
TRACT "C"		
COMMERCIAL LANDS	7.8	±AC.
SUB TOTAL	7.8	±AC.
TOTAL PROJECT	144.4	±AC.



PROJECT LOCATION

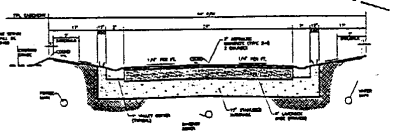
PUD MASTER PLAN NOTES

1. WITHIN THE PUD BOUNDARIES THERE WILL BE A MINIMUM OF 43.32 ACRES OF OPEN SPACE.
2. OPEN SPACE SHALL BE ALL LANDS NOT COVERED WITH IMPERVIOUS SURFACES.
3. PURSUANT TO SECTION 3.8.2.5. OF THE LDC, 25% OF THE VIABLE, NATURALLY FUNCTIONING NATIVE VEGETATION IS REQUIRED TO BE RETAINED, OR REPLANTED.
4. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
5. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS SHALL BE DEFINED AT EITHER PRELIMINARY SUBDIVISION PLAT APPROVAL, OR CONSTRUCTION PLANS AND PLAT APPROVAL.

DESCRIPTION:
AS SUPPLIED BY CLIENT

DESCRIPTION OF THE SOUTH 1/2 OF SECTION 35 LYING NORTH AND EAST OF I-75 RIGHT-OF-WAY AND BOUNDED ON THE EAST BY MONUMENTED AND OCCUPIED LINE.

ALL THAT PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 SECTION CORNER OF SAID SECTION 35; THENCE ALONG THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 35, NORTH 89°-00'-01" EAST 401.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF I-75 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID I-75 THE FOLLOWING SEVEN (7) COURSES:
(1) SOUTH 43°-47'-34" EAST 232.17 FEET;
(2) SOUTH 46°-47'-05" EAST 308.10 FEET;
(3) SOUTHEASTERLY 1047.59 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 7700.79 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°-53'-50" EAST 1046.03 FEET;
(4) SOUTH 68°-00'-33" EAST 516.30 FEET;
(5) SOUTH 77°-00'-13" EAST 2838.52 FEET;
(6) SOUTHEASTERLY 411.28 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1492.89 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 80°-34'-53" EAST 409.98 FEET TO A POINT OF REVERSE CURVATURE;
(7) EASTERLY 22.49 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1562.89 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 84°-23'-53" EAST 22.48 FEET TO THE EAST LINE OF SAID SECTION 35;
THENCE LEAVING SAID I-75 RIGHT-OF-WAY CONTINUE ALONG THE EAST LINE OF SECTION 35, NORTH 1°-57'-08" WEST 2089.86 FEET TO THE EAST 1/4 SECTION LINE OF SAID SECTION 35;
THENCE ALONG THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 35, SOUTH 89°-00'-00" WEST 4814.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN O.R. BOOK 681, PAGES 1214-1215, COLLIER COUNTY, FLORIDA;
ALSO SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD;
CONTAINING 144.4 ACRES OF LAND MORE OR LESS.



TYPICAL PAVEMENT SECTION

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

RWA, INC.
CIVIL ENGINEERS Development & Environmental Consultants

PROJECT: WHITE LAKE CORPORATE PARK
CLIENT: WILLIAM T. HIGGS
TITLE: PUD MASTER PLAN
DATE: AUG 2000
SCALE: 1" = 200'
DRAWN: CJL
CHECKED: E.J.K.

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true copy of:

ORDINANCE NO. 2001-59

Which was adopted by the Board of County Commissioners on the 23rd day of October, 2001, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 24th day of October, 2001.

FILED
2001 OCT 29 PM 4:36
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

By: Teri Michaels
Deputy Clerk

Attachment: Ordinance 01-59 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- X Application, to include but not limited to the following:
  - X Narrative of request
  - X Property Information
  - X Property Ownership Disclosure Form
  - N/A Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- X Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- N/A Affidavit of Unified Control
- X Affidavit of Representation
- N/A 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: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

N/A 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.

N/A Submerged Resource Surveys may be included here if required.

X **flash drive with *only one* pdf file for all documents**

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

Signature of Agent Representative

December 29, 2020
Date

Jared Beck
Printed Name of Signing Agent Representative

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Comparable Use Determination

LDC sections 2.03.00 A, 10.02.06 J & Code of Laws section 2-83 – 2-90
Chapter 3 G.6 of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

☑ **PUD Zoning District**
☐ **Standard Zoning District**

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): _____

Name of Applicant if different than owner: Suburban Propane, LP - c/o Christopher Pettit

Address: 240 Rt. 10 West **City:** Whippany **State:** NJ **ZIP:** 07981

Telephone: 704-872-7760 **Cell:** 973-919-7065 **Fax:** 704-872-7762

E-Mail Address: cpettit@suburbanpropane.com

Name of Agent(s): Stantec Consulting Services Inc. - c/o Jared Beck

Firm: Stantec Consulting Services Inc.

Address: 901 Ponce de Leon Boulevard **City:** Coral Gables **State:** FL **ZIP:** 33134

Telephone: 239-821-2765 **Cell:** 239-821-2765 **Fax:** _____

E-Mail Address: Jared.Beck@Stantec.com

PROPERTY INFORMATION

Site Address: 3580 Plover Avenue, Naples, FL. 34117 **Folio Number:** 81790002366

Property Owners Name: K&C Holdings of SW FLA Inc

DETERMINATION REQUEST

The determination request and justification for the use must be done by a certified land use planner or a land use attorney. Provide the completed request on a separate attached sheet. Please be very specific and include the SIC Code, if known. The request should adhere to the following format:

"I request a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of Wholesale gas storage and distribution *is comparable and compatible with the permitted uses in the* White Lake Corp. Park PUD *PUD or in the* _____ *Straight Zoning District."*

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

SUBMITTAL REQUIREMENTS CHECKLIST

See Chapter 3 G.6 of the Administrative Code for submittal requirements. The following items are to be submitted with the application packet. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Affidavit of Authorization	1	☒	
Completed Addressing Checklist	1	☒	
Determination request and the justification for the use	1	☒	
PUD Ordinance and Development Commitment information		✔	☐
Property Ownership Disclosure Form	1	☒	
Electronic Copies of all documents *Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.		✔	☐

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.

FEE REQUIREMENTS:

☒ **Application:** $1,000.00; Additional Fees of $100 per hour will be charged as needed upon completion of review and research. Payment of Additional Fees will be required prior to the release of the verification.

☒ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

All checks payable to: Board of County Commissioners

The completed application, all required submittal materials, and the permit fee shall be submitted to:

Growth Management Department/Zoning Division
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Chris Pettit
Applicant Signature

7/23/20
Date

Suburban Propane - c/o Christopher Pettit
Printed Name

Please be advised that the zoning letter is based upon the available records furnished by Collier County and what was visible and accessible at the time of inspection. This report is based on the Land Development Code that is in effect on the date the report was prepared. Code regulations could be subject to change. While every attempt has been made to ensure the accuracy or completeness, and each subscriber to or user of this report understands that this department disclaims any liability for any damages in connection with its use. In addition, this department assumes no responsibility for the cost of correcting any unreported conditions.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Stantec Consulting Services Inc.
5801 Pelican Bay Boulevard Suite 300, Naples FL 34108-2709

October 15, 2020
File: 215615844

Attention: Parker Klopf
Collier County Growth Management Department
2800 Horseshoe Drive
Naples, FL 34104

Reference: PL20200001534 / Response to Comments
Comparable Use Determination - Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Dear Parker Klopf,

On behalf of Suburban Propane (Property Owner/Applicant), Stantec would like to respond to Collier County staff's review comments dated October 9, 2020 in response to the Request for Comparable Use Determination for the White Lake Planned Unit Development (PUD) which was submitted on August 10, 2020. Please see below responses to staff's comments as well as the attached revised Request for Determination.

County Comments:

The following information is offered in response to the County's review comments and request for additional information. The County questions, comments, and concerns are provided below in bold type, followed by our response.

1. **Correction Comment 2:**

   The applicant has stated in their updated comparable use determination letter that the that the proposed Wholesale Propane distributor is comparable and compatabe to existing uses occupying nearby buildings in this PUD which is not what is required by the applicantion. The applicant is needs to provide justification for the proposed use by comparing the use(s) listed as permitted uses section of the PUD document to the proposed use. Also please state how the traffic generated by the proposed use will be similar or less intense than nearby or other permitted uses in the PUD. has stated that the that the proposed Wholesale Propane distributor is comparable and compatible to the uses listed in the PUD. Please clarify which use(s) the applicant believes is comparable and compatible to the proposed use.

   Response:

   Please see revised Application Narrative / Request which includes revisions per a call with County Planner, Parker Klopf on October 14, 2020.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Design with community in mind

Reference: **PL20200001534 / Response to Comments Comparable Use Determination - Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development**

Regards,

Stantec Consulting Services Inc.

Jared Beck, AICP
Associate, Planning
Mobile: 239 821 2765
jared.beck@stantec.com

Attachment: Revised Request for Zoning Verification Letter – Comparable Use Determination
Strikethrough / Underline Version of Revised Request

Design with community in mind

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Stantec

Memo

To:	Collier County Planning & Zoning Division 2800 North Horseshoe Drive Naples, FL 34104	From:	Jared Beck, AICP Stantec Consulting Services, Inc. 901 Ponce de Leon Blvd. Coral Gables, FL 33134
File:	215615844 – White Lake Corporate Park	Date:	October 15, 2020

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

Stantec (Agent), representing Suburban Propane (Applicant / Property Owner), a wholesale distributor of propane, requests a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of wholesale gas storage and distribution (SIC Code No. 5171 – "Petroleum Bulk Stations and Terminals") is comparable and compatible with the uses permitted within the White Lake Corporate Park Planned Unit Development located at the northeast intersection of Interstate 75 and Collier Boulevard in Collier County. This request for Comparable Use Determination is necessitated by Applicant's proposed development of a propane storage and distribution facility on Parcel No. 81790002366 along Plover Avenue, within the "Industrial Development Area" of the 144-acre White Lake Corporate Park Planned Unit Development.

The White Lake Corporate Park was originally approved by the Collier County Board of County Commissioners in 2001 (Ord. No. 01-59) and was subsequently modified once in 2018 (Ord. No. 18-45). The PUD is approved for a mixture of heavy commercial and light industrial uses including but not limited to wholesale trade of durable and non-durable goods, automotive dealers and gasoline service stations, building materials, hardware and garden supply facilities, carwashes, business services and various other uses. As of today, most of the White Lake Corporate Park PUD is developed with a mixture of such approved uses including Pelican Wire, an engineering wire manufacturer; The Parker Hannifin Corporation, a manufacturer of motion and control technologies; and Roush Industries, a transportation industry manufacturer. Other uses developed within the White Lake PUD include flex / warehouse and storage type uses such as: Gulfside Elevator and Cab Interiors, Great Lakes Case & Cabinets, Five Star Gourmet Foods, and Coast Pump & Supply Co Inc, among others.

The proposed propane storage and distribution facility will consist of two large propane storage tanks (approximately 9' by 66' each) situated along an internal one-way private driveway that varies between 20' to 30' in width; an approximately 1,500 square foot single-story office building; four (4) parking spaces per the County's Land Development Code ("LDC") (including one (1) handicap space); and a five-foot sidewalk that connects to an existing sidewalk along Plover Avenue. Access to the site is proposed to be restricted via a 6' chain link fence on the northern and western project boundaries, an existing stone wall along the eastern and southern project boundaries and rolling gates on either side of the private driveway.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

To ensure compatibility with existing uses within the White Lake Corporate Park PUD and the surrounding area, the proposed facility will be developed in order to adequately screen and buffer the site from adjacent properties. In Accordance with Section 4.06.02 of the County's LDC the site will be developed with 20' Type-D landscape buffers along both the northern and southern project boundaries which abut Plover Avenue and White Lake Boulevard and 5' Type-A landscape buffers along the eastern and western property boundaries which abut existing or future industrial uses. Additionally, in accordance with Sections 4.06.03 and 4.06.05 of the LDC the site will be developed to include appropriate landscaping along the foundation of the proposed office building as well as around the building's proposed vehicular parking area.

Applicant believes that the proposed use of Propane Storage & Distribution Facility is comparable and compatible with uses permitted within the Industrial Area of the White Lake PUD per Ordinance No. 01-59. Specifically, Applicant believes the proposed use is most comparable and compatible with the permitted use of "Wholesale trade-nondurable goods" listed within Section 3.A.(35) of Ordinance No. 01-59. Non-durable goods are defined as those which can only be used once or for a short period of time before they are rendered useless (i.e. produce/food products).

The proposed Suburban Propane facility within the White Lake PUD will allow for storage and distribution of propane, a liquid fuel that can be considered a nondurable good that can only be used once / for a short period of time before rendered useless. As mentioned prior, the proposed propane storage and distribution facility will consist of two (2) large propane storage tanks situated along an internal on-way private driveway. This driveway will be utilized by trucks to access the storage tanks and transport/distribute propane to other off-site facilities / customers of Suburban Propane.

It is unlikely that the proposed use of propane storage and distribution facility will result in a substantial increase to existing traffic and trips generated by the White Lake PUD. A number of uses similar to the proposed use are already developed within the PUD and consist of the warehousing (storage) and distribution of goods. These uses mostly refer to the uses developed within the White Lake PUD which include the manufacturing, storage, and distribution of both durable (motion and control technologies and engineering wire) and non-durable goods (gourmet foods). These types of existing uses developed within the PUD already involve the periodic entry of truck traffic into and out of the White Lake PUD and therefore it is not anticipated that the development of the proposed propane storage and distribution facility will generate any additional transportation impacts above those already generated by the industrial uses permitted via Ord. No. 01-59 and developed within the PUD to date. Further, the proposed site and the White Lake PUD's general location along Interstate 75 allows for access and proximity to major transportation facilities which are intended to support the development of more intense industrial uses such as those permitted (and proposed to be developed) within the White Lake PUD such as the propane storage and distribution facility.

Accordingly, Applicant requests that the proposed development of the site as a propane storage and distribution facility be considered comparable, compatible, and consistent with the list of uses

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Reference: **Revised Request for Zoning Verification Letter – Comparable Use Determination**
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: **3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366**

permitted within the White Lake Corporate Park PUD, specifically "wholesale trade-nondurable goods" listed within Section 3.A.(35) of the PUD Ordinance.

Thank You,

Stantec Consulting Services Inc.

Jared Beck, AICP
Associate, Planning
Mobile: 239 821 2765
jared.beck@stantec.com

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Stantec

Memo

To:	Collier County Planning & Zoning Division 2800 North Horseshoe Drive Naples, FL 34104	From:	Jared Beck, AICP Stantec Consulting Services, Inc. 901 Ponce de Leon Blvd. Coral Gables, FL 33134
File:	215615844 – White Lake Corporate Park	Date:	~~September 16, 2020~~October 15, 2020

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

Stantec (Agent), representing Suburban Propane (Applicant / Property Owner), a wholesale distributor of propane, requests a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of wholesale gas storage and distribution (SIC Code No. 5171 – "Petroleum Bulk Stations and Terminals") is comparable and compatible with the uses permitted within the White Lake Corporate Park Planned Unit Development located at the northeast intersection of Interstate 75 and Collier Boulevard in Collier County. This request for Comparable Use Determination is necessitated by Applicant's proposed development of a propane storage and distribution facility on Parcel No. 81790002366 along Plover Avenue, within the "Industrial Development Area" of the 144-acre White Lake Corporate Park Planned Unit Development.

The White Lake Corporate Park was originally approved by the Collier County Board of County Commissioners in 2001 (Ord. No. 01-59) and was subsequently modified once in 2018 (Ord. No. 18-45). The PUD is approved for a mixture of heavy commercial and light industrial uses including but not limited to wholesale trade of durable and non-durable goods, automotive dealers and gasoline service stations, building materials, hardware and garden supply facilities, carwashes, business services and various other uses. As of today, most of the White Lake Corporate Park PUD is developed with a mixture of such approved uses ~~and notable tenants that are comparable and compatible with the proposed propane storage facility. These permitted and developed uses that are considered by the Applicant to be comparable and compatible to Applicant's proposed propane storage facility include more intense manufacturing uses such as:~~including Pelican Wire, an engineering wire manufacturer; The Parker Hannifin Corporation, a manufacturer of motion and control technologies; and Roush Industries, a transportation industry manufacturer. Other uses ~~that Applicant considers to be comparable and compatible to~~developed within the ~~proposed propane storage facility also~~White Lake PUD include ~~less intense,~~ flex / warehouse and storage type uses such as: Gulfside Elevator and Cab Interiors, Great Lakes Case & Cabinets, Five Star Gourmet Foods, and Coast Pump & Supply Co Inc, among others. ~~.~~

The proposed propane storage and distribution facility will consist of two large propane storage tanks (approximately 9' by 66' each) situated along an internal one-way private driveway that varies between 20' to 30' in width; an approximately 1,500 square foot single-story office building; four (4) parking spaces per the County's Land Development Code ("LDC") (including one (1) handicap space); and a five-foot sidewalk that connects to an existing sidewalk along Plover Avenue. Access

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

to the site is proposed to be restricted via a 6' chain link fence on the northern and western project boundaries, an existing stone wall along the eastern and southern project boundaries and rolling gates on either side of the private driveway.

To ensure compatibility with existing uses within the White Lake Corporate Park PUD and the surrounding area, the proposed facility will be developed in order to adequately screen and buffer the site from adjacent properties. In Accordance with Section 4.06.02 of the County's LDC the site will be developed with 20' Type-D landscape buffers along both the northern and southern project boundaries which abut Plover Avenue and White Lake Boulevard and 5' Type-A landscape buffers along the eastern and western property boundaries which abut existing or future industrial uses. Additionally, in accordance with Sections 4.06.03 and 4.06.05 of the LDC the site will be developed to include appropriate landscaping along the foundation of the proposed office building as well as around the building's proposed vehicular parking area.

Applicant believes that the proposed use of Propane Storage & Distribution Facility is comparable and compatible with uses permitted within the Industrial Area of the White Lake PUD per Ordinance No. 01-59. Specifically, Applicant believes the proposed use is most comparable and compatible with the permitted use of "Wholesale trade-nondurable goods" listed within Section 3.A.(35) of Ordinance No. 01-59. Non-durable goods are defined as those which can only be used once or for a short period of time before they are rendered useless (i.e. produce/food products).

The proposed Suburban Propane facility within the White Lake PUD will allow for storage and distribution of propane, a liquid fuel that can be considered a nondurable good that can only be used once / for a short period of time before rendered useless. As mentioned prior, the proposed propane storage and distribution facility will consist of two (2) large propane storage tanks situated along an internal on-way private driveway. This driveway will be utilized by trucks to access the storage tanks and transport/distribute propane to other off-site facilities / customers of Suburban Propane.

It is unlikely that the proposed use of propane storage and distribution facility will result in a substantial increase to existing traffic and trips generated by the White Lake PUD. A number of uses similar to the proposed use are already developed within the PUD and consist of the warehousing (storage) and distribution of goods. These uses mostly refer to the uses developed within the White Lake PUD which include the manufacturing, storage, and distribution of both durable (motion and control technologies and engineering wire) and non-durable goods (gourmet foods). These types of existing uses developed within the PUD already involve the periodic entry of truck traffic into and out of the White Lake PUD and therefore it is not anticipated that the development of the proposed propane storage and distribution facility will generate any additional transportation impacts above those already generated by the industrial uses permitted via Ord. No. 01-59 and developed within the PUD to date. Further, the proposed site and the White Lake PUD's general location along Interstate 75 allows for access and proximity to major transportation facilities which are intended to support the development of more intense industrial uses such as those permitted (and proposed to be developed) within the White Lake PUD such as the propane storage and distribution facility.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

~~September 16~~October 15, 2020

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

Accordingly, Applicant requests that the proposed development of the site as a propane storage and distribution facility be considered comparable, compatible, and consistent with the list of uses permitted within the White Lake Corporate Park PUD~~.~~, specifically "wholesale trade-nondurable goods" listed within Section 3.A.(35) of the PUD Ordinance.

Thank You,

Stantec Consulting Services Inc.

Jared Beck, AICP
Associate, Planning
Mobile: 239 821 2765
jared.beck@stantec.com

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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
Owner: K & C Holdings of SW Florida, Inc., a Florida corporation	
Owner Address: 5575 Meridian Way, Oakwood, GA 30566	
Sole Shareholder of Owner: Charles T. Talbot	100%
Shareholder Address: 5575 Meridian Way, Oakwood, GA 30556	
Officers of Owner: Charles T. Talbot (President, Secretary, Treasurer)	

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: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
SEE ATTACHED	

Date of Contract: August 27, 2019

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 January 11, 2007

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

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

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

PROPERTY OWNERSHIP DISCLOSURE FORM

Section e.
Contract Purchaser

Suburban Propane, L.P., a Delaware limited partnership, having an address of 240 Route 10 West, P.O. Box 206, Whippany, NJ 07981, is the contract purchaser. Suburban Propane Partners, L.P. (a publicly traded Delaware Master Limited Partnership) has a 99.9% interest in Suburban Propane, L.P. (an Operating Limited Partnership). Suburban LP Holding, LLC, a Delaware limited liability company (a subsidiary of Suburban Propane Partners, L.P.) has a 0.1% interest in Suburban Propane, L.P.

The officers of Suburban Propane, L.P. are as follows:

Name	Title
Michael A. Stivala	President & Chief Executive Officer
Michael A. Kuglin	Vice President - Financial & Chief Accounting Officer
Paul Abel	Senior Vice President, General Counsel & Secretary
Douglas T. Brinkworth	Senior Vice President – Product Supply, Purchasing & Logistics
Steven C. Boyd	Chief Operating Officer
Neil E. Scanlon	Senior Vice President – Information Services
A. Davin D'Ambrosio	Vice President & Treasurer
Sandra N. Zwickel	Vice President – Human Resources
Keith Onderdonk	Vice President – Operational Support
Daniel S. Bloomstein	Vice President and Controller
Michael Schueler	Vice President – Product Supply

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Collier County

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Charles T. Talbot - Pres.
Agent/Owner Signature

September 4, 2019
Date

Charles T. Talbot, as President of K & C Holdings of SW Florida, Inc.
Agent/Owner Name (please print)

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Finbar Doyle (print name), as Regional Operations Manager (title, if applicable) of Suburban Propane L.P. (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 Stantec Consulting Services Inc. - c/o Jared Beck to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

_____ **Signature**

7/28/2020 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 28th day of July, 2020 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: Dori Carol Kliegman

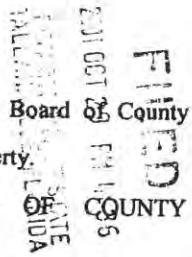
Notary Public State of Florida
Dori Carol Kliegman
My Commission GG 945442
Expires 01/08/2024

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

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

ORDINANCE NO. 01- 59

AN ORDINANCE AMENDING ORDINANCE NUMBER 91-102, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE OFFICIAL ZONING ATLAS MAP NUMBERED 9635S BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM "PUD" TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS WHITE LAKE INDUSTRIAL CORPORATE PARK PUD, FOR PROPERTY LOCATED NORTHEAST OF AND ADJACENT TO THE INTERSECTION I-75 AND COLLIER BOULEVARD (C.R. 951), IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 144.4± ACRES; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 93-01, THE FORMER WHITE LAKE INDUSTRIAL PARK PUD; AND BY PROVIDING AN EFFECTIVE DATE.



WHEREAS, RWA, Inc., representing William T. Higgs, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 35, Township 49 South, Range 26 East, Collier County, Florida, is changed from "PUD" to "PUD" Planned Unit Development in accordance with the PUD Document, attached hereto as Exhibit "A", which is incorporated herein and by reference made part hereof. The Official Zoning Atlas Map numbered 9635S, as described in Ordinance Number 91-102, the Collier County Land Development Code, is hereby amended accordingly.

SECTION TWO:

Ordinance Number 93-01, known as the White Lake Industrial Park PUD, adopted on January 5, 1993 by the Board of County Commissioners of Collier County, is hereby repealed in its entirety.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 23rd day of OCTOBER, 2001.

ATTEST:
DWIGHT E. BROCK, Clerk
Attest as to Chairman's signature only.
By: Teri Michaels, D.C.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: _____
JAMES D. CARTER, Ph.D., CHAIRMAN

Approved as to Form and
Legal Sufficiency

Marjorie M. Student
Marjorie M. Student
Assistant County Attorney

G:/admin/PUD-92-08(1)/CB/cw

This ordinance filed with the Secretary of State's Office the 29th day of Oct., 2001 and acknowledgement of that filing received this 2nd day of Nov., 2001
By Tallie Hoffman
Deputy Clerk

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

WHITE LAKE CORPORATE PARK

A

PLANNED UNIT DEVELOPMENT

REGULATIONS AND SUPPORTING MASTER PLAN
GOVERNING WHITE LAKE CORPORATE PARK,
A PLANNED UNIT DEVELOPMENT PURSUANT TO
PROVISIONS OF THE COLLIER COUNTY
LAND DEVELOPMENT CODE

PREPARED FOR:

WILLIAM T. HIGGS
2666 AIRPORT ROAD SOUTH
NAPLES, FLORIDA 34112

PREPARED BY:

RWA, INC.
3050 NORTH HORSESHOE DRIVE
SUITE 270
NAPLES, FLORIDA 34104

DATE REVIEWED BY CCPC	9/7/01
DATE APPROVED BY BCC	10/23/01
ORDINANCE NUMBER	2001-59
AMENDMENTS AND REPEAL	93-01

Exhibit "A"

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

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Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

LIST OF EXHIBITS AND TABLES

EXHIBIT A	PUD MASTER PLAN
TABLE I	PROJECT LAND USE TRACTS

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

STATEMENT OF COMPLIANCE

The development of approximately 144.4 acres of property in Collier County as a Planned Unit Development to be known as White Lake Corporate Park is in compliance with the goals, objectives and policies of Collier County as set forth in the Growth Management Plan. The facilities and improvements within the White Lake Corporate Park PUD will be consistent with the growth policies, land development regulations, and applicable comprehensive planning objectives of each of the elements of the Growth Management Plan for the following reasons:

1. The subject property proposed for development is within the Interchange Activity Center Subdistrict, and the Industrial District as identified on the Future Land Use Map as provided for in Objective 1 of the Future Land Use Element (FLUE), and the uses contemplated are consistent therewith.

2. The subject property is located in Activity Center #9. The land uses, and land use intensities proposed are consistent with the Future Land Use Element of the Collier County Growth Management Plan.

3. Development of the White Lake Corporate Park PUD shall be consistent with the Activity Center #9 Interchange Master Plan.

4. The subject property is located in the northeast quadrant of the I-75/Collier Boulevard Interchange. This strategic location allows the site superior access for the placement of commercial and industrial/business park activities.

5. The project is a mixed-use development located within a designated Activity Center, therefore, the proposed commercial, and industrial park land uses are consistent with the Future Land Use Element of the Collier County Growth Management Plan.

6. The development will be compatible with and complementary to existing and planned surrounding land uses.

7. The development of the White Lake Corporate Park PUD will result in an efficient and economical extension of community facilities and services as required in Policies 3.1.H and L of the Future Land Use Element.

8. Improvements are planned to be in compliance with applicable land development regulations as set forth in Objective 3 of the Future Land Use Element.

9. The White Lake Corporate Park PUD is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as required by Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.

10. All final Development Orders within the White Lake Corporate Park PUD are subject to the Collier County Concurrency Management System, as implemented by the Adequate Public Facilities Ordinance.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION I

PROPERTY OWNERSHIP AND DESCRIPTION

1.1 PURPOSE

The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of the White Lake Corporate Park PUD.

1.2 LEGAL DESCRIPTION

Description of the South ½ of Section 35 lying North and East of I-75 Right-of-Way and bounded on the East by monumented and occupied line.

All that part of Section 35, Township 49 South, Range 26 East, Collier County, Florida and being described as follows:
Commencing at the West ¼ Section corner of said Section 35; thence along the East and West ¼ Section line of said Section 35, North 89°-00-01" East 401.67 feet to the Easterly Right-of-Way line of I-75 and the POINT OF BEGINNING of the parcel herein described;
thence along the Right-of-Way line of said I-75 the following seven (7) courses:

(1) South 43°-47'-54" East 222.17 feet;
(2) South 46°-47'-05" East 308.10 feet;
(3) Southeasterly 1047.59 feet along the arc of a circular curve concave to the northeast, having a radius of 2700.79 feet and being subtended by a chord which bears South 57°-53'-50" East 1041.03 feet;
(4) South 69°-00-33" East 516.30 feet;
(5) South 73°-00'-33" East 2839.52 feet;
(6) Southeasterly 411.28 feet along the arc of a circular curve concave to the Northeast, having a radius of 1492.89 feet and being subtended by a chord which bears south 80°-54'-53" East 409.98 feet to a point of reverse curvature;
(7) Easterly 22.49 feet along the arc of a circular curve concave to the South, having a radius of 1562.89 feet and being subtended by a chord which bears South 88°-22'-53" East 22.49 feet to the East line of said Section 35;

Thence leaving said I-75 Right-of-Way continue along said East line of Section 35, North 1°-57'-08" West 2089.96 feet to the East ¼ section corner of said Section 35; Thence along the East and West ¼ Section line of said Section 35, South 89°-00'-00" West 4814.62 feet to the Point of Beginning of the parcel herein described; subject to a Florida Power and Light Company easement as recorded in O.R. Book 681, pages 1214-1215, Collier County, Florida; also subject to other easements and restrictions or record; containing 144.4 acres of land more or less.

1.3 PROPERTY OWNERSHIP

The subject property is currently under the unified ownership of William T. Higgs, 2666 Airport Road South, Naples, Florida 34112.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

1.4 PHYSICAL DESCRIPTION

A. This project is located Northeast of and adjacent to the intersection of Interstate I-75 and County Road 951 in the South ½ of Section 35, Township 49 South, Range 26 East, Collier County, Florida.

B. The zoning classification of the subject property is Planned Unit Development (PUD).

C. The project site is within the South Florida Water Management District, Main Golden Gate Basin.

D. Water management facilities for the proposed project are planned to be of the lake detention type.

E. Elevations within the project site range from 8.2 to 12.9 feet above mean sea level. Most of the area, however, falls within the 9.5 to 12.0 feet of elevation category.

F. The site is located in Flood Zone X according to FIRM Map, panel 425 of 1125, Collier County, Florida.

G. The soil types on the subject property include Pineda fine sand, limestone substratum (approximately 13%) and Boca fine sand (approximately 55%). The remainder of the site (approximately 32 %) consists of a lake. Soil characteristics were derived from the Soil Survey of Collier County, Florida, issued by the U.S. Department of Agriculture (Soil Conservation Service) in March, 1954.

H. The property was historically utilized as an earth mining operation. Presently, the property is being developed in accordance with Section 3.2 and Section 4.2 of the former White Lake Corporate Park PUD.

1.5 PROJECT DESCRIPTION

The White Lake Corporate Park PUD shall be a mixed-use development, with a small commercial development opportunity located west of the FP&L easement on the White Lake Boulevard frontage, and the industrial development opportunity will remain over the balance of the PUD property. The commercial component of the development is limited to 96,165 square feet of gross leasable floor area, and will be located on a 7.85± acre parcel. The commercial land uses proposed are those typically associated with major interchanges, including, but not limited to, convenience stores with gas pumps, restaurants, fast-food and/or sit-down dining, and banks. The industrial/office park development is limited only by the land area available on the east side of the FP&L easement

1.6 SHORT TITLE

This Ordinance shall be known and cited as the "White Lake Corporate Park Planned Unit Development Ordinance".

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION II

PROJECT DEVELOPMENT REQUIREMENTS

2.1 PURPOSE

The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, the respective land uses of the tracts included in the White Lake Corporate Park PUD development, as well as other project relationships.

2.2 GENERAL

A. Regulations for development of the White Lake Corporate Park PUD shall be in accordance with the contents of this document, PUD-Planned Unit Development District and other applicable sections and parts of the Collier County Land Development Code and Growth Management Plan in effect at the time of building permit application. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the County Land Development Code shall apply.

B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the Collier County Land Development Code in effect at the time of building permit application.

C. All conditions imposed and all graphic material presented depicting restrictions for the development of the White Lake Corporate Park PUD shall become part of the regulations that govern the manner in which the PUD site may be developed.

D. Unless modified, waived or excepted by this PUD, the provisions of other sections of the Land Development Code, where applicable, remain in full force and effect with respect to the development of the land that comprises this PUD.

E. Development permitted by the approval of this petition will be subject to a concurrency review under the provisions of Division 3.15, Adequate Public Facilities, of the County Land Development Code, at the earliest or next to occur of either Final Site Development Plan, Final Plat approval, or building permit issuance applicable to this development.

2.3 DESCRIPTION OF PROJECT PLAN AND LAND USE TRACTS

A. The project Master Plan, including layout of streets and use of land for the various tracts is illustrated graphically by Exhibit "A", PUD Master Plan. There will be two land use tracts, portions of which may include water management lakes or facilities, and private street rights-of-way, the general configuration of which is also illustrated by Exhibit "A".

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

TABLE I

PROJECT LAND USE TRACTS

	TYPE	ACREAGE±
TRACT "I"	INDUSTRIAL	136.5
TRACT "C"	COMMERCIAL	7.8

B. Areas within the PUD may be excavated and constructed as lakes or, upon approval, may be constructed as shallow, intermittent wet and dry depressions for water retention purposes. Minor modification to all tracts, lakes or other boundaries may be permitted at the time of final plat or site development plan approval, subject to the provisions of Sections 3.2.6.3.5. and 2.7.3.5. respectively, of the Collier County Land Development Code, or as otherwise permitted by this PUD document.

C. In addition to the various areas and specific items shown on Exhibit "A", such easements as necessary (utility, private, semi-private) shall be established within or along the various tracts as may be necessary.

2.4 DEVELOPMENT SCHEDULE

The intent of the Developer is to proceed with and complete the subdivision process for the final phase of development and to construct the infrastructure improvement as soon as all necessary permits are received. Individual lots will then be sold to prospective end-users for development. Build-out is estimated to occur in the year 2002.

2.5 OPEN SPACE

A minimum of thirty percent (30%) of the project's gross area shall be devoted to open space in accordance with the Section 2.6.32.3. of the Collier County Land Development Code. This requirement shall not apply to individual development parcels.

Of the project's total 144.4± acres, the following acreages represent 38% of the total site, all contributing to open space.

- Lake: 36.6± Ac.
- Wetland Conservation Area: 9.3± Ac.
- Native Landscaping: 6.9± Ac.
- FPL Easement: 3.0± Ac.

2.6 PROJECT PLAN APPROVAL REQUIREMENTS

A. Prior to the recording of a record plat for all or part of the PUD, final plans of all required improvements shall receive approval of the appropriate Collier County governmental agency to insure compliance with the PUD Master Development Plan, the Collier County Subdivision Code, and the platting laws of the State of Florida.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

B. Exhibit "A", PUD Master Plan, constitutes the required PUD Development Plan. If required, a preliminary subdivision plat shall be submitted for the entire area covered by the PUD Master Plan. Any division of property and the development of the land shall be in compliance with Division 3.2 of the Collier County Land Development Code, and the platting laws of the State of Florida.

C. The provisions of Division 3.3 of the Collier County Land Development Code, when applicable, shall apply to the development of all platted tracts, or parcels of land as provided in said Division prior to the issuance of a building permit or other development order.

D. The development of any tract or parcel approved for commercial or industrial development contemplating fee simple ownership of land for each commercial or industrial unit or parcel, shall be required to submit and receive approval of a preliminary subdivision plat, in conformance with the requirements of Division 3.2 of the Collier County Land Development Code, prior to the submittal of construction plans and a final plat for any portion of the tract or parcel.

E. Appropriate instruments will be provided at the time of infrastructural improvements regarding any dedications and methods for providing perpetual maintenance of common facilities.

2.7 LAKE SETBACK AND EXCAVATIONS

Should lakes be excavated, the lake setback requirements described in Section 3.5.7.1 of the Land Development Code may be reduced with the administrative approval of the Collier County Community Development and Environmental Services Administrator, or his designee. Lakes may be excavated to the maximum commercial excavation depths set forth in Section 3.5.7.3.1. of the Land Development Code, however, removal of fill from the White Lake Corporate Park PUD shall be limited to an amount up to ten percent (10%) (to a maximum 20,000 cubic yards), of the total volume excavated unless a commercial excavation permit is received.

2.8 USE OF RIGHTS-OF-WAY

All platted project streets shall be private and shall be classified as local streets. Utilization of lands within all project rights-of-way for landscaping, decorative entranceways, and signage may be allowed subject to review and administrative approval by the Collier County Community Development and Environmental Services Administrator, or his designee, for engineering and safety considerations prior to installation.

2.9 AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

Changes and amendments may be made to this PUD Ordinance or PUD Master Development Plan, Exhibit "A", as provided for in Section 2.7.3.5. of the Collier County Land Development Code. Minor changes and refinements as described in Section 5.3.C. of this PUD document may be made in connection with any type of development or permit application required by the Collier County Land Development Code.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

2.10 DEDICATION AND MAINTENANCE OF COMMON AREAS & FACILITIES

Easements shall be provided for water management areas, rights-of-way, utilities and other purposes as required. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in compliance with applicable regulations in effect at the time of adoption of this Ordinance establishing the White Lake Corporate Park PUD.

Whenever the developer elects to create land area whose ownership and maintenance responsibility is a common interest to all of the subsequent purchasers of property within the White Lake Corporate Park PUD, the developer shall provide appropriate legal instruments for the establishment of a Property Owners' Association whose function shall include provision for the perpetual care and maintenance of all common facilities and open space, subject further to the provisions of Section 2.2.20.3.8. of the Collier County Land Development Code.

2.11 FILL STORAGE

Notwithstanding the provisions of Section 3.2.8.3.6. of the Collier County Land Development Code, fill storage is generally permitted as a principal use throughout the White Lake Corporate Park PUD. Fill material generated may be stockpiled within areas designated for development. Prior to stockpiling in these locations, a Vegetation Removal and Site Filling Permit, along with plans showing the locations and cross-sections shall be submitted to Collier County Planning Services Staff for review and approval. The following standards shall apply:

A. Stockpile maximum side slope: 3:1

B. Stockpile maximum height: thirty-five (35) feet

C Fill storage areas shall be screened with a security fence at least six (6) feet in height above ground level. If fill is spread to a height less than four feet over development areas that are depicted on an approved Site Development Plan, no fencing is required.

D. Soil erosion control shall be provided in accordance with Division 3.7 of the Land Development Code.

E. Fill storage shall not be permitted in Preserve Areas.

2.12 REQUIRED ENVIRONMENTAL PERMITTING

Where the development of land within the White Lake Corporate Park PUD requires a permit from a local, State, or Federal agency with jurisdiction over the property proposed for development, the developer shall obtain such permits prior to final development order approval.

2.13 NATIVE VEGETATION RETENTION REQUIREMENTS

White Lake Corporate Park PUD will be consistent with Policy 6.4.6 of the Conservation and Coastal Management Element of the Collier County Growth Management Plan, by adhering to the provisions of Section 3.9.5.5.3 of the Collier County Land Development Code.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

2.14 LINKAGE TO COLLIER COUNTY LAND DEVELOPMENT CODE

Pursuant to Subsection 2.7.3.3. of the Land Development Code, upon adoption of the PUD Ordinance and attendant PUD Master Plan, the provisions of the PUD document become a part of the Land Development Code and shall be the standards of development for the PUD. Thenceforth, development in the area delineated as the White Lake Corporate Park PUD District on the Official Zoning Map will be governed by the adopted development regulations, PUD Master Plan, and all applicable provisions of the Collier County Land Development Code.

2.15 ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

Commercial land uses shall comply with the provisions of Section 2.8.3. of the Land Development Code. Land uses proposed adjacent to the White Lake Boulevard Right-of-Way, visible from the I-75 travel lanes, shall comply with the applicable architectural design guidelines set forth in Division 2.8 of the Land Development Code, and may request alternative architectural design standards as provided in, and in accordance with, the provisions of Section 2.8.2.5 of the Land Development Code. Alternative standards shall be evaluated for their consistency with the purpose and intent of the Activity Center #9 Interchange Master Plan. The purpose of the architectural guidelines and standards is to provide a pleasing visual experience from the I-75 corridor in an effort to create a gateway into Naples and Collier County, thereby advancing the purpose of the Activity Center #9 Interchange Master Plan. At such time as Collier County adopts design standards for the Activity Center #9 Interchange Master Plan, those standards shall apply to this PUD.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION III

INDUSTRIAL DEVELOPMENT AREA

3.1 PURPOSE

The purpose of this Section is to set forth the development plan for areas designated as Tract "I", Industrial Development Area on Exhibit "A", PUD Master Plan.

3.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses[1]:

1) Agricultural related services (Industry Numbers 0711-0724, 0761, 0782, and 0783);

2) Apparel and other finished products as defined under Major Group 23;

3) Automotive repair, services, and parking as defined in Major Group 75;

4) Building construction as defined under Major Group 15;

5) Business services (Industry Numbers 7312, 7313, 7319, 7334-7336, and 7342-7389);

6) Communications as defined under Major Group 48;

7) Construction – special trade contractors as defined under Major Group 17;

8) Eating and drinking places (Industry Number 5812);

9) Educational services (Industry Numbers 8243-8249);

10) Electronic and other electrical equipment and components, except computer equipment as defined under Major Group 36;

11) Engineering, accounting, research, management, and related services (Industry Numbers 8711-8733);

12) Fabricated metal products, except machinery and transportation equipment (Industry Numbers 3411-3479, and 3499);

13) Food and kindred products (Industry Numbers 2011-2099). Slaughtering Plants of any kind are prohibited;

14) Furniture and fixtures as defined under Major Group 25;

15) Heavy construction other than building construction-contractors as defined under Major Group 16;

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

16) Industrial and commercial machinery and computer equipment as defined under Major Group 35;

17) Leather and leather products (Industry Numbers 3131-3199);

18) Local, and suburban transit and interurban highway passenger transportation as defined under Major Group 41;

19) Lumber and wood products (Industry Numbers 2426, 2431-2499);

20) Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks as defined under Major Group 38;

21) Membership organizations (Industry Numbers 8611 and 8631);

22) Miscellaneous manufacturing industries as defined under Major Group 39;

23) Miscellaneous repair services (Industry Number 7692);

24) Motor freight transportation and warehousing (Industry Numbers 4212 - 4226);

25) Paper and allied products (Industry Numbers 2652-2679);

26) Personal services (Industry Number 7219);

27) Printing, publishing, and allied industries as defined under Major Group 27;

28) Rubber and miscellaneous plastics (Industry Numbers 3021-3089);

29) Stone, glass, and concrete products (Industry Numbers 3211, 3251-3273, and 3281);

30) Textile mill products (Industry Numbers 2211, 2221, 2241, 2251-2259, and 2273-2299);

31) Transportation equipment (Industry Numbers 3714, 3716, 3728, 3732, 3751, 3769, 3792, and 3799);

32) Transportation services (Industry Numbers 4731, and 4783);

33) United States Postal Service as defined under Major Group 43;

34) Wholesale trade-durable goods (Industry Numbers 5012-5014, 5021-5049, 5063-5088, 5091, 5092 and 5094);

35) Wholesale trade-nondurable goods (Industry Numbers 5111-5159, 5181, 5182, and 5199);

36) Any other use which is comparable in nature to the foregoing land uses as determined by the Collier County Planning Services Director.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1) Parking facilities;

2) Customary accessory and incidental uses and structures associated with permitted principal uses of this PUD;

3) Retail sales and/or display areas as accessory to the principal use, not to exceed an area greater than twenty percent (20%) of the gross floor area of the permitted principal use and subject to retail standards for landscaping, parking and open space.

3.3 DEVELOPMENT STANDARDS

A. GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Front yard setbacks shall be measured from back of curb or edge of pavement, whichever is closer to the structure.

B. MINIMUM LOT AREA: 20,000 square feet.

C. AVERAGE LOT WIDTH: 100 feet.

D. MINIMUM YARDS:

1) Front Yard: 50 feet;

2) Side Yard: 20 feet;

3) Rear Yard: 15 feet;

4) Waterfront: 25 feet;

4) Yards abutting off-site residential land uses: 50 feet;

5) Parcels with two frontages may reduce one front yard by 10 feet.

E. MINIMUM DISTANCE BETWEEN STRUCTURES: Placement of structures shall be in compliance with NFPA standards for fire safety, with no less than 10 feet of separation.

F. MAXIMUM HEIGHT: 50 feet.

G. MINIMUM FLOOR AREA: 1,000 square feet.

H. OFF-STREET PARKING AND LOADING REQUIREMENTS:

As required by Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

I. OUTSIDE STORAGE:

Outside storage of manufactured products, raw or finished materials, or vehicles other than passenger vehicles is permitted in this PUD subject to the provision of screening with a fence at least 7 feet in height above ground level from all adjacent or abutting residentially zoned or developed land. Said fence or wall shall be opaque in design, and made of masonry, wood, or other materials approved by the Collier County Planning Services Director.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION IV

COMMERCIAL DEVELOPMENT AREA

4.1 PURPOSE

The purpose of this Section is to set forth the development plan for areas designated as Tract "C", Commercial Development Area on Exhibit "A", PUD Master Plan.

4.2 MAXIMUM COMMERCIAL SQUARE FEET

The 7.85± acre Commercial Development Area (Tract "C"), shall not be developed with more than 96,165 square feet of commercial uses. Should a hotel or motel be proposed, a commensurate amount of commercial development opportunity shall be lost, based on a comparison of average annual daily trip generations.

4.3 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses[1]:

1) Apparel and accessory stores as defined under Major Group 56;

2) Automotive dealers and gasoline service stations (Industry Numbers 5531, and 5541);

3) Building materials, hardware, and garden supply (Industry Numbers 5211-5261);

4) Business services (Industry Numbers 7311, 7334, and 7371);

5) Carwashes (Industry Number 7542);

6) Eating and drinking places as defined under Major Group 58;

7) Engineering, accounting, research, and management (Numbers 8711 with no outside equipment storage, 8712 with no outside equipment storage, 8721, 8732, 8742, 8743, and 8748);

8) Finance, insurance, and real estate as defined under Major Groups 60, 61, 62, 63, 64, 65, and 67;

9) Food stores as defined under Major Group 54;

10) General merchandise stores as defined under Major Group 53;

11) Government offices as defined under Major Group 91;

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

12) Home furniture, furnishings, and equipment stores as defined under Major Group 57;

13) Hotels or motels (Industry Number 7011). No more than 150 rooms shall be permitted;

14) Legal services as defined under Major Group 81;

15) Miscellaneous retail as defined under Major Group 59, not including Industry Numbers 5932, 5961, 5983-5989, and not including the retail sale of fireworks;

16) Motion pictures as defined under Major Group 78;

17) Personal services (Industry Numbers 7211, 7215, 7216 except rug cleaning, 7221-7291, and 7299, only including car title and tag service, computer photography or portraits, costume rental, dress suit and tuxedo rental, electrolysis (hair removal), hair weaving or replacement service, and tanning salons).

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1) Parking facilities;

2) One caretaker's residence.

4.4 DEVELOPMENT STANDARDS

A. GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Front yard setbacks shall be measured from back of curb or edge of pavement, whichever is closer to the structure.

B. MINIMUM LOT AREA: 10,000 square feet.

C. AVERAGE LOT WIDTH: 100 feet.

D. MINIMUM YARDS (INTERNAL):

1) Front Yard: 25 feet, or one-half of the building height as measured from each exterior wall, whichever is greater;

2) Side Yard: 10 feet;

3) Rear Yard: One-half of the building height;

4) Parcels with two frontages may reduce one front yard by 10 feet.

E. MINIMUM DISTANCE BETWEEN STRUCTURES: Placement of structures shall be in compliance with NFPA standards for fire safety, with no less than 10 feet of separation.

F. MAXIMUM HEIGHT: 50 feet.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

G. MINIMUM FLOOR AREA: 1,000 square feet per principal structure, on the first finished floor.

H. MAXIMUM GROSS LEASABLE FLOOR AREA: 96,165 square feet.

I. OFF-STREET PARKING AND LOADING REQUIREMENTS:

As required by Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval.

J. OUTSIDE STORAGE AND DISPLAY:

Outside storage and display is prohibited in Tract C as depicted on Exhibit "A", PUD Master Plan, with the exception of garden centers.

K. CARETAKER'S RESIDENCE:

One (1) caretaker's residence shall be permitted for the commercial development area, subject to the following:

1) The residence shall be constructed as an integral part of the shopping center or one of the commercial buildings, and shall be entered from within that structure. Exits that comply with fire codes shall be permitted.

2) The caretakers' residence shall be an accessory use, and shall be for the exclusive use of the property owner, tenant, or designated employee operating or maintaining the shopping center or commercial facilities.

3) Off-street parking shall be as for a single-family residence in accordance with Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval. Parking for the caretaker's residences shall be in addition to any other required parking facilities.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION V

DEVELOPMENT COMMITMENTS

5.1 PURPOSE

The purpose of this Section is to set forth the development commitments for the development of the project.

5.2 GENERAL

All facilities shall be constructed in strict accordance with final site development plans, final subdivision plans and all applicable State and local laws, codes, and regulations applicable to this PUD. Except where specifically noted or stated otherwise, the standards and specifications of the Land Development Code, Division 3.2 shall apply to this project even if the land within the PUD is not to be platted. The developer, his successor and assigns shall be responsible for the commitments outlined in this document.

The developer, his successor or assignee, shall follow the Master Development Plan and the regulations of the PUD as adopted, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successor or assignee in title to the developer is bound by any commitments within this agreement. These commitments may be assigned or delegated to a master association to be created by the developer. Upon assignment or delegation, the developer shall be released from responsibility for the commitments.

5.3 PUD MASTER DEVELOPMENT PLAN

A. Exhibit "A", PUD Master Plan illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries, or special land use boundaries shall not be construed to be final, and may be varied at anytime at any subsequent approval phase such as final platting or site development plan application. Subject to the provisions of Section 2.7.3.5 of the Land Development Code, amendments may be made from time to time.

B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all services and all common areas in the project.

C. The Community Development and Environmental Services Administrator, or his designee, shall be authorized to approve minor changes and refinements to the White Lake Corporate Park PUD Master Plan upon written request of the developer.

1) The following limitations shall apply to such requests:

   a. The minor change or refinement shall be consistent with the Collier County Growth Management Plan and the White Lake Corporate Park PUD document.

   b. The minor change or refinement shall not constitute a substantial change pursuant to Subsection 2.7.3.5.1. of the Collier County Land Development Code.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

c. The minor change or refinement shall be compatible with adjacent land uses, and shall not create detrimental impacts to abutting land uses, water management facilities, and preserve areas within, or external to the PUD boundaries.

2) The following shall be considered minor changes or refinements, subject to the limitations of Subsection 5.3.C.1) of this document:

a. Reconfiguration of preserve areas, jurisdictional wetland limits, and mitigation features as a result of regulatory agency review and permitting. There may be no overall decrease in preserve area.

b. Reconfiguration of lakes, or other water management facilities where such changes are consistent with the criteria of the South Florida Water Management District and Collier County.

c. Internal realignment of vehicular circulation patterns.

3) Minor changes and refinements, as described above, shall be reviewed by appropriate County staff to ensure compliance with all applicable County ordinances and regulations prior to the Administrator's consideration for approval.

4) Approval by the Administrator of a minor change or refinement may occur independently from and prior to any application for subdivision or site development plan approval, however, the Administrator's, or his designee's approval shall not constitute an authorization for development or implementation of the minor change or refinement without first obtaining all applicable County permits and approvals.

5.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT AND SUNSET PROVISION

A. This PUD is subject to the Sunset Provisions of Section 2.7.3.4 of the Land Development Code.

B. An annual PUD monitoring report shall be submitted pursuant to Section 2.7.3.6 of the Land Development Code.

5.5 TRANSPORTATION

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. The developer shall maintain joint/shared access with the adjacent property (Citygate PUD), via White Lake Boulevard.

B. The petitioner shall provide left turn lanes and arterial level street lighting at all project entrances, if deemed warranted by Collier County. The turn lanes and arterial level street lighting shall be provided when requested by the County.

C. The petitioner shall be responsible for a fair share contribution of the site related roadway improvements at the Collier Boulevard/White Lake Boulevard intersection, which has been determined to be $118,850.00, and shall be paid to Collier County on or before October 1, 2001.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

5.6 ENGINEERING

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. Detailed paving, grading site drainage and utility plans shall be submitted to Engineering Review Services for review. No construction permits shall be issued unless and until approval of the proposed construction with the submitted plans is granted by Engineering Review Services.

B. The internal right-of-way cross-section shall be in accordance with the typical section depicted on Exhibit "A", PUD Master Plan.

C. Design and construction of all improvements shall be subject to compliance with the appropriate provisions of the Collier County Land Development Code.

D. Work within Collier County right-of-way shall meet the requirements of Collier County Right-Of-Way Ordinance 82-91.

E. The project shall be platted in accordance with the Collier County Land Development Code to define the right-of-way, tracts, and easements as shown on the Master Plan.

5.7 WATER MANAGEMENT

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. A copy of the South Florida Water Management District (SFWMD) Surface Water Permit Application shall be sent to Collier County Development Services with the Subdivision Plat and Construction Plan and/or SDP submittal. A copy of the approval of this SFWMD Surface Water Permit shall be submitted prior to Site Development Plan approval.

B. All requirements of Excavation Permit No. 59.133 shall be complied with. If an annual report is not filed, the excavation permit will be considered void in accordance with the Land Development Code and a complete resubmission will be necessary.

5.8 UTILITIES

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. Water distribution, sewage collection and transmission and interim water and/or sewage treatment facilities to serve the project are to be designed, constructed, conveyed, owned and maintained in accordance with Collier County Ordinance No. 97-17, as amended, and other applicable County rules and regulations.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

B. The on-site water distribution system to serve the project must be connected to the District's water main consistent with the main sizing requirements specified in the County's Water Master Plan and extended throughout the project. During design of these facilities, the following features shall be incorporated into the distribution system:

1. Dead-end mains shall be eliminated by looping the internal pipeline network;

2. Stubs for future system interconnection with adjacent properties shall be provided to the east property line of the project, at locations to be mutually agreed to by the County and the Developer during the design phase of the project;

2. The utility construction documents for the project's sewerage system shall be prepared so that all sewage flowing into the County's sewerage system is transmitted by one (1) main on-site pump station. The developer's engineer shall meet with the County staff prior to commencing preparation of construction drawings, so that all aspects of the sewerage system design can be coordinated with the County's Sewer Master Plan;

3. The existing off-site water facilities of the District must be evaluated for hydraulic capacity to serve this project and reinforced as required, if necessary, consistent with the County's Water Master Plan to insure that the District's water system can hydraulically provide a sufficient quantity of water to meet the anticipated demands for the project, and the District's existing committed capacity.

5.9 ENVIRONMENTAL

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A Wetland preserve/conservation areas shall be surveyed prior to construction plan/plat approval. A conservation easement similar to or as per Chapter 704.06 Florida Statutes shall be created and indicated on the plat, and shall be recorded in the Public Records of Collier County.

B. All State and Federal permits that may affect the design of this project shall be submitted to Engineering Review Services prior to final subdivision plat approval.

C. The use of native species in landscape plans shall be in accordance with Section 2.4.4.1 of the Collier County Land Development Code.

D. Prohibited exotic vegetation removal shall be performed in accordance with Section 3.9.6.6 of the Collier County Land Development Code.

E. Pursuant to Section 2.2.25.8.1. of the Land Development Code, if during the course of site clearing, excavation or other construction activity a historic artifact is found, all development within the minimum area necessary to protect the discovery shall be immediately stopped and the Collier County Code Enforcement Department contacted.

F. The mitigation plan for the preserve and buffer areas is provided in the Environmental Impact Statement.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

G. The PUD Master Plan provides 4.9 acres of conservation area on-site. An additional 6.9 acres of native landscaping will be planted on site, and 0.3 acres of littoral vegetation will be restored along the entire lake bank where it abuts the conservation area. Mitigation planting within conservation areas, buffers and lake littoral zones shall be completed prior to preliminary acceptance of the next phase of the development.

5.10 ACCESSORY STRUCTURES

Accessory structures shall be constructed simultaneously with, or following the construction of the principal structure, except for a construction site office that may be constructed prior to commencement of infrastructure construction.

5.11 SIGNS

All signs shall be in accordance with Division 2.5 of Collier County's Land Development Code, and the Activity Center #9 Interchange Master Plan.

5.12 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffers, berms, fences and walls are generally permitted as a principal use throughout the White Lake Corporate Park PUD, except in preserve areas. The following standards shall apply:

A. Landscape berms shall have the following maximum side slopes:

1) Grassed berms 3:1
2) Ground covered berms 3:1
3) Rip-Rap berms 1:1
4) Structural walled berms may be vertical.

B. Fencing materials shall be of either wood, masonry or similar material, except an eight (8) foot high unified, opaque, modular concrete fence/wall shall be constructed along White Lake Boulevard associated with Tract "I". A type "D" landscape buffer shall be placed along the street side of said fence/wall. The fence/wall shall be located a minimum of five (5) feet from the White Lake Boulevard right-of-way. Construction of the fence/wall shall occur prior to or concurrently with building construction on each parcel.

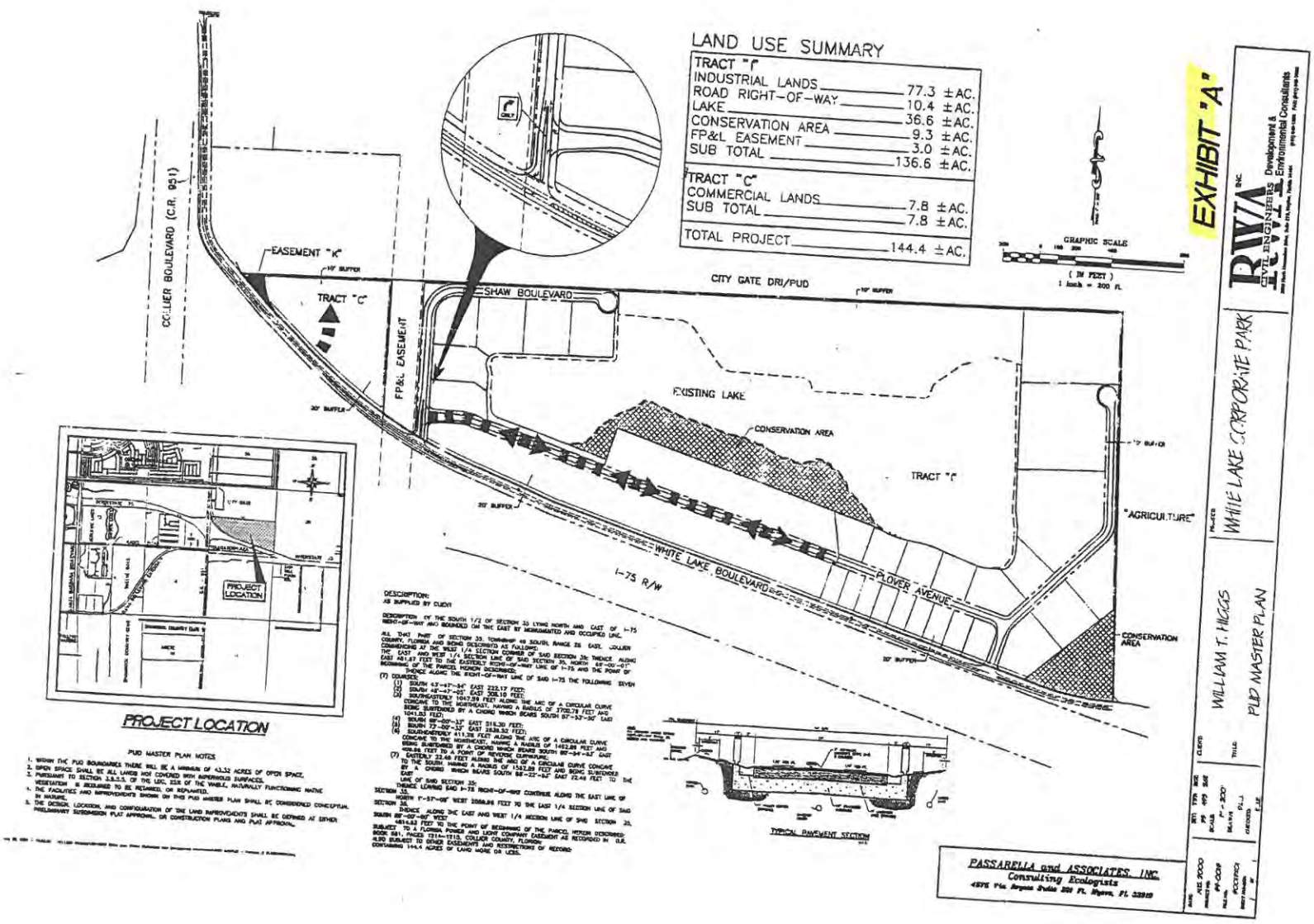
D. Fence or wall maximum height: 9 feet, as measured from the finished grade of the ground at the base of the fence or wall. For the purpose of this provision, finished grade shall be considered no greater than 18 inches above the crown elevation of the nearest existing road, unless the fence or wall is constructed on a perimeter landscape berm. In these cases, the fence or wall shall not exceed 6 feet in height from the top of berm elevation with an average side slope of greater than 4:1 (i.e. 3:1, 2:1, 1:1, or vertical).

D. Pedestrian sidewalks, bike paths, water management facilities and structures may be allowed in landscape buffer areas in accordance with Division 2.4 of the Land Development Code.

5.13 LANDSCAPING FOR OFF-STREET PARKING AREAS

Except where provided for elsewhere in this document, all landscaping for off-street parking areas shall be in accordance with Division 2.4 of the Collier County Land Development Code, and the Activity Center #9 Interchange Master Plan.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))



Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true copy of:

ORDINANCE NO. 2001-59

Which was adopted by the Board of County Commissioners on the 23rd day of October, 2001, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 24th day of October, 2001.

FILED
2001 OCT 29 PM 4:36
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

Teri Michaels

By:Teri Michaels
Deputy Clerk

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

ORDINANCE NO. 18 - 45

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 2001-59, THE WHITE LAKE CORPORATE PARK PLANNED UNIT DEVELOPMENT, BY INCREASING THE MAXIMUM NUMBER OF HOTEL/MOTEL ROOMS FROM 150 TO 281, BY ADDING TOOL RENTAL AND LEASING AS A PERMITTED USE AND ADDING GENERAL WAREHOUSING AND STORAGE AS AN ACCESSORY USE; BY INCREASING THE COMMERCIAL TRACT BY 3 ACRES AND REDUCING THE INDUSTRIAL TRACT BY 3 ACRES; BY ADDING A CAP ON TRAFFIC TRIP GENERATION FOR THE COMMERCIAL DEVELOPMENT AREA; BY REVISING DEVELOPMENT COMMITMENTS; AND REVISING THE PUD MASTER PLAN TO MOVE THE TRACT C BOUNDARY TO THE EAST OF THE FPL EASEMENT; AND PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY, CONSISTING OF 144.4+/- ACRES, IS LOCATED NORTHEAST OF, AND ADJACENT TO, THE INTERSECTION OF I-75 AND COLLIER BOULEVARD IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PL20170004428]

WHEREAS, on October 23, 2001, the Board of County Commissioners approved Ordinance No. 2001-59, which established the White Lake Corporate Park Planned Unit Development (PUD); and

WHEREAS, Patrick Vanasse, AICP of RWA, Inc. representing Power Holdings Corporation, petitioned the Board of County Commissioners of Collier County, Florida, to amend Ordinance 2001-59, as amended, the White Lake Corporate Park PUD.

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

SECTION ONE: Amendment to Section 1.5, Project Description, of the PUD Document attached as Exhibit A to Ordinance No. 2001-59, the White Lake Corporate Park PUD.

Section 1.5, Project Description, of the PUD Document previously attached as Exhibit A to Ordinance Number 2001-59, the White Lake Corporate Park PUD, is hereby amended as follows:

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

1.5 PROJECT DESCRIPTION

The White Lake Corporate Park PUD shall be a mixed-use development, with a small commercial development opportunity located west of, and including, the FP&L easement on the White Lake Boulevard frontage, and the industrial development opportunity will remain over the balance of the PUD property. The commercial component of the development is limited to 96,165 square feet of gross leasable floor area, and will be located on a ~~7.85~~ 10.85± acre parcel. The commercial land uses proposed are those typically associated with major interchanges, including, but not limited to, convenience stores with gas pumps, restaurants, fast-food and/or sit-down dining, and banks. The industrial/office park development is limited only by the land area available on the east side of the FP&L easement.

SECTION TWO: Amendments to Table 1 of Section II, Project Development Requirements, of the PUD Document of Ordinance Number 2001-59, White Lake Corporate Park PUD.

Table I of Section II, Project Development Requirements, of the PUD Document previously attached as Exhibit A to Ordinance Number 2001-59, the White Lake Corporate Park PUD, is hereby amended as follows:

TABLE I

PROJECT LAND USE TRACTS

	TYPE	ACREAGE±
TRACT "I"	INDUSTRIAL	~~136.5~~ 133.5
TRACT "C"	COMMERCIAL	~~7.8~~ 10.85

SECTION THREE: Amendments to Section 2.15, Architectural Design Guidelines and Standards, of the PUD Document of Ordinance Number 2001-59, White Lake Corporate Park PUD.

Section 2.15, Architectural Design Guidelines and Standards, of the PUD Document previously attached as Exhibit A to Ordinance Number 2001-59, the White Lake Corporate Park PUD, is hereby amended as follows:

2.15 ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

Commercial land uses shall comply with the provisions of ~~Section 2.8.3.~~ Section 5.05.08 of the Land Development Code. Land uses proposed adjacent to the White Lake Boulevard Right-of-Way, visible from the I-75 travel lanes, shall comply with the

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

applicable architectural design guidelines set forth in ~~Division 2.8~~ Section 5.05.08 of the Land Development Code, and may request alternative architectural design standards as provided in, and in accordance with, the provisions of Section ~~2.8.2.5~~ 5.05.08.G of the Land Development Code. Alternative standards shall be evaluated for their consistency with the purpose and intent of the Activity Center #9 Interchange Master Plan. The purpose of the architectural guidelines and standards is to provide a pleasing visual experience from the I-75 corridor in an effort to create a gateway into Naples and Collier County, thereby advancing the purpose of the Activity Center #9 Interchange Master Plan. ~~At such time as~~ Collier County ~~adopts~~ design standards for the Activity Center #9 Interchange Master Plan~~, those standards~~ shall apply to this PUD.

SECTION FOUR: Amendments to Section IV, Commercial Development Area, of PUD Document of Ordinance Number 2001-59, White Lake Corporate Park PUD.

Section IV, Commercial Development Area of the PUD Document previously attached as Exhibit A to Ordinance Number 2001-59, the White Lake Corporate Park PUD, is hereby amended as follows:

4.1 PURPOSE

The purpose of this Section is to set forth the development plan for areas designated as Tract "C", Commercial Development Area on Exhibit "A", PUD Master Plan.

4.2 MAXIMUM COMMERCIAL SQUARE FEET

The ~~7.85~~10.85± acre Commercial Development Area (Tract "C"), shall not be developed with more than 96,165 square feet of commercial uses. Should ~~a~~ hotels or motels be proposed, a commensurate amount of commercial development opportunity shall be lost, based on a comparison of average annual daily trip generations. The maximum total daily trip generation for the Commercial Development Area of the PUD shall not exceed 584 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

4.3 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses[1]:

1) Apparel and accessory stores as defined under Major Group 56;

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

2) Automotive dealers and gasoline service stations (Industry Numbers 5531, and 5541);
3) Building materials, hardware, and garden supply (Industry Numbers 5211-5261);

4) Business services (Industry Numbers 7311, 7334, and 7371);

5) Carwashes (Industry Number 7542);

6) Eating and drinking places as defined under Major Group 58;

7) Engineering, accounting, research, and management (Numbers 8711 with no outside equipment storage, 8712 with no outside equipment storage, 8721, 8732, 8742, 8743, and 8748);

8) Finance, insurance, and real estate as defined under Major Groups 60, 61, 62, 63, 64, 65, and 67;

9) Food stores as defined under Major Group 54;

10) General merchandise stores as defined under Major Group 53;

11) Government offices as defined under Major Group 91;

12) Home furniture, furnishings, and equipment stores as defined under Major Group 57;

13) Hotels or motels (Industry Number 7011). No more than ~~150~~281 rooms shall be permitted;

14) Legal services as defined under Major Group 81;

15) Miscellaneous retail as defined under Major Group 59, not including Industry Numbers 5932, 5961, 5983-5989, and not including the retail sale of fireworks;

16) Motion pictures as defined under Major Group 78;

17) Personal services (Industry Numbers 7211, 7215, 7216 except rug cleaning, 7221-7291, and 7299, only including car title and tag service, computer photography or portraits, costume rental, dress suit and tuxedo rental, electrolysis (hair removal), hair weaving or replacement service, and tanning salons).

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

18) Equipment Rental and Leasing, Not Elsewhere Classified (Industry Number 7359) limited to tool rental and leasing.

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1) Parking facilities;

2) One caretaker's residence.

3) General Warehousing and Storage (Industry Number 4225) limited to General Warehousing and Storage, not to include mini-warehouse warehousing or warehousing, self-storage.

4.4 DEVELOPMENT STANDARDS

A. GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Front yard setbacks shall be measured from back of curb or edge of pavement, whichever is closer to the structure.

B. MINIMUM LOT AREA: 10,000 square feet.

C. AVERAGE LOT WIDTH: 100 feet

D. MINIMUM YARDS (INTERNAL):

1) Front Yard: 25 feet, or one-half of the building height as measured from each exterior wall, whichever is greater;

2) Site Yard: 10 feet;

3) Rear Yard: One-half of the building height;

4) Parcels with two frontages may reduce one front yard by 10 feet.

E. MINIMUM DISTANCE BETWEEN STRUCTURES: Placement of structures shall be in compliance with NFPA standards for fire safety, with no less than 10 feet of separation.

F. MAXIMUM HEIGHT: 50 feet.

G. MINIMUM FLOOR AREA: 1,000 square feet per principal structure, on the first finished floor.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

H. MAXIMUM GROSS LEASABLE FLOOR AREA: 96,165 square feet.

I. OFF-STREET PARKING AND LOADING REQUIREMENTS:

As required by ~~Division 2.3~~ LDC section 4.05.00 of the Collier County Land Development Code in effect at the time of site development plan approval.

J. OUTSIDE STORAGE AND DISPLAY:

Outside storage and display is prohibited in Tract C as depicted on Exhibit "A", PUD Master Plan, with the exception of garden centers.

K. CARETAKER'S RESIDENCE:

One (1) caretaker's residence shall be permitted for the commercial development area, subject to the following:

1) The residence shall be constructed as an integral part of the shopping center or one of the commercial buildings, and shall be entered from within that structure. Exits that comply with fire codes shall be permitted

2) The caretaker's residence shall be an accessory use, and shall be for the exclusive use of the property owner, tenant, or designated employee operating or maintaining the shopping center or commercial facilities.
3) Off-street parking shall be as for a single-family residence in accordance with ~~Division 2.3~~ LDC section 4.05.00 of the Collier County Land Development Code in effect at the time of site development plan approval. Parking for the caretaker's residences shall be in addition to any other required parking facilities.

SECTION FIVE: Amendments to Section V, Development Commitments, of the PUD Document previously attached as Exhibit A to Ordinance Number 2001-59, the White Lake Corporate Park PUD.

Section V, Development Commitments, of the PUD Document previously attached as Exhibit A to Ordinance Number 2001-59, the White Lake Corporate Park PUD, is hereby amended as follows:

5.1 PURPOSE

The purpose of this section is to set forth the development commitments for the development of the project.

****

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

5.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT AND SUNSET PROVISION

~~B.~~A. ~~An annual PUD monitoring report shall be submitted pursuant to Section 2.7.3.6 of the Land Development Code.~~ One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is the White Lake Commons Association, Inc., or its assigns. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. When the PUD is closed out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

B. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law." (Section 125.022, FS)

C. All other applicable state or federal permits must be obtained before commencement of the development.

****

5.5 TRANSPORTATION

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

A. The developer shall maintain joint/shared access with the adjacent property (Citygate PUD), via White Lake Boulevard.

B. The petitioner shall provide left turn lanes and arterial level street lighting at all project entrances, if deemed warranted by Collier County. The turn lanes and arterial level street lighting shall be provided when requested by the County.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

C. The petitioner shall be responsible for a fair share contribution of the site related roadway improvements at the Collier Boulevard/White Lake Boulevard intersection, which has been determined to be $118,850.00, and shall be paid to Collier County on or before October 1, 2001.

D. The White Lake Corporate Park PUD Transportation Impact Study was based on a development scenario of 96,165 square feet of retail uses for Tract C and 86.3 acres of developable industrial acreage for Tract I, as previously approved in PUD Ordinance No. 01-59. Total trip estimates were derived using the ITE Trip Generation Manual 9th edition. The maximum total daily trip generation for the Commercial Development Area of the PUD shall not exceed 584 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

****

5.8 UTILITIES

The development of this PUD Master Development Plan shall be subject to and governed by the following conditions:

~~A. Water distribution, sewage collection and transmission and interim water and/or sewage treatment facilities to serve the project are to be designed, constructed, conveyed, owned and maintained in accordance with Collier County Ordinance No. 97-17, as amended, and other applicable County rules and regulations.~~

~~B. The on-site water distribution system to serve the project must be connected to the District's water main consistent with the main sizing requirements specified in the County's Water Master Plan and extended throughout the project. During design of these facilities, the following features shall be incorporated into the distribution system:~~

~~1. Dead-end mains shall be eliminated by looping the internal pipeline network;~~

~~2. Stubs for future system interconnection with adjacent properties shall be provided to the east property line of the project, at locations to be mutually agreed to by the County and the Developer during the design phase of the project;~~

~~2. The utility construction documents for the project's sewerage system shall be prepared so that all sewage flowing into the County's sewerage system is transmitted by one (1) main on-site pump station. The developer's engineer shall meet with the County staff prior to commencing preparation of construction drawings, so that all aspects of the sewage system design can be coordinated with the County's Sewer Master Plan;~~

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

~~3. The existing off-site water facilities of the District must be evaluated for hydraulic capacity to serve this project and reinforced as required, if necessary, consistent with the County's Water Master Plan to insure that the District's water system can hydraulically provide a sufficient quantity of water to meet the anticipated demands for the project, and the District's existing committed capacity.~~

A. The White Lake Commons Association, Inc. (or successor in title) will convey County Utility Easements (CUEs) to the Collier County Water-Sewer District at the termini of Shaw Boulevard and Shearwater Street as depicted on the master plan. These easements will be for future water distribution system interconnection with adjacent properties and will run from the Shaw Boulevard cul-de-sac to the adjacent northern PUD boundary and from the Shearwater Street cul-de-sac to the adjacent eastern PUD boundary. The easements will be conveyed in accordance with the Collier County Utilities Standards and Procedures Ordinance at no cost to the County or the Collier County Water-Sewer District free and clear of all liens and encumbrances and shall be provided prior to or in conjunction with approval of the next development permit. In addition, if looping of the water distribution system is requested by any owner of this PUD, any costs to County or the Collier County Water-Sewer District, including land acquisition, engineering, permitting, and construction costs, for piping or other utilities infrastructure on this PUD property or adjacent property related to on-site or off-site looping of the PUD's water distribution system shall be paid by Power Corporation, its successors or assigns, within 30 days of written notification to Power Corporation, its successors and assigns. At close-out of the PUD monitoring in accordance with LDC Section 10.02.13.F, this commitment shall expire.

B. The utility construction documents for the project's sewerage system shall be prepared so that all sewage flowing into the County's sewerage system is transmitted by one (1) main on-site pump station. The developer's engineer shall meet with the County staff prior to commencing preparation of construction drawings, so that all aspects of the sewerage system design can be coordinated with the County's Sewer Master Plan.

****

SECTION SIX: Amendment to PUD Master Plan attached as Exhibit A to the PUD Document attached to Ordinance No. 2001-59, the White Lake Corporate Park PUD.

The PUD Master Plan attached as Exhibit A to the PUD Document attached to Ordinance No. 2001-59, the White Lake Corporate Park PUD, is hereby amended and replaced with Exhibit A attached hereto and incorporated herein.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SECTION SEVEN: Effective Date.

This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this 25th day of September, 2018.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____, Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
ANDY SOLIS, Chairman

Approved as to form and legality:

_____ HFAC 8-16-18
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachment: Exhibit A – Revised PUD Master Plan

This ordinance filed with the Secretary of State's Office the 26th day of September 2018 and acknowledgement of that filing received this 2nd day of October, 2018.

By: _____, Deputy Clerk

* Stat emailed to wrong e-mail address

Text ~~struck~~ through is deleted; text underlined is added.

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

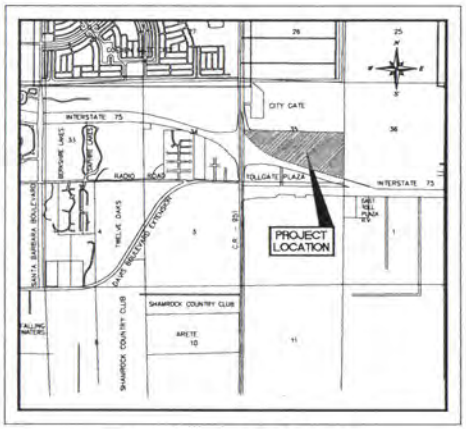
EXHIBIT "A"

LAND USE SUMMARY

TRACT "I"		
INDUSTRIAL LANDS	77.3	±AC.
ROAD RIGHT-OF-WAY	10.4	±AC.
LAKE	36.6	±AC.
CONSERVATION AREA	9.3	±AC.
SUB TOTAL	133.6	±AC.
TRACT "C"		
COMMERCIAL LANDS	7.8	±AC.
FP&L EASEMENT	3.0	±AC.
SUB TOTAL	10.8	±AC.
TOTAL PROJECT	144.4	±AC.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

COLLIER BOULEVARD (C.R. 951)
EASEMENT "K"
10' BUFFER
TRACT "C"
INCOME LANE
FP&L EASEMENT
20' BUFFER
COLLIER COUNTY UTILITY EASEMENT
CITY GATE DRI/PUD
SHAW BOULEVARD
10' BUFFER
EXISTING LAKE
CONSERVATION AREA
TRACT "I"
COLLIER COUNTY UTILITY EASEMENT
10' BUFFER
"AGRICULTURE"
SHEARWATER ST.
PLOVER AVENUE
WHITE LAKE BOULEVARD
I-75 R/W
20' BUFFER
CONSERVATION AREA

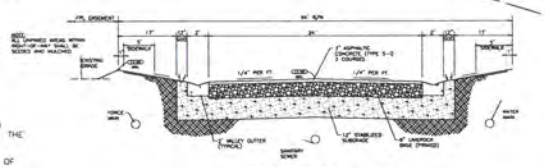


PROJECT LOCATION

DESCRIPTION:
AS SUPPLIED BY CLIENT

DESCRIPTION OF THE SOUTH 1/2 OF SECTION 35 LYING NORTH AND EAST OF I-75 RIGHT-OF-WAY AND BOUNDED ON THE EAST BY MONUMENTED AND OCCUPIED LINE.

ALL THAT PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 SECTION CORNER OF SAID SECTION 35; THENCE ALONG THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 35, NORTH 89°-00'-01" EAST 401.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF I-75 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID I-75 THE FOLLOWING SEVEN (7) COURSES;
(1) SOUTH 43°-47'-54" EAST 222.17 FEET;
(2) SOUTH 46°-47'-05" EAST 308.10 FEET;
(3) SOUTHEASTERLY 1047.59 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2700.79 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°-53'-50" EAST 1041.03 FEET;
(4) SOUTH 69°-00'-35" EAST 516.30 FEET;
(5) SOUTH 73°-00'-33" EAST 2839.52 FEET;
(6) SOUTHEASTERLY 411.28 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1492.89 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 80°-54'-53" EAST 409.98 FEET TO A POINT OF REVERSE CURVATURE;
(7) EASTERLY 22.49 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1562.89 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°-22'-53" EAST 22.49 FEET TO THE EAST LINE OF SAID SECTION 35;
THENCE LEAVING SAID I-75 RIGHT-OF-WAY CONTINUE ALONG THE EAST LINE OF SECTION 35;
NORTH 1°-57'-08" WEST 2089.96 FEET TO THE EAST 1/4 SECTION LINE OF SAID SECTION 35;
THENCE ALONG THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 35, SOUTH 89°-00'-00" WEST
4814.62 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN O.R. BOOK 681, PAGES 1214-1215, COLLIER COUNTY, FLORIDA;
ALSO SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD;
CONTAINING 144.4 ACRES OF LAND MORE OR LESS.



TYPICAL PAVEMENT SECTION
N.T.S.

PUD MASTER PLAN NOTES

1. WITHIN THE PUD BOUNDARIES THERE WILL BE A MINIMUM OF 43.32 ACRES OF OPEN SPACE.
2. OPEN SPACE SHALL BE ALL LANDS NOT COVERED WITH IMPERVIOUS SURFACES.
3. PURSUANT TO SECTION 3.9.5.5. OF THE LDC, 25% OF THE VIABLE, NATURALLY FUNCTIONING NATIVE VEGETATION IS REQUIRED TO BE RETAINED, OR REPLANTED.
4. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
5. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS SHALL BE DEFINED AT EITHER PRELIMINARY SUBDIVISION PLAT APPROVAL, OR CONSTRUCTION PLANS AND PLAT APPROVAL.

RWA INC
CIVIL ENGINEERS Development & Environmental Consultants
3696 North Horseshoe Drive, Suite 210, Naples, Florida 34104 (941) 649-1500, FAX (941) 649-7266

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

PROJECT: WHITE LAKE CORPORATE PARK
CLIENT: WILLIAM T. HIGGS
TITLE: PUD MASTER PLAN

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 26, 2018

Ms. Crystal K. Kinzel, Interim Clerk
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Ann Jennejohn

Dear Ms. Kinzel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 18-45, which was filed in this office on September 26, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

Attachment: Backup Provided by Applicant-3580 Plover Avenue (14654 : PL20200001534 Suburban Propane CUD (3580 Plover Ave))

Collier County
Growth Management Department
Zoning Services Section

November 11th, 2020

Jared Beck
Stantec Consulting Services Inc.
901 Ponce de Leon Blvd.
Coral Gables, FL 33134

Zoning Verification Letter: Comparable Use Determination (ZVL-CUD)-PL20200001534;
Comparable Use Determination for 3580 Plover Ave AKA: White Lake Corporate Park Phase Teo Lot 37 in Section 35, Township 49, Range 26 of unincorporated Collier County, Florida. Property ID/Folio Number: 81790002366.

To whom it may concern,

This letter is in response to a Comparable Use Determination (CUD) Application that you submitted on behalf of your client, Suburban Propane, LP. You specifically seek a determination from the Planning Manager and approval of said determination from the Board of County Commissioners that a wholesale gas storage and distribution center is comparable and compatible with the permitted uses within the existing PUD. The applicable CUD regulations are contained in sections 2.03.00.A and 10.02.06.J of the Collier County Land Development Code (LDC), Ordinance 04-41, as amended.

Zoning:

The current Official Zoning Atlas, an element of the LDC, reveals the subject property has a zoning designation of Planned Unit Development (PUD) called White lake Industrial Corp. Park as established by Ordinance 2001-59, as amended, as well as the Activity Center #9 Overlay district. The subject property comprises +/-1.22 acres and is designated to be all commercial development. Allowable commercial principal uses are listed in Section III (3) of the PUD document. The requested SIC classifications are not specifically listed; however, listed use #36 reads: *"Any other use which is comparable in nature to the forgoing land uses as determined by the Collier County Planning Services Director."* Section 10.02.06.J.1.b. of the LDC states that the County Manager or designee may issue a zoning verification letter to determine whether a use within a PUD is consistent and compatible with the surrounding uses within the PUD. To be effective, said zoning verification letter shall be approved by the Board of County Commissioners by resolution at an advertised public hearing.

You have provided a justification statement to support that the proposed use is compatible and consistent with the similar wholesale distributors of nondurable goods which are listed as permitted use #35 in the subject PUD, Ordinance 2001-59. With respect to comparability, the applicant states the proposed use will operate similar to produce and other food distributors who distribute goods that can only be uses once or for a short period of time before they are rendered useless. The proposed Suburban Propane facility within the White Lake PUD will allow for storage and distribution of propane, a liquid fuel that can be considered a nondurable good that can only be used once or for a short period of time before rendered useless.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

Ultimately Zoning Staff finds that the proposed propane distribution facility is comparable and compatible with the permitted wholesale distributors of nondurable goods specifically produce and other food distributors.

Conclusion:

Zoning Division Staff's analysis concludes that the business and operational characteristics of the proposed propane distributor is comparable and compatible to those uses listed in the White lake Industrial Corp. Park PUD. Staff further finds that the subject application and opinion are consistent with the GMP, and the LDC. The Zoning Division Staff analysis is based upon the term "compatibility" which is defined in the LDC as follows: *"A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."* The term *"comparable"* is generally defined as having features in common with something else or having equivalent or similar attributes. "Consistent" pertains to accuracy and the way such arguments have been made over time.

The Zoning Manager has reviewed the subject application and submittal documents and finds the proposed justification to be compelling. Based upon the information contained herein, it has been concluded that Wholesale distributor of Propane is comparable and compatible to the permitted uses within Whitelake Industrial Corp. Park PUD. This determination must be approved by the Board of Zoning Appeals to become valid; you will be notified of a hearing date and time.

Disclaimer: Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Please be advised that the information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

Should you require additional information or have any questions, please do not hesitate to contact me at (239)252-2471 or e-mail: Parker.Klopf@colliercountyfl.gov.

Researched and prepared by:

KlopfParker

Digitally signed by KlopfParker
DN: E=Parker.Klopf@colliercountyfl.gov, CN=KlopfParker, OU=LDS User Accounts, OU=GMD PR Land Development Svcs, OU=Planning and Regulation, OU=GMD, OU=Divisions, DC=bcc, DC=colliergov, DC=net
Location: Collier County Growth Management
Reason: I am approving this document
Contact Info: 239-252-2471
Date: 2020.11.13 17:14:25-05'00'

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

bellows_r

Digitally signed by bellows_r
Date: 2020.11.13 13:47:22 -05'00'

Raymond Bellows, Zoning Manager
Zoning Services Section

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

Collier County Property Appraiser
Property Summary

Parcel No	81790002366	Site Address *Disclaimer	3580 PLOVER AVE	Site City	NAPLES	Site Zone *Note	3411

Name / Address	K & C HOLDINGS OF SW FLA INC
	5575 MERIDIAN WAY

City	OAKWOOD	State	GA	Zip	30566

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
4B35	712555 374B35	35	49	26	1.22

Legal	WHITE LAKE CORPORATE PARK PHASE TWO LOT 37

Millage Area	31	Millage Rates *Calculations		
Sub./Condo	712555 - WHITE LAKE CORPORATE PARK PH 2	School	Other	Total
Use Code	40 - VACANT INDUSTRIAL	5.016	6.4786	11.4946

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/11/07	4168-1701	$ 745,800
03/08/05	3748-461	$ 1,082,800

2020 Preliminary Tax Roll

(Subject to Change)

	Land Value	$ 622,20
(+)	Improved Value	$
(=)	Market Value	$ 622,20
(-)	10% Cap	$ 290,05
(=)	Assessed Value	$ 332,14
(=)	School Taxable Value	$ 622,20
(=)	Taxable Value	$ 332,14

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

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

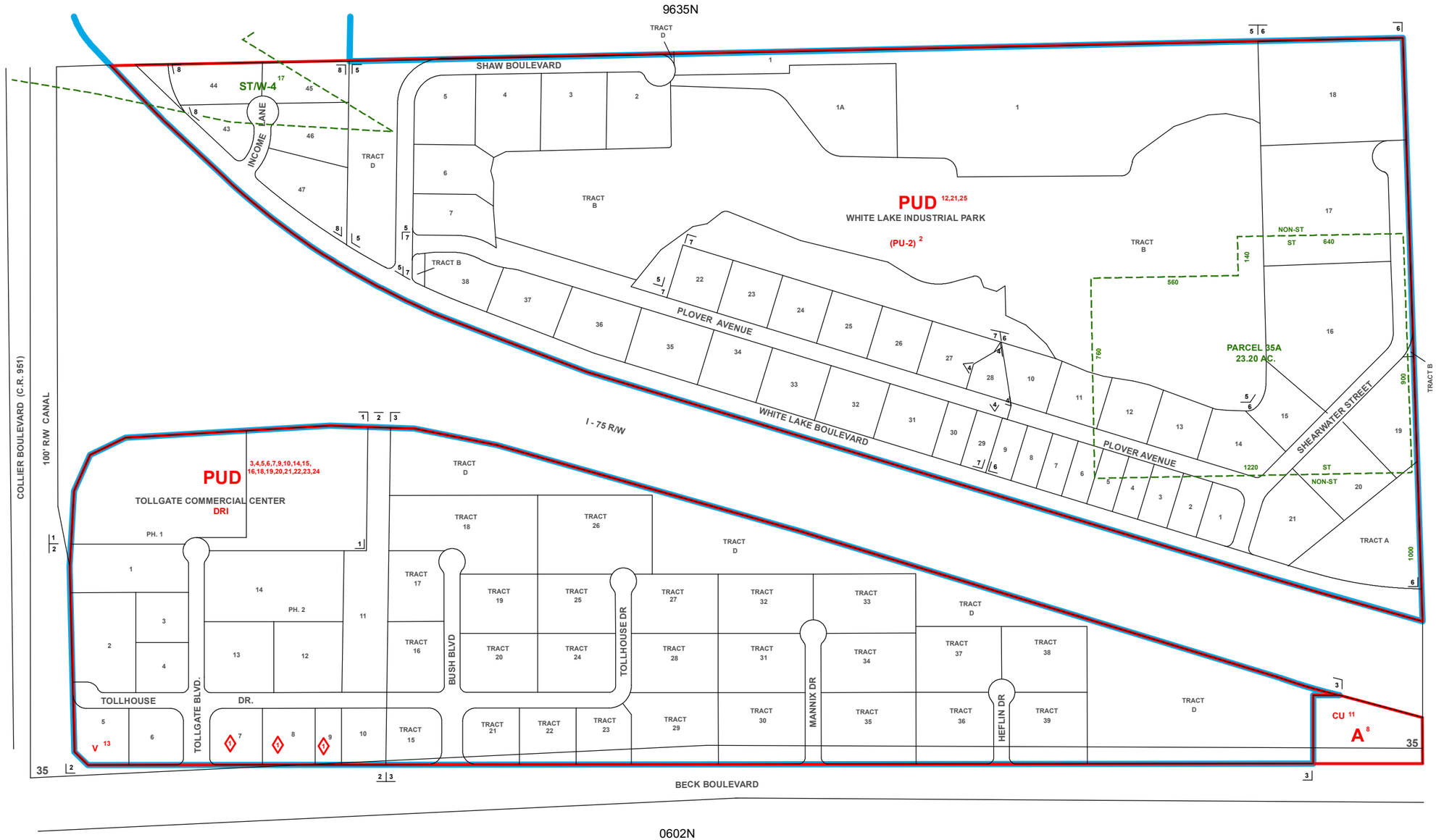
Collier County Property Appraiser
Property Aerial

Parcel No	81790002366	Site Address *Disclaimer	3580 PLOVER AVE	Site City	NAPLES	Site Zone *Note	3411

Open GIS in a New Window with More Features.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

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



INDICATES ACTIVITY CENTER #9 OVERLAY BOUNDARY

INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	TOLLGATE COMMERCIAL CENTER PHASE 1	16	1
2	TOLLGATE COMMERCIAL CENTER PHASE 2	18	23-24
3	TOLLGATE COMMERCIAL CENTER PHASE 3	22	95-100
4	WHITE LAKE PHASE 1	23	85
5	WHITE LAKE CORPORATE PARK	31	26-28
6	WHITE LAKE CORPORATE PARK PHASE THREE	34	45-46
7	WHITE LAKE CORPORATE PARK PHASE TWO	40	12-14
8	WHITE LAKE CORPORATE PARK PHASE FOUR	42	42-43
9			
10			

NO.	NAME	P.B.	Pg.
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

ZONING NOTES

1 DELETED
2 1-12-82 PU-81-20-C 82-7
3 1-17-84 R-83-18C 84-6
4 6-12-90 PDA-90-1 90-54
5 6-12-90 DOA-90-1 90-54
6 1-17-84 DRI-83-2C 84-6
7 12-11-90 PDA-90-5 90-2
8 LDC-91
9 2-11-92 PUD-83-18(3) 92-10
10 2-11-92 DOA-91-2 92-100
11 8-11-92 CU-92-8 92-56
12 1-5-93 PUD-92-8 93-1
13 9-28-93 C-93-19 93-425
14 12-14-93 PUD-93-18(4) 93-91
15 2-11-97 DOA-96-5 97-75
16 12-2-03 DOA-03-AR-3911 03-428
17 9-25-12 LDC ORD. 12-38
18 10-28-14 DOA-PL-14-561 14-229
19 2-11-97 DOA-97-2 97-714
20 4-1-92 DOA-92-4 92-222
21 4-2-19 ZVL(CUD)-PL-15-281 15-49
22 9-22-15 PUDA-PL-15-281
23 9-22-15 PUDA-PL-15-545 15-193
24 5-8-17 PUDA-PL-15-2280 17-15
25 9-25-18 PUDA-PL-17-4428 18-45

DEVELOPMENT STANDARDS MODIFICATIONS

<1> 4-2-19 ZVL(CUD)-PL-18-209 HEX 19-16

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY_____CHAIRMAN

ATTEST_____CLERK

COLLIER COUNTY, FLORIDA
COMMUNITY DEVELOPMENT DIVISION
TWP 49S RNG 26E SEC(S) 35 SO 1/2
N
SCALE 0 400
MAP NUMBER: 9635S

LAST REVISION: ZONING 4/4/19 OTHER

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane CUD (3580 Plover Ave complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

Description for 5171: Petroleum Bulk stations and Terminals

Division F: Wholesale Trade | Major Group 51: Wholesale Trade-non-durable Goods

Industry Group 517: Petroleum And Petroleum Products

5171 Petroleum Bulk stations and Terminals
Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

- Petroleum bulk stations and terminals-wholesale

SIC Search | Division Structure | Major Group Structure

UNITED STATES
DEPARTMENT OF LABOR

Occupational Safety and Health Administration
200 Constitution Ave NW
Washington, DC 20210
800-321-6742 (OSHA)
TTY
www.OSHA.gov

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

Stantec

Memo

To:	Collier County Planning & Zoning Division 2800 North Horseshoe Drive Naples, FL 34104	From:	Jared Beck, AICP Stantec Consulting Services, Inc. 901 Ponce de Leon Blvd. Coral Gables, FL 33134
File:	215615844 – White Lake Corporate Park	Date:	~~September 16, 2020~~October 15, 2020

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

Stantec (Agent), representing Suburban Propane (Applicant / Property Owner), a wholesale distributor of propane, requests a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of wholesale gas storage and distribution (SIC Code No. 5171 – "Petroleum Bulk Stations and Terminals") is comparable and compatible with the uses permitted within the White Lake Corporate Park Planned Unit Development located at the northeast intersection of Interstate 75 and Collier Boulevard in Collier County. This request for Comparable Use Determination is necessitated by Applicant's proposed development of a propane storage and distribution facility on Parcel No. 81790002366 along Plover Avenue, within the "Industrial Development Area" of the 144-acre White Lake Corporate Park Planned Unit Development.

The White Lake Corporate Park was originally approved by the Collier County Board of County Commissioners in 2001 (Ord. No. 01-59) and was subsequently modified once in 2018 (Ord. No. 18-45). The PUD is approved for a mixture of heavy commercial and light industrial uses including but not limited to wholesale trade of durable and non-durable goods, automotive dealers and gasoline service stations, building materials, hardware and garden supply facilities, carwashes, business services and various other uses. As of today, most of the White Lake Corporate Park PUD is developed with a mixture of such approved uses ~~and notable tenants that are comparable and compatible with the proposed propane storage facility. These permitted and developed uses that are considered by the Applicant to be comparable and compatible to Applicant's proposed propane storage facility include more intense manufacturing uses such as:~~including Pelican Wire, an engineering wire manufacturer; The Parker Hannifin Corporation, a manufacturer of motion and control technologies; and Roush Industries, a transportation industry manufacturer. Other uses ~~that Applicant considers to be comparable and compatible to~~developed within the ~~proposed propane storage facility also~~White Lake PUD include ~~less intense,~~ flex / warehouse and storage type uses such as: Gulfside Elevator and Cab Interiors, Great Lakes Case & Cabinets, Five Star Gourmet Foods, and Coast Pump & Supply Co Inc, among others. ~~.~~

The proposed propane storage and distribution facility will consist of two large propane storage tanks (approximately 9' by 66' each) situated along an internal one-way private driveway that varies between 20' to 30' in width; an approximately 1,500 square foot single-story office building; four (4) parking spaces per the County's Land Development Code ("LDC") (including one (1) handicap space); and a five-foot sidewalk that connects to an existing sidewalk along Plover Avenue. Access

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

~~September 16~~October 15, 2020

Collier County Planning & Zoning Division

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination
Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

to the site is proposed to be restricted via a 6' chain link fence on the northern and western project boundaries, an existing stone wall along the eastern and southern project boundaries and rolling gates on either side of the private driveway.

To ensure compatibility with existing uses within the White Lake Corporate Park PUD and the surrounding area, the proposed facility will be developed in order to adequately screen and buffer the site from adjacent properties. In Accordance with Section 4.06.02 of the County's LDC the site will be developed with 20' Type-D landscape buffers along both the northern and southern project boundaries which abut Plover Avenue and White Lake Boulevard and 5' Type-A landscape buffers along the eastern and western property boundaries which abut existing or future industrial uses. Additionally, in accordance with Sections 4.06.03 and 4.06.05 of the LDC the site will be developed to include appropriate landscaping along the foundation of the proposed office building as well as around the building's proposed vehicular parking area.

Applicant believes that the proposed use of Propane Storage & Distribution Facility is comparable and compatible with uses permitted within the Industrial Area of the White Lake PUD per Ordinance No. 01-59. Specifically, Applicant believes the proposed use is most comparable and compatible with the permitted use of "Wholesale trade-nondurable goods" listed within Section 3.A.(35) of Ordinance No. 01-59. Non-durable goods are defined as those which can only be used once or for a short period of time before they are rendered useless (i.e. produce/food products).

The proposed Suburban Propane facility within the White Lake PUD will allow for storage and distribution of propane, a liquid fuel that can be considered a nondurable good that can only be used once / for a short period of time before rendered useless. As mentioned prior, the proposed propane storage and distribution facility will consist of two (2) large propane storage tanks situated along an internal on-way private driveway. This driveway will be utilized by trucks to access the storage tanks and transport/distribute propane to other off-site facilities / customers of Suburban Propane.

It is unlikely that the proposed use of propane storage and distribution facility will result in a substantial increase to existing traffic and trips generated by the White Lake PUD. A number of uses similar to the proposed use are already developed within the PUD and consist of the warehousing (storage) and distribution of goods. These uses mostly refer to the uses developed within the White Lake PUD which include the manufacturing, storage, and distribution of both durable (motion and control technologies and engineering wire) and non-durable goods (gourmet foods). These types of existing uses developed within the PUD already involve the periodic entry of truck traffic into and out of the White Lake PUD and therefore it is not anticipated that the development of the proposed propane storage and distribution facility will generate any additional transportation impacts above those already generated by the industrial uses permitted via Ord. No. 01-59 and developed within the PUD to date. Further, the proposed site and the White Lake PUD's general location along Interstate 75 allows for access and proximity to major transportation facilities which are intended to support the development of more intense industrial uses such as those permitted (and proposed to be developed) within the White Lake PUD such as the propane storage and distribution facility.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

~~September 16~~October 15, 2020

Collier County Planning & Zoning Division
Page 3 of 3

Reference: Revised Request for Zoning Verification Letter – Comparable Use Determination Ordinance No. 01-59 & 18-45 / White Lake Corporate Park Planned Unit Development

Address: 3580 Plover Avenue, Naples FL. 34117 / Parcel No. 81790002366

Accordingly, Applicant requests that the proposed development of the site as a propane storage and distribution facility be considered comparable, compatible, and consistent with the list of uses permitted within the White Lake Corporate Park PUD~~.~~, specifically "wholesale trade-nondurable goods" listed within Section 3.A.(35) of the PUD Ordinance.

Thank You,

Stantec Consulting Services Inc.

Jared Beck, AICP
Associate, Planning
Mobile: 239 821 2765
jared.beck@stantec.com

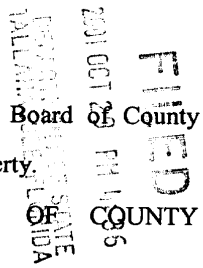
ra \\us0226-
Dpfss01\workgroup\2156\active\215615844\planning\applications\01_comparable_use_determination\03_submittal_2020xx08\rev02\memstrikethrough_underline_comparable_use_determination_v
05_20201015.docx

Design with Confidence, Hand

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

ORDINANCE NO. 01- 59

AN ORDINANCE AMENDING ORDINANCE NUMBER 91-102, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE OFFICIAL ZONING ATLAS MAP NUMBERED 9635S BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM "PUD" TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS WHITE LAKE INDUSTRIAL CORPORATE PARK PUD, FOR PROPERTY LOCATED NORTHEAST OF AND ADJACENT TO THE INTERSECTION I-75 AND COLLIER BOULEVARD (C.R. 951), IN SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 144.4± ACRES; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 93-01, THE FORMER WHITE LAKE INDUSTRIAL PARK PUD; AND BY PROVIDING AN EFFECTIVE DATE.



WHEREAS, RWA, Inc., representing William T. Higgs, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 35, Township 49 South, Range 26 East, Collier County, Florida, is changed from "PUD" to "PUD" Planned Unit Development in accordance with the PUD Document, attached hereto as Exhibit "A", which is incorporated herein and by reference made part hereof. The Official Zoning Atlas Map numbered 9635S, as described in Ordinance Number 91-102, the Collier County Land Development Code, is hereby amended accordingly.

SECTION TWO:

Ordinance Number 93-01, known as the White Lake Industrial Park PUD, adopted on January 5, 1993 by the Board of County Commissioners of Collier County, is hereby repealed in its entirety.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 23rd day of OCTOBER, 2001.

ATTEST:
DWIGHT E. BROCK, Clerk
Attest as to Chairman's signature only.
By: Teri Michaels, D.C.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: _____
JAMES D. CARTER, Ph.D., CHAIRMAN

Approved as to Form and
Legal Sufficiency

Marjorie M. Student
Marjorie M. Student
Assistant County Attorney

This ordinance filed with the Secretary of State's Office the 29th day of Oct., 2001 and acknowledgement of that filing received this 2nd day of Nov., 2001
By Ellie Hoffman
Deputy Clerk

G:/admin/PUD-92-08(1)/CB/cw

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

WHITE LAKE CORPORATE PARK

A

PLANNED UNIT DEVELOPMENT

REGULATIONS AND SUPPORTING MASTER PLAN
GOVERNING WHITE LAKE CORPORATE PARK,
A PLANNED UNIT DEVELOPMENT PURSUANT TO
PROVISIONS OF THE COLLIER COUNTY
LAND DEVELOPMENT CODE

PREPARED FOR:

WILLIAM T. HIGGS
2666 AIRPORT ROAD SOUTH
NAPLES, FLORIDA 34112

PREPARED BY:

RWA, INC.
3050 NORTH HORSESHOE DRIVE
SUITE 270
NAPLES, FLORIDA 34104

DATE REVIEWED BY CCPC	9/7/01
DATE APPROVED BY BCC	10/23/01
ORDINANCE NUMBER	2001-59
AMENDMENTS AND REPEAL	93-01

Exhibit "A"

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

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Statement of Compliance		ii
Section I	Legal Description, Property Ownership and General Description	I-1
Section II	Project Development	II-1
Section III	Industrial Development Standards	III-1
Section IV	Commercial Area Development Standards	IV-1
Section V	Development Commitments	V-1

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

SECTION III

INDUSTRIAL DEVELOPMENT AREA

3.1 PURPOSE

The purpose of this Section is to set forth the development plan for areas designated as Tract "I", Industrial Development Area on Exhibit "A", PUD Master Plan.

3.2 USES PERMITTED

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses[1]:

1) Agricultural related services (Industry Numbers 0711-0724, 0761, 0782, and 0783);

2) Apparel and other finished products as defined under Major Group 23;

3) Automotive repair, services, and parking as defined in Major Group 75;

4) Building construction as defined under Major Group 15;

5) Business services (Industry Numbers 7312, 7313, 7319, 7334-7336, and 7342-7389);

6) Communications as defined under Major Group 48;

7) Construction – special trade contractors as defined under Major Group 17;

8) Eating and drinking places (Industry Number 5812);

9) Educational services (Industry Numbers 8243-8249);

10) Electronic and other electrical equipment and components, except computer equipment as defined under Major Group 36;

11) Engineering, accounting, research, management, and related services (Industry Numbers 8711-8733);

12) Fabricated metal products, except machinery and transportation equipment (Industry Numbers 3411-3479, and 3499);

13) Food and kindred products (Industry Numbers 2011-2099). Slaughtering Plants of any kind are prohibited;

14) Furniture and fixtures as defined under Major Group 25;

15) Heavy construction other than building construction-contractors as defined under Major Group 16;

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

16) Industrial and commercial machinery and computer equipment as defined under Major Group 35;

17) Leather and leather products (Industry Numbers 3131-3199);

18) Local, and suburban transit and interurban highway passenger transportation as defined under Major Group 41;

19) Lumber and wood products (Industry Numbers 2426, 2431-2499);

20) Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks as defined under Major Group 38;

21) Membership organizations (Industry Numbers 8611 and 8631);

22) Miscellaneous manufacturing industries as defined under Major Group 39;

23) Miscellaneous repair services (Industry Number 7692);

24) Motor freight transportation and warehousing (Industry Numbers 4212 - 4226);

25) Paper and allied products (Industry Numbers 2652-2679);

26) Personal services (Industry Number 7219);

27) Printing, publishing, and allied industries as defined under Major Group 27;

28) Rubber and miscellaneous plastics (Industry Numbers 3021-3089);

29) Stone, glass, and concrete products (Industry Numbers 3211, 3251-3273, and 3281);

30) Textile mill products (Industry Numbers 2211, 2221, 2241, 2251-2259, and 2273-2299);

31) Transportation equipment (Industry Numbers 3714, 3716, 3728, 3732, 3751, 3769, 3792, and 3799);

32) Transportation services (Industry Numbers 4731, and 4783);

33) United States Postal Service as defined under Major Group 43;

34) Wholesale trade-durable goods (Industry Numbers 5012-5014, 5021-5049, 5063-5088, 5091, 5092 and 5094);

35) Wholesale trade-nondurable goods (Industry Numbers 5111-5159, 5181, 5182, and 5199);

36) Any other use which is comparable in nature to the foregoing land uses as determined by the Collier County Planning Services Director.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1) Parking facilities;

2) Customary accessory and incidental uses and structures associated with permitted principal uses of this PUD;

3) Retail sales and/or display areas as accessory to the principal use, not to exceed an area greater than twenty percent (20%) of the gross floor area of the permitted principal use and subject to retail standards for landscaping, parking and open space.

3.3 DEVELOPMENT STANDARDS

A. GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Front yard setbacks shall be measured from back of curb or edge of pavement, whichever is closer to the structure.

B. MINIMUM LOT AREA: 20,000 square feet.

C. AVERAGE LOT WIDTH: 100 feet.

D. MINIMUM YARDS:

1) Front Yard: 50 feet;

2) Side Yard: 20 feet;

3) Rear Yard: 15 feet;

4) Waterfront: 25 feet;

4) Yards abutting off-site residential land uses: 50 feet;

5) Parcels with two frontages may reduce one front yard by 10 feet.

E. MINIMUM DISTANCE BETWEEN STRUCTURES: Placement of structures shall be in compliance with NFPA standards for fire safety, with no less than 10 feet of separation.

F. MAXIMUM HEIGHT: 50 feet.

G. MINIMUM FLOOR AREA: 1,000 square feet.

H. OFF-STREET PARKING AND LOADING REQUIREMENTS:

As required by Division 2.3 of the Collier County Land Development Code in effect at the time of site development plan approval.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

I. OUTSIDE STORAGE:

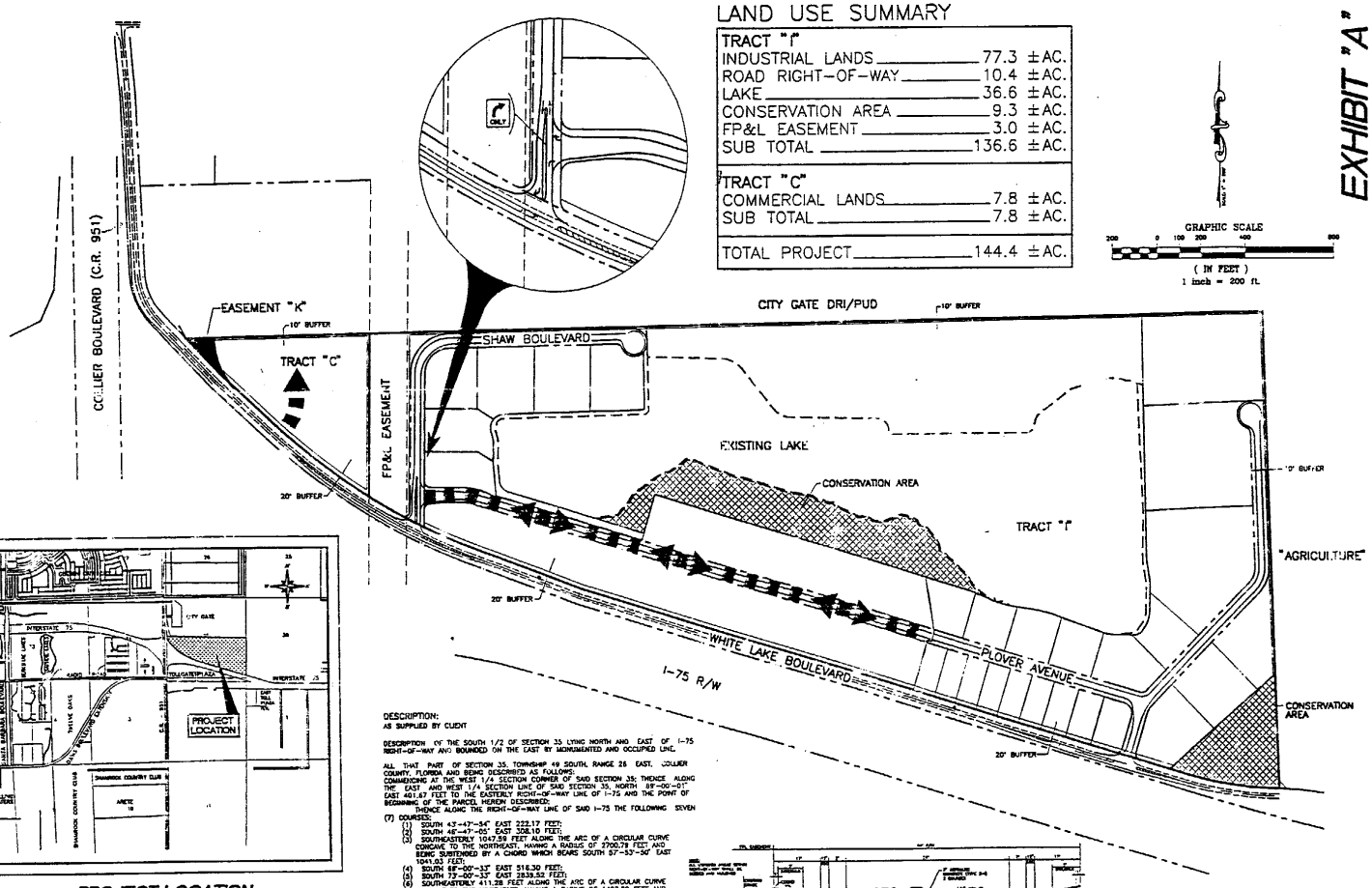
Outside storage of manufactured products, raw or finished materials, or vehicles other than passenger vehicles is permitted in this PUD subject to the provision of screening with a fence at least 7 feet in height above ground level from all adjacent or abutting residentially zoned or developed land. Said fence or wall shall be opaque in design, and made of masonry, wood, or other materials approved by the Collier County Planning Services Director.

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534 Suburban Propane CUD (3580 Plover

EXHIBIT "A"

LAND USE SUMMARY

TRACT "I"		
INDUSTRIAL LANDS	77.3	±AC.
ROAD RIGHT-OF-WAY	10.4	±AC.
LAKE	36.6	±AC.
CONSERVATION AREA	9.3	±AC.
FP&L EASEMENT	3.0	±AC.
SUB TOTAL	136.6	±AC.
TRACT "C"		
COMMERCIAL LANDS	7.8	±AC.
SUB TOTAL	7.8	±AC.
TOTAL PROJECT	144.4	±AC.



PROJECT LOCATION

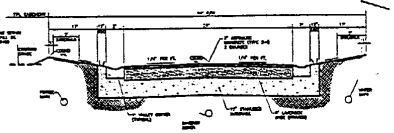
PUD MASTER PLAN NOTES

1. WITHIN THE PUD BOUNDARIES THERE WILL BE A MINIMUM OF 43.32 ACRES OF OPEN SPACE.
2. OPEN SPACE SHALL BE ALL LANDS NOT COVERED WITH IMPERVIOUS SURFACES.
3. PURSUANT TO SECTION 3.8.2.5. OF THE LDC, 25% OF THE VIABLE, NATURALLY FUNCTIONING NATIVE VEGETATION IS REQUIRED TO BE RETAINED, OR REPLANTED.
4. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
5. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS SHALL BE DEFINED AT EITHER PRELIMINARY SUBDIVISION PLAT APPROVAL, OR CONSTRUCTION PLANS AND PLAT APPROVAL.

DESCRIPTION:
AS SUPPLIED BY CLIENT

DESCRIPTION: (W THE SOUTH 1/2 OF SECTION 35 LYING NORTH AND EAST OF I-75 RIGHT-OF-WAY AND BOUNDED ON THE EAST BY ACKNOWLEDGED AND OCCUPIED LINE.

ALL THAT PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST 1/4 SECTION CORNER OF SAID SECTION 35; THENCE ALONG THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 35, NORTH 89°-00'-01" EAST 401.67 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF I-75 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:
THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID I-75 THE FOLLOWING SEVEN (7) COURSES:
(1) SOUTH 43°-47'-34" EAST 232.17 FEET;
(2) SOUTH 46°-47'-05" EAST 308.10 FEET;
(3) SOUTHEASTERLY 1047.59 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 7700.79 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 57°-53'-50" EAST 1046.03 FEET;
(4) SOUTH 68°-00'-33" EAST 516.30 FEET;
(5) SOUTH 77°-00'-13" EAST 2838.52 FEET;
(6) SOUTHEASTERLY 411.28 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1492.89 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 80°-34'-53" EAST 409.98 FEET TO A POINT OF REVERSE CURVATURE;
(7) EASTERLY 22.49 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1562.89 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 84°-23'-53" EAST 22.48 FEET TO THE EAST LINE OF SAID SECTION 35;
THENCE LEAVING SAID I-75 RIGHT-OF-WAY CONTINUE ALONG THE EAST LINE OF SECTION 35,
NORTH 1°-57'-08" WEST 2089.86 FEET TO THE EAST 1/4 SECTION LINE OF SAID SECTION 35;
THENCE ALONG THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 35, SOUTH 89°-00'-00" WEST
1614.82 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;
SUBJECT TO A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN O.R. BOOK 681, PAGES 1214-1215, COLLIER COUNTY, FLORIDA;
ALSO SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD;
CONTAINING 144.4 ACRES OF LAND MORE OR LESS.



TYPICAL PAVEMENT SECTION

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

RWA, INC.
CIVIL ENGINEERS Development & Environmental Consultants

PROJECT: WHITE LAKE CORPORATE PARK
CLIENT: WILLIAM T. HIGGS
TITLE: PUD MASTER PLAN
DATE: 415.2000
SCALE: 1" = 200'
DRAWN: RCS/PCS/PCA
CHECKED: D.J.L.
SHEET NUMBER: 1 OF 1

Attachment: PL20200001534 CUD 3580 Plover Ave Suburban Propane complete1 (14654 : PL20200001534