COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

November 9, 2023

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. BDE-PL20230006177 - 220 Barefoot Beach Blvd – Request for a 31-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow construction of a boat docking facility protruding a total of 51 feet into a waterway that is 290± feet wide. The subject property is located at 220 Barefoot Beach Boulevard and is further described as Lot 1, Bayfront Gardens, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 2)

B. Petition No. VA-PL20230003394 – 1231 15th Street SW - Request for a 41.2-foot variance from the Land Development Code Section 2.03.01.B.1.b.4 to reduce the required minimum 100 feet separation distance from the adjacent residence to the north to 59.8 feet for an existing permitted accessory shelter for horses on the subject property described as the south 150 feet of Tract 10, Golden Gate Estates, Unit No. 193 subdivision, located at 1231 15th Street SW, Naples, FL 34117 in Section 17, Township 49 South, Range 27 East, Collier County, Florida. (Coordinator: Sean Sammon, Planner III) (Commissioner District 5)

C. Petition No. NUC-PL20230011674 – 68th Street S.W - Naples Christian Academy - Request for a change to a non-conforming use pursuant to Land Development Code Sections 9.03.02.D and 10.03.06.V to allow a K-8 private school use to replace a fitness center use. The subject property is 5.19+ acres and located at 6800 Golden Gate Parkway, on the southwest quadrant of Golden Gate Parkway and 68th Street S.W., approximately one-half mile west of the I-75 and Golden Gate Parkway interchange, in Section 30, Township 49 South, Range 26 East, Collier County, Florida. (Coordinator: Nancy Gundlach, Planner III) (Commissioner District 4)

4. Other Business

5. Public Comments

6. Adjourn

11/09/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 27070
Item Summary: Petition No. BDE-PL20230006177 - 220 Barefoot Beach Blvd – Request for a 31-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow construction of a boat docking facility protruding a total of 51 feet into a waterway that is 290± feet wide. The subject property is located at 220 Barefoot Beach Boulevard and is further described as Lot 1, Bayfront Gardens, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: John Kelly, Planner III) (Commissioner District 2)

Meeting Date: 11/09/2023

Prepared by:
Title: Planner – Zoning
Name: John Kelly
10/20/2023 9:02 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
10/20/2023 9:02 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/24/2023 4:23 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	10/27/2023 4:09 PM
Zoning	Ray Bellows	Review Item	Completed	10/27/2023 4:59 PM
Zoning	Mike Bosi	Review Item	Skipped	10/31/2023 2:47 PM
Zoning	Mike Bosi	Division Director	Completed	10/31/2023 2:51 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	11/09/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: NOVEMBER 9, 2023

SUBJECT: BD-PL20230006177, 220 BAREFOOT BEACH BOULEVARD - FENNEMAN

PROPERTY OWNER/APPLICANT:

Craig E Fenneman Revocable Trust
Craig Fenneman
2902 E Morgan St.
Martinville, IN 46151

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 31-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways greater than 100 feet in width to allow a boat docking facility protruding a total of 51 feet into a waterway that is 290± feet wide, for the benefit of the subject property.

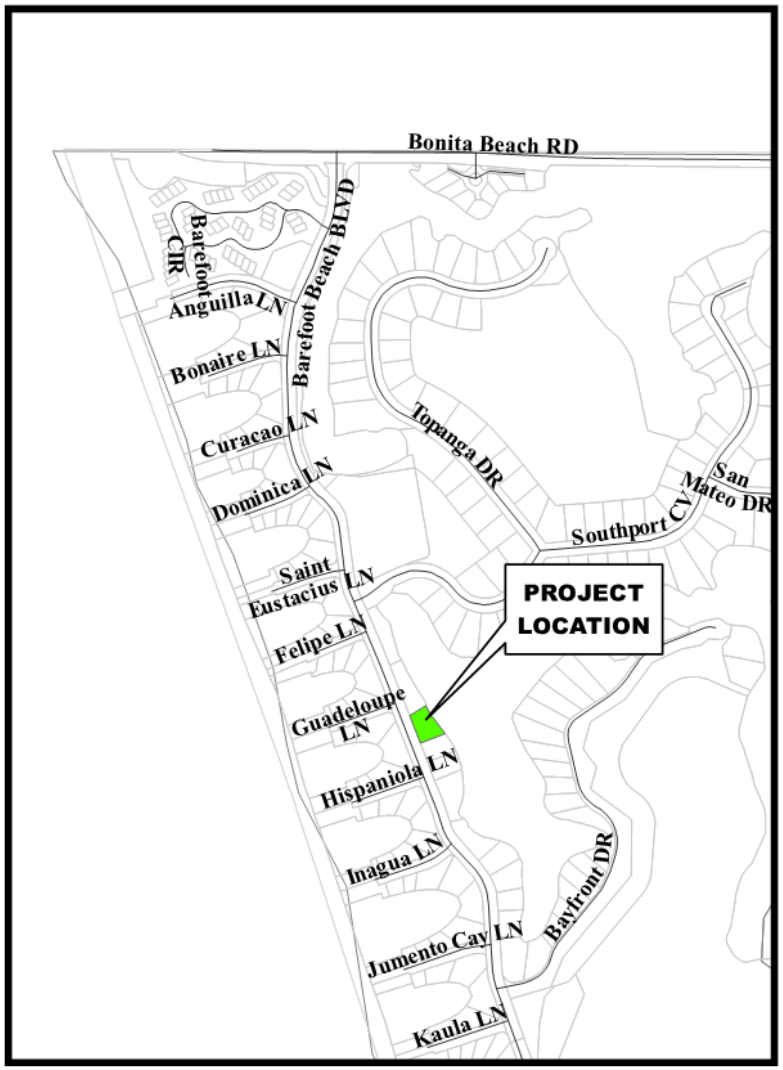
GEOGRAPHIC LOCATION:

The subject property is located at 72 Southport Cove and is legally described as Lot 1, Bayfront Gardens, in Section 06, Township 48 South, Range 25 East, Collier County, Florida. *(See location map on the following page.)*

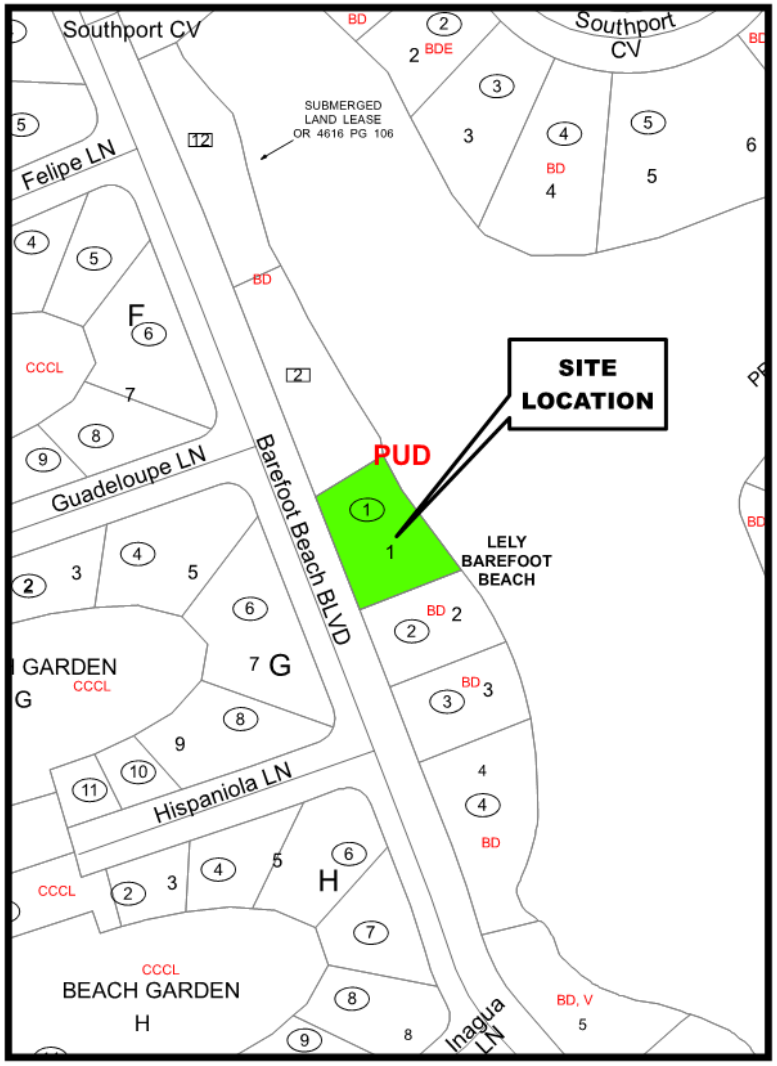
PURPOSE/DESCRIPTION OF PROJECT:

The subject 0.26± acre property is located within Tract H, a residential component of the Lely Barefoot Beach Planned Unit Development (PUD). The petitioner desires to replace an existing dock that was severely damaged by Hurricane Ian with one designed to accommodate a single boatlift for a 30-foot vessel and a kayak float. The property has a 137-foot natural mangrove shoreline that necessitates which would allow a dock facility to protrude up to 20 feet from the most restrictive point of measure and requires 15-foot side/riparian setbacks. As a result of the mangroves and existing water depths, the proposed dock facility will satisfy the setback requirements but protrudes 51 feet into the 290-foot-wide waterway. There will be no impacts to navigation or submerged resources.

Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)



Location Map



Zoning Map

Petition Number: PL20230006177

Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

SURROUNDING LAND USE & ZONING:

North: Lely Barefoot Beah HOA multi-family dock facility within the Lely Barefoot Beach PUD

South: A single-family residence located within the Lely Barefoot Beach PUD

East: Little Hickory Bay, located within the Lely Barefoot Beach PUD

West: Barefoot Beach Boulevard (Right-of-Way), then a single-family residence located within the Lely Barefoot Beach PUD



Collier County GIS

ENVIRONMENTAL EVALUATION:

Environmental Planning staff has reviewed this petition and has no objection to granting this request. The property is located adjacent to Little Hickory Bay. The proposed docking facility will be constructed waterward of the existing shoreline. The shoreline contains mangroves with existing access through the mangroves. A submerged resources survey provided by the applicant found no seagrasses in the area of or extending 200 feet beyond the proposed docking facility. Exhibit Sheet, 5 of 7 of the site plan, provides an aerial with a note stating that no seagrasses were observed within 200 feet.

Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is improved with a single-family residence within a residential component of a PUD. The proposed dock facility comprises a single boatlift for a 30-foot vessel and a kayak float.

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

   Criterion met. The petitioner states that the boat dock extension is necessary to accommodate the owners' vessel because the natural mangrove shoreline and the existing water depths are too shallow to moor the vessel at Mean Low Tide. Based on Attachment A, plans sheet 04 of 07 (Cross Section AA), staff concurs.

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

   Criterion met. The proposed dock facility does not intrude into any marked or charted navigable channel and is near the terminus end of the bay with little navigation other than for neighboring properties.

Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

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

   Criterion met. The subject waterway is 290 feet wide at the narrowest point, and the proposed protrusion is 51 feet or 18 percent of the waterway. The distance between the subject and the nearest dock facility on an opposite shore is 207 feet; therefore,71.38 percent of the waterway remains open for navigation at the narrowest point.

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

   Criterion met. The proposed dock facility will exceed the required side/riparian setback of 15 feet by providing 51 feet to the north and 60 feet to the south riparian lines; said dock has been designed not to interfere with neighboring dock facilities.

Secondary Criteria:

1. **Whether there are special conditions not involving water depth related to the subject property or waterway that justify the proposed dock facility's proposed dimensions and location. (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 shoreline is natural, not hardened, and supports a mangrove fringe. Florida Statutes permit minimal trimming; however, the dock protrusion permits the preservation of the majority of the mangrove fringe.

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

   Criterion met. The applicant's agent states: "The proposed docking facility has been minimized to the fullest extent possible and still provides sufficient deck area for routine maintenance, safe access, and recreational activities like fishing and kayak access. The total over-water square footage is 543 square feet." Staff concurs.

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

   Criterion met. The subject property has 137 feet of water frontage, and the dock facility has been designed for mooring a single 30-foot vessel in addition to kayaks. For the

Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

purposes of this section, the proposed vessel will account for 21.9 percent of the property's waterfront.

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

Criterion met. The property to the north is a multi-family boat dock facility and the land's contour changes to the south. The existing mangrove fringe obstructs the view of Little Hickory Bay from the first floor of residences; therefore, the proposed dock facility will not have a major impact on the view of neighboring properties.



Google Earth

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

Criterion met. The submerged resources survey indicates no seagrass beds exist within 200 feet of the proposed dock. No seagrass beds will be impacted by the proposed dock facility.

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

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

Staff analysis finds this request complies with all five of the five Primary Criteria and five of the six Secondary Criteria, with the sixth criterion being not applicable.

CONCURRENT LAND USE APPLICATIONS:

None.

Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

APPEAL OF BOAT DOCK EXTENSION:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BD-PL20230006177 allow for permitting and constructing the proposed dock facility as depicted in Attachment A.

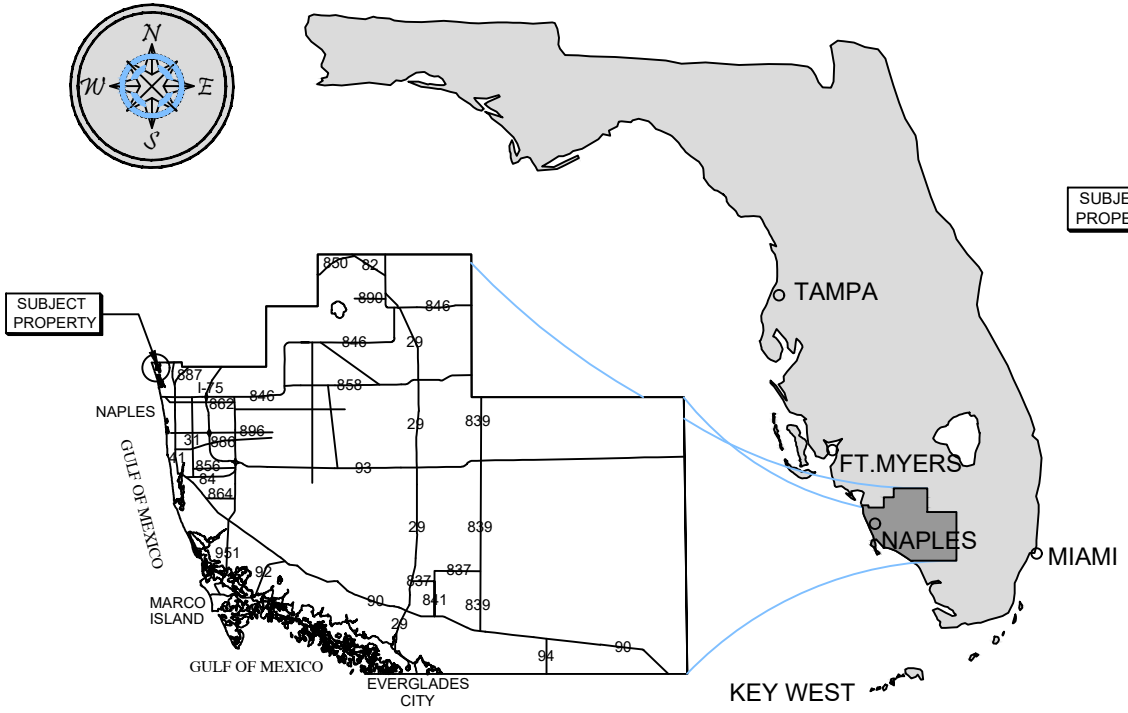
Attachments:

A. Proposed Dock and Related Plans
B. Plat
C. Public Hearing Sign Posting
D. Applicant's Backup - application and supporting documents

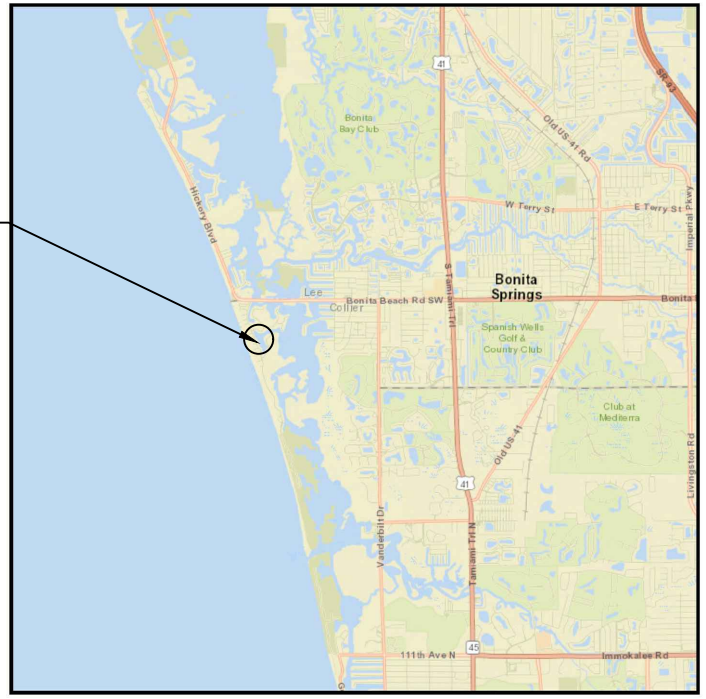
Attachment: Staff Report 10192023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg LOCATION MAP 9/20/2023

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 220 BAREFOOT BEACH BLVD
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.323988
<> LONGITUDE: W -81.841255

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

220 BAREFOOT BEACH BLVD

LOCATION MAP

RY NO. 5875

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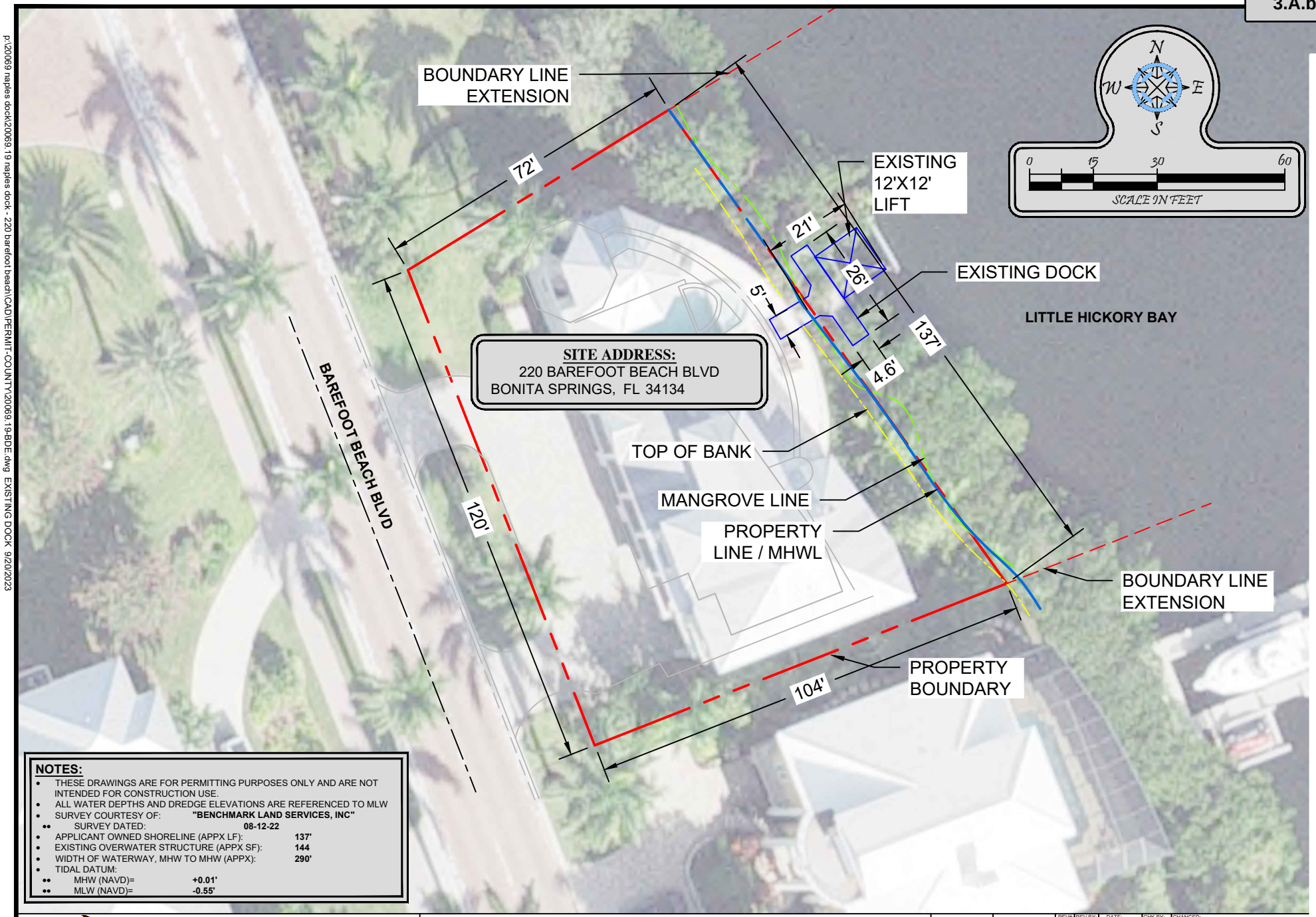
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-15-23	3.	-	-	-	-
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 6 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock and Related Plans (27070 : PL20230006177 BD 220 Barefoot



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"BENCHMARK LAND SERVICES, INC"**
  - SURVEY DATED: **08-12-22**
- APPLICANT OWNED SHORELINE (APPX LF): **137'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **144**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **290'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**

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220 BAREFOOT BEACH BLVD

EXISTING DOCK

RY NO. 5875

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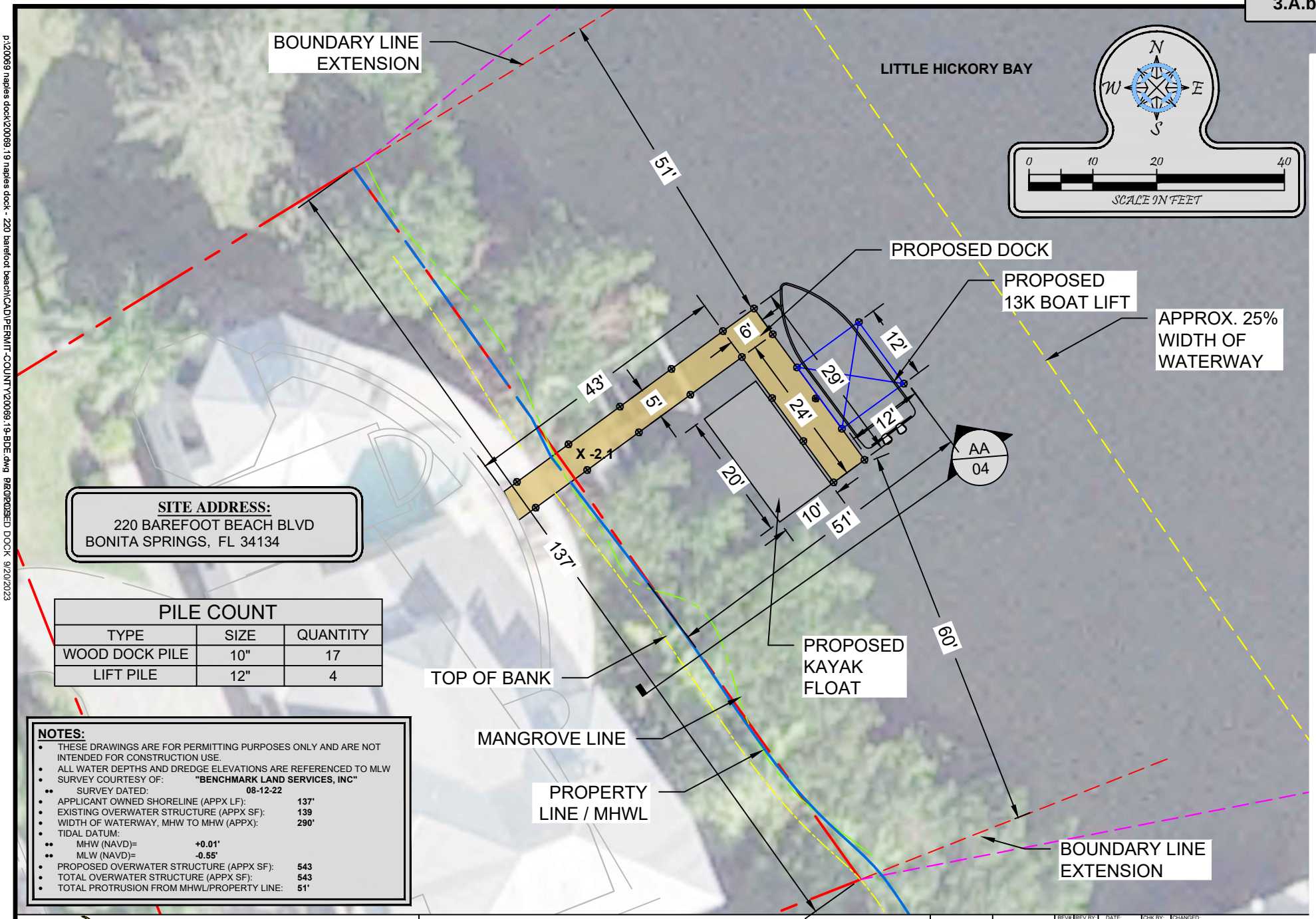
SECTION-6 TOWNSHIP-48S

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg EXISTING DOCK 9/20/2023

Attachment: Attachment A - Proposed Dock and Related Plans (27070 : PL20230006177 BD 220 Barefoot

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg 9/20/2023 PROPOSED DOCK 9/20/2023



SITE ADDRESS:
220 BAREFOOT BEACH BLVD
BONITA SPRINGS, FL 34134

PILE COUNT		
TYPE	SIZE	QUANTITY
WOOD DOCK PILE	10"	17
LIFT PILE	12"	4

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  - SURVEY DATED: **08-12-22**
- APPLICANT OWNED SHORELINE (APPX LF): **137'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **139**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **290'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **543**
- TOTAL OVERWATER STRUCTURE (APPX SF): **543**
- TOTAL PROTRUSION FROM MHWL/PROPERTY LINE: **51'**

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220 BAREFOOT BEACH BLVD

PROPOSED DOCK

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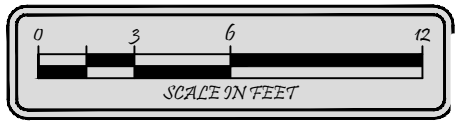
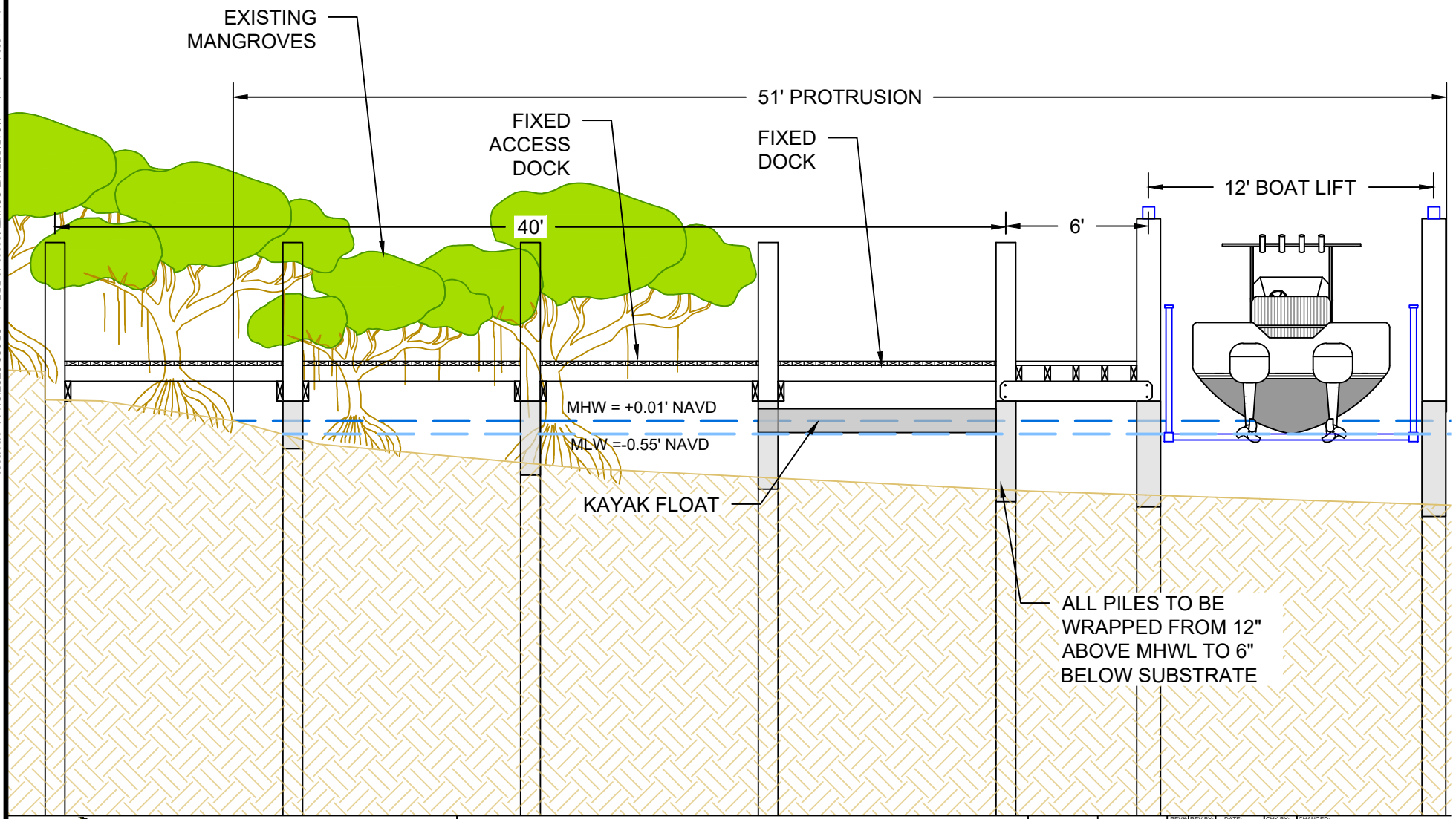
SECTION-6 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock and Related Plans (27070 : PL20230006177 BD 220 Barefoot





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220 BAREFOOT BEACH BLVD

CROSS SECTION AA

RY NO. 5875

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SECTION-6 TOWNSHIP-48S

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg CROSS SECTION AA 9/20/2023

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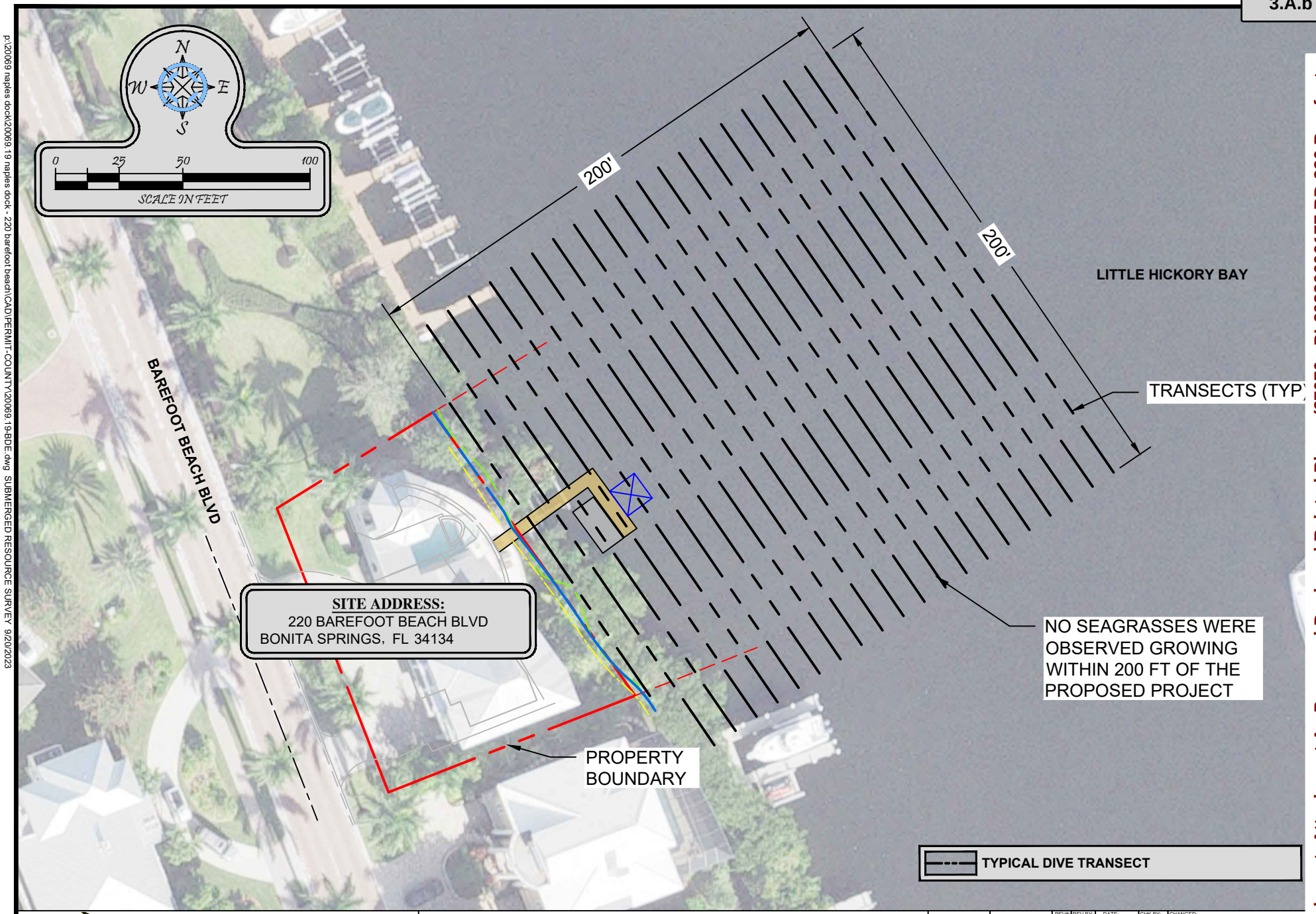

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220 BAREFOOT BEACH BLVD

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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SECTION-6 TOWNSHIP-48S

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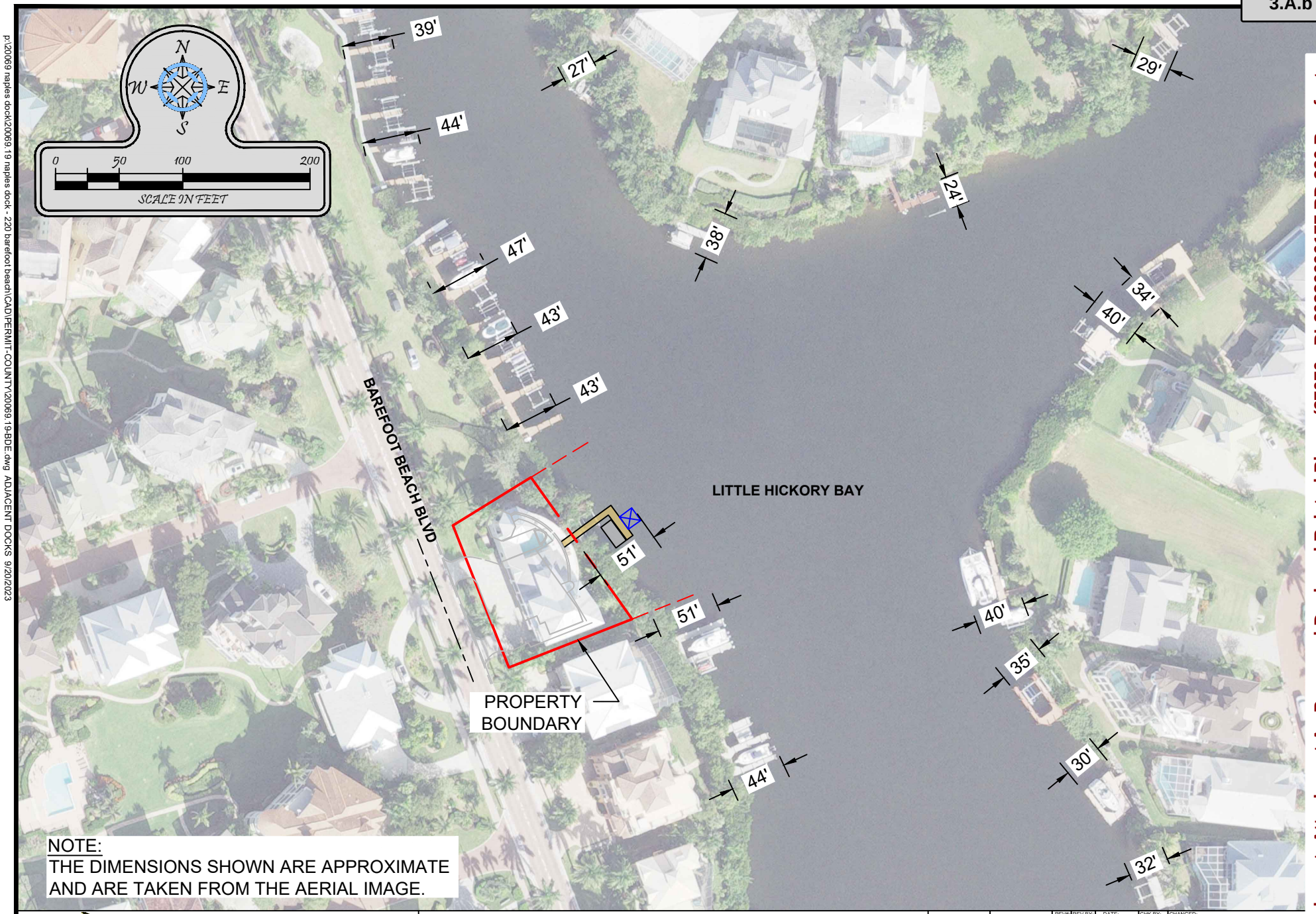
p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg ADJACENT DOCKS 9/20/2023



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

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220 BAREFOOT BEACH BLVD

ADJACENT DOCKS

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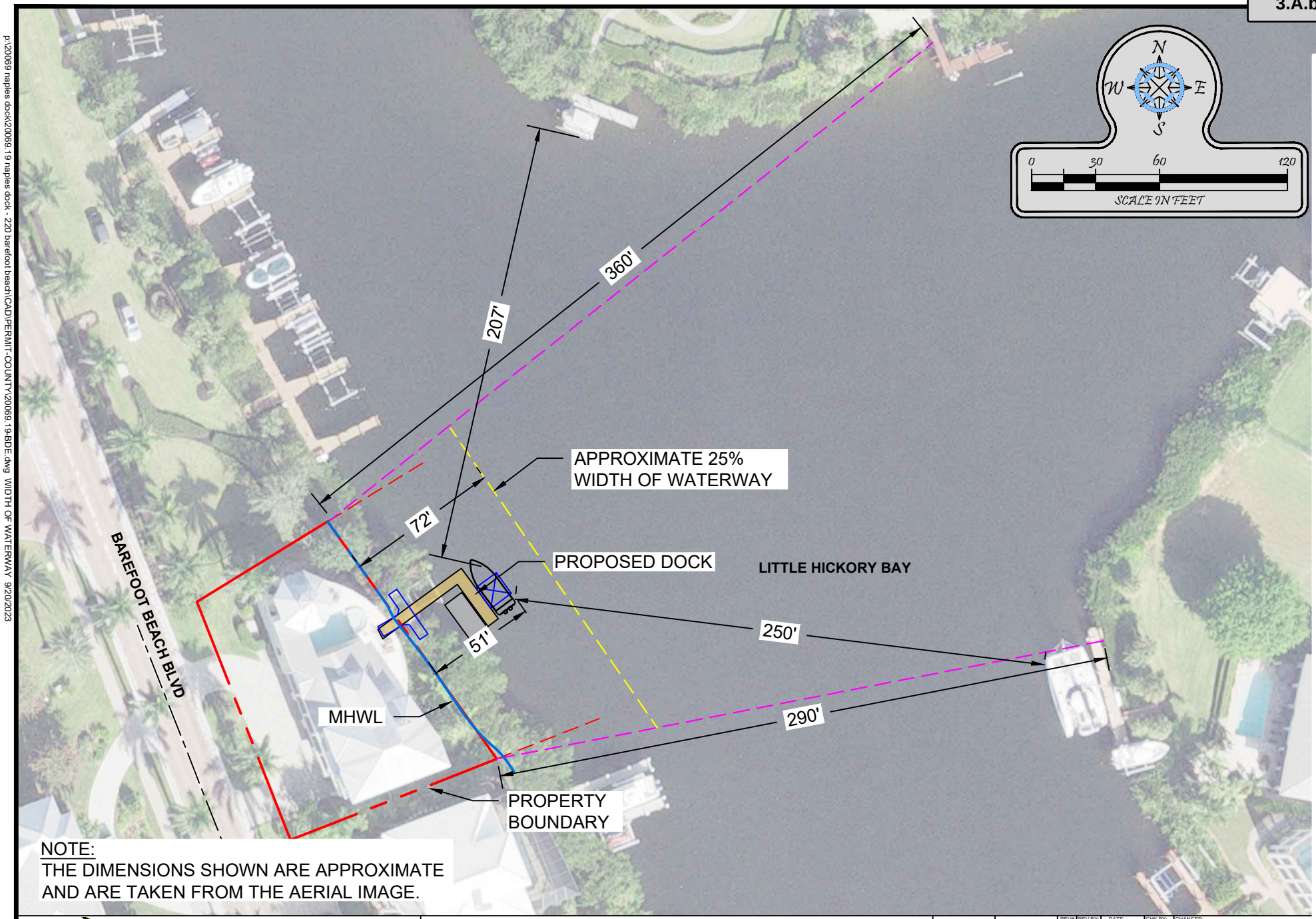
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock and Related Plans (27070 : PL20230006177 BD 220 Barefoot

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg WIDTH OF WATERWAY 9/20/2023



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

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

220 BAREFOOT BEACH BLVD

WIDTH OF WATERWAY

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	09-20-23	JR	ADDED DIMENSIONS
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-15-23	3.	-	-	-	-
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock and Related Plans (27070 : PL20230006177 BD 220 Barefoot

PLAT BOOK 14 , PAGE 114

BAYFRONT GARDENS

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

DEDICATIONS

State of Florida

County of Collier

KNOW ALL MEN BY THESE PRESENTS that Naples/New York Partners, A Florida General Partnership, the owner of lands described hereon has caused this plat entitled "BAYFRONT GARDENS" to be made and does hereby subject said lands to that certain Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book , pages through inclusive, and further does hereby dedicate the following:

1. To BAYFRONT GARDENS HOMEOWNERS ASSOCIATION INC., all road rights-of-way, shown herein as Lot 34 and the maintenance thereof. All those lands lying above the Mean High Water Line of Little Hickory Bay in Lot 35, as a preserve area. And all drainage easements shown hereon and the maintenance thereof.
2. To Collier County Water - Sewer District - all water and sewer lines constructed within this platted area, upon acceptance of the improvements required by the plat.
3. To Collier County - all drainage easements with no responsibility for maintenance.
4. To Collier County Water - Sewer District - an easement for ingress and egress over and across Lot 34 (Road ROW) and all utility easements to install and maintain all water and sewer utility facilities within platted area.

WITNESSES:

Mary Miller

Karen L. Lopez

NAPLES/NEW YORK PARTNERS, a FLORIDA GENERAL PARTNERSHIP

By: Joseph Godfrey
JOSEPH GODFREY, as General Partner

CORPORATE ACKNOWLEDGEMENT

STATE OF FLORIDA
SS
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day, before me, all officers duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Joseph Godfrey to me known to be a General Partner named as dedicator on the foregoing plat, and that the acknowledged executing the same voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 26th day of January, 1988.

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JULY 30,1989
BONDED THRU GENERAL INS. UND.

Karen L. Lopez
NOTARY PUBLIC

TITLE CERTIFICATION

I, Leo J. Salvatori, a duly licenced attorney in the State of Florida, do hereby certify that I have examined the title to the herein described property, and that such title is vested in Naples/New York Partners, a Florida General Partnership, that the current taxes have been paid, and that the property is free of encumbrances other than a mortage in favor of Barnett Bank of Naples.

MORTGAGEE'S CONSENT

Barnett Bank of Naples, a Florida banking corporation, hereby certifies that it is the holder of a mortgage upon the herein described property, and does hereby join in and consent to the dedication of lands described in the dedication hereto by the owner of, and agrees that its mortgage shall be subordinated to the dedications shown hereon.

(CORPORATE SEAL)
BARNETT BANK OF NAPLES, a
Florida banking corporation

By: ______________, as
Senior Vice President

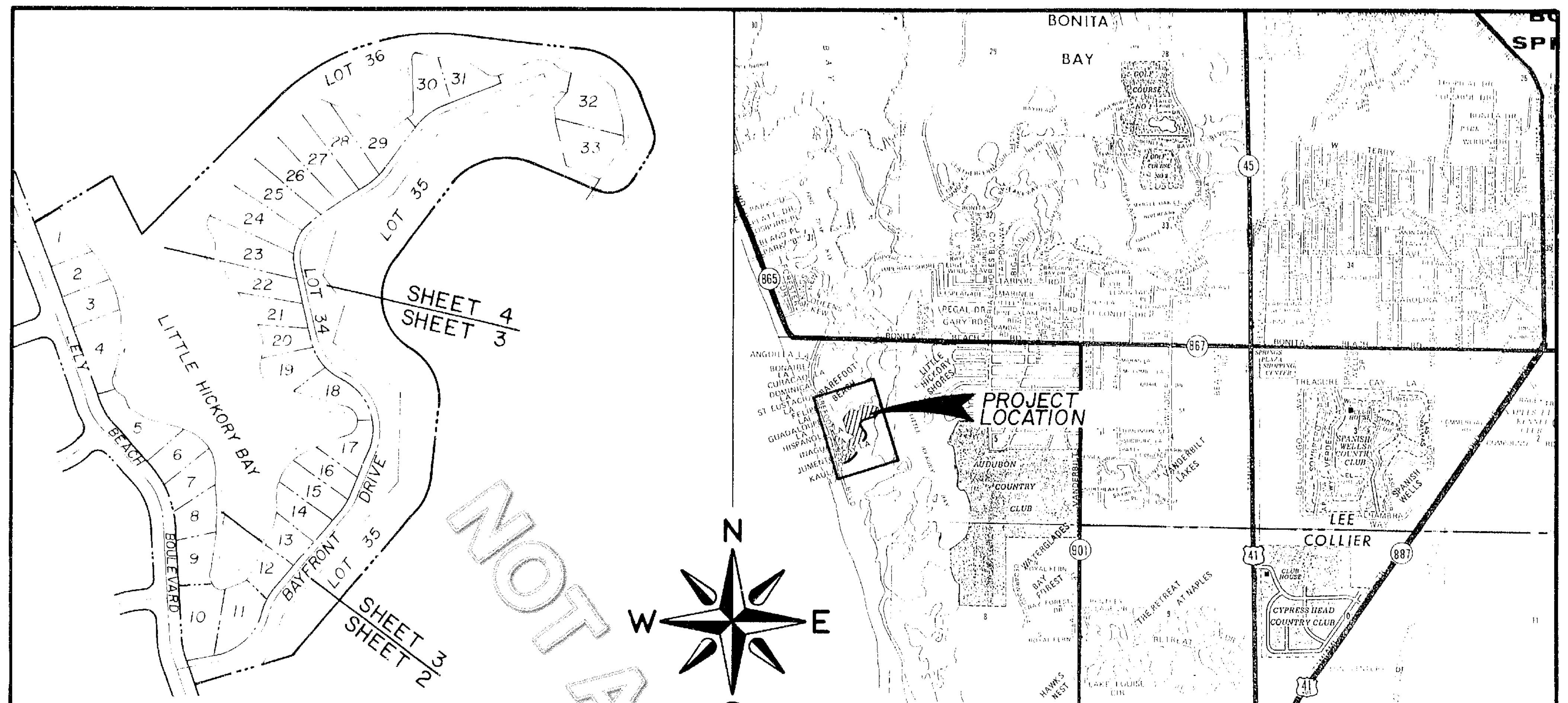
STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ______, as Senior Vice President of BARNETT BANK OF NAPLES, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of ______, 1987.

My Commission expires:
Nov. 13, 1990

NOTARY PUBLIC (SEAL)



SHEET INDEX MAP

LOCATION MAP

NOT A CERTIFIED COPY

DESCRIPTION OF LAND PLATTED

All those lands lying above the Mean High Water Line of Little Hickory Bay within the following described parcel.

A parcel of land lying in Section 6, Township 48 South, Range 25 East, Collier County, Florida, more particularly described as follows:

Commencing at the intersection of Jumento Cay Lane and Lely Beach Boulevard as shown in the Plat of Lely Barefoot Beach, Unit 1, recorded in Plat Book 12, Pages 34 through 37, Collier County Public Records, run N03°52'05"W along the centerline of Lely Beach Boulevard, a distance of 38.56 feet; thence N86°07'55"E 30.00 feet to the easterly right of way line of said Boulevard and the Point of beginning; thence N03°52'05"W 150.00 feet to a point of curvature; thence 150.90 feet along the arc of a curve concave to the southwest having a radius of 230.00 feet, a central angle of 37°35'28" and a chord of 148.21 feet bearing N22°39'49"W to a point of tangency; thence N41°27'33"W 150.80 feet to a point of curvature; thence 75.85 feet along the arc of a curve concave to the northeast having a radius of 170.00 feet, a central angle of 25°33'46" and a chord of 75.22 feet, bearing N28°40'40"W to a point of reverse curvature; thence 92.77 feet along the arc of a curve concave to the southwest having a radius of 959.55 feet, a central angle of 05°32'22" and a chord of 92.73 feet, bearing N18°39'58"W to a point of tangency; thence N21°26'09"W 369.48 feet to the southerly line of a ten (10) foot wide drainage easement as shown in Lely Barefoot Beach, Unit 1; thence along said line N58°25'00"E 224.54 feet; thence S27°18'21"E 163.32 feet; thence N43°51'37"E 468.54 feet to a point of curvature; thence 495.18 feet along the arc of a curve concave to the southeast having a radius of 550.00 feet, a central angle of 51°35'07" and a chord of 478.63 feet bearing N69°39'10"E to a point of tangency; thence S84°33'16"E 308.92 feet to a point of curvature; thence 194.48 feet along the arc of a curve concave to the southwest having a radius of 175.00 feet, a central angle of 63°40'28" and a chord of 184.63 feet, bearing S52°43'02"E to a point of tangency; thence S20°52'48"E 90.39 feet to a point of curvature; thence 68.66 feet along the arc of a curve concave to the west having a radius of 75.00 feet, a central angle of 52°26'59" and a chord 66.28 feet, bearing S05°20'42"W to a point of tangency; thence S31°34'11"W 73.96 feet to a point of curvature; thence 106.07 feet along the arc of a curve concave to the northwest having a radius of 75.00 feet, a central angle of 81°01'54" and a chord of 97.45 feet, bearing S72°05'08"W to a point of tangency; thence N67°23'55"W 170.44 feet to a point of curvature; thence 234.20 feet along the arc of a curve concave to the south having a radius of 175.00 feet, a central angle of 76°40'43" and a chord of 217.11 feet, bearing S74°15'44"W to a point of tangency; thence S35°55'22"W 229.51 feet to a point of curvature; thence 237.69 feet along the arc of a curve concave to the east, having a radius of 150.00 feet, a central angle of 90°47'29" and a chord of 213.59 feet, bearing S09°28'23"E to a point of tangency; thence S54°52'07"E 21.84 feet to a point of curvature; thence 156.29 feet along the arc of a curve concave to the southwest, having a radius of 150.00 feet, a central angle of 59°41'52" and a chord of 149.31 feet, bearing S25°01'11"E to a point of tangency; thence S04°49'45"W 183.70 feet to a point of curvature; thence 91.50 feet along the arc of a curve concave to the northwest, having a radius of 150.00 feet, a central angle of 34°57'05" and a chord of 90.09 feet, bearing S22°18'18"W to a point of tangency; thence S39°46'50"W 474.48 feet; thence S72°49'59"W 251.25 feet to the easterly right of way line of Lely Beach Boulevard; thence along said easterly right of way line N19°38'30"W 70.00 feet to a point of curvature; thence 46.80 feet along the arc of a curve concave to the northeast having a radius of 170.00 feet, a central angle of 15°46'25" and a chord of 46.65 feet bearing N11°45'18"W to a point of tangency; thence N03°52'05"W 142.37 feet to the point of beginning.

The above describes a land area of approximately 11.02 acres, including approximately 4.46 acres of Mangrove Wetland.

The above is based on an approximate Mean High Water Line of Little Hickory Bay.

GENERAL NOTES

1. ● = Permanent control point set, stamped P.C.P. 4118
2. □ = Permanent reference monument set, stamped P.R.M. 4118
3. ■ = Found Concrete Monument
4. (OO) = Curve Data
5. U.E. = Utility Easement
6. D.E. = Drainage Easement
7. (R) = Radial
8. (NR) = Non Radial
9. Bearings based on a bearing of N03°52'05"W on the Easterly right-of-way of Lely Beach Boulevard, as indicated, from the plat of Lely Barefoot Beach Unit 1.
10. The centerline of Bayfront drive runs at an average elevation of 5.5 as per design plans, the average lot elevation is approximately 3.5 which is original ground, Platted area lies within several Flood Zone designations, refer to F.I.R.M., Community Panel 120067 - 0179-D date of map June 3, 1986. Elevations based on N.G.V.D.
11. **Before construction of any boardwalk, boat dock, boat slip or related facility, as an accessory use for any lot, the owner of said lot must apply and obtain all local and state permits, and obtain the approval of the Collier County Natural Resources Management Department pursuant to Ordinance No. 85-21, and as subsequently amended.**
12. **NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.**

THIS INSTRUMENT PREPARED BY:
JAMES S. RICHMOND, P.L.S.
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA

COUNTY COMMISSION APPROVAL

This plat approved in regular open meeting by the Board of County Commissioners of Collier County, Florida, this 27th day of October, 1987, A.D., provided that the plat is filed in the office of the Clerk of the Circuit Court of Collier County, Florida.

Max A. Hasse Jr. — By: Virginia Magri, D.C.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, COLLIER COUNTY, FLORIDA

JAMES C. GILES, CLERK

FILING RECORD

I HEREBY CERTIFY that this plat has been examined by me and that it complies in form with the requirements of Chapter 177, Florida Statutes. I further certify that said plat was filed for record at Naples, Fl. this 1st day 1:05 p.m. of March, 1988, A.D. and duly recorded in Plat Book 14, pages 114-117, inclusive, of the Public Records of Collier County, Florida.

JAMES C. GILES, Clerk

BY: Sandra Y. J., D.C.

COUNTY APPROVALS

This plat approved by the Collier County Engineer this 25TH day of FEBRUARY, 1988, A.D.

George F. Archibald
GEORGE ARCHIBALD P.E.
County Engineer

This plat approved by the Collier County Health Department this 25TH day of FEBRUARY, 1988, A.D. provided that central water and central sewer are available and no individual potable water wells or individual sewage systems are permitted.

L.D. LUKIN, P.E.

The plat approved by Collier County Attorney this 1st day of MARCH, 1988, A.D.

Kenneth B. Cuyler
KENNETH CUYLER
County Attorney

COUNTY UTILITIES DIVISION

This plat approved by Collier County Utilities Division this 29th day of FEBRUARY, 1988, A.D.

John F. Madajewski
JOHN F. MADAJEWSKI, P.E.
Engineering Director

Thomas T. Crandall
THOMAS T. CRANDALL
Utilities Administrator

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is a true and correct representation of the lands surveyed; that the survey was made under my responsible direction and supervision as provided in Rule 21-HH-6 Florida Administration Code and Chapter 472, Florida Statutes; that the permanent reference monuments shown hereon have been set; that all permanent control points shown hereon will be set prior to final acceptance of the subdivision; and that the survey data complies with all the requirements of the current edition of Chapter 177, Florida Statutes.

COASTAL ENGINEERING CONSULTANTS, INC.

James S. Richmond
JAMES S. RICHMOND, P.L.S.
Florida Certificate No. 4118
DATE:

SHEET 1 OF 4
C.E.C. FILE NO.: 87-012

Attachment: Attachment B - PB14_PG114-115 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

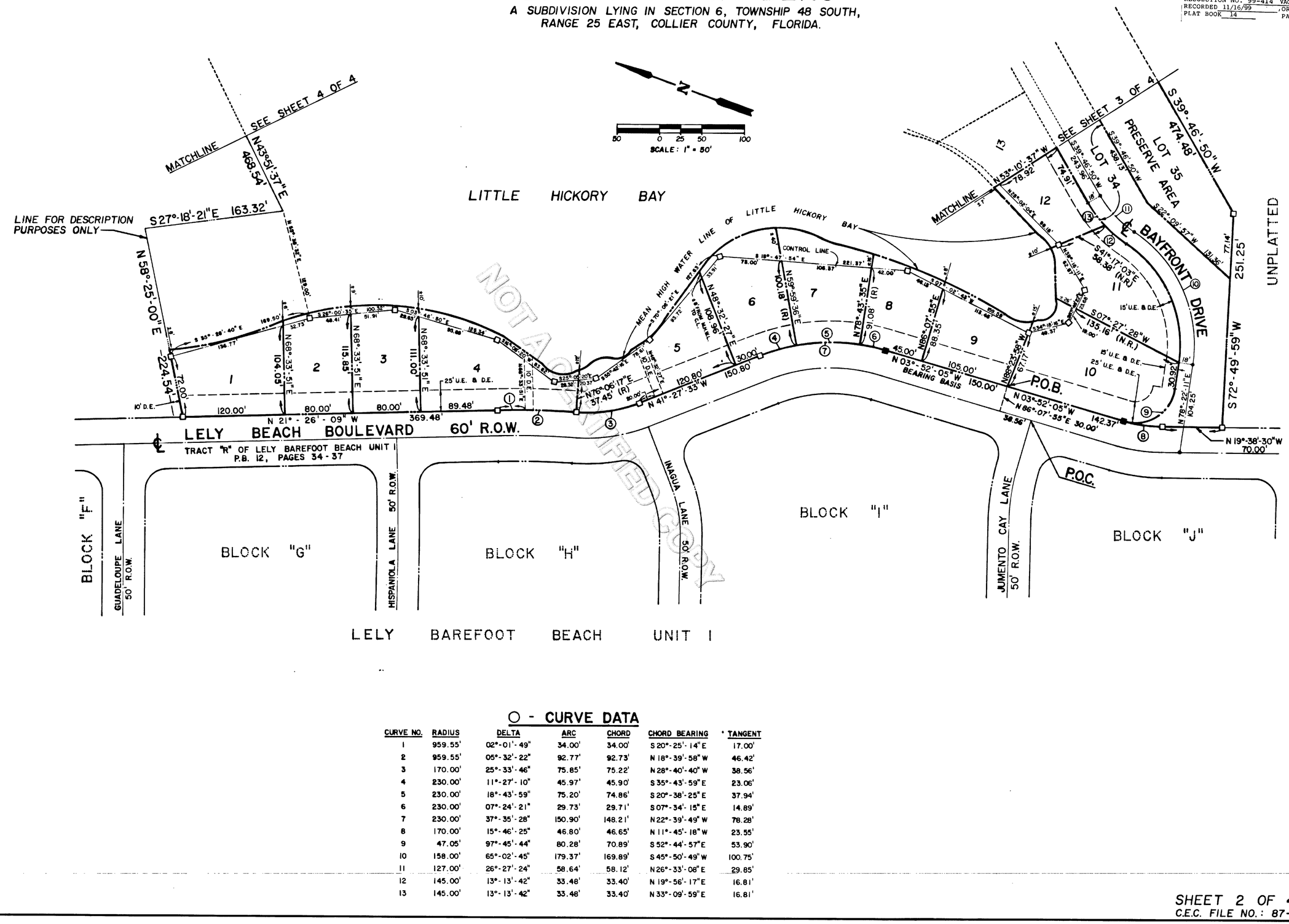
DRAWING NUMBER PG 115
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DRAWING NUMBER PB 14
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAT BOOK 14, PAGE 115

BAYFRONT GARDENS

A SUBDIVISION LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

RESOLUTION NO. 99-414 VACATE EASEMENT
RECORDED 11/16/99 , OR 2611 PG 3476 -
PLAT BOOK 14 PAGE 114-117 3480



NOT A CERTIFIED COPY

○ - CURVE DATA

CURVE NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	959.55'	02°-01'-49"	34.00'	34.00'	S 20°-25'-14" E	17.00'
2	959.55'	05°-32'-22"	92.77'	92.73'	N 18°-39'-58" W	46.42'
3	170.00'	25°-33'-46"	75.85'	75.22'	N 28°-40'-40" W	38.56'
4	230.00'	11°-27'-10"	45.97'	45.90'	S 35°-43'-59" E	23.06'
5	230.00'	18°-43'-59"	75.20'	74.86'	S 20°-38'-25" E	37.94'
6	230.00'	07°-24'-21"	29.73'	29.71'	S 07°-34'-15" E	14.89'
7	230.00'	37°-35'-28"	150.90'	148.21'	N 22°-39'-49" W	78.28'
8	170.00'	15°-46'-25"	46.80'	46.65'	N 11°-45'-18" W	23.55'
9	47.05'	97°-45'-44"	80.28'	70.89'	S 52°-44'-57" E	53.90'
10	158.00'	65°-02'-45"	179.37'	169.89'	S 45°-50'-49" W	100.75'
11	127.00'	26°-27'-24"	58.64'	58.12'	N 26°-33'-08" E	29.85'
12	145.00'	13°-13'-42"	33.48'	33.40'	N 19°-56'-17" E	16.81'
13	145.00'	13°-13'-42"	33.48'	33.40'	N 33°-09'-59" E	16.81'

SHEET 2 OF 4
C.E.C. FILE NO.: 87-012

(27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)
Attachment: Attachment B - PB14_PG114-115 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

From: John Kelly
Sent: Thursday, October 26, 2023 6:14 PM
To: John Kelly
Subject: BD-PL20230006177 - 220 Barefoot Beach Blvd - Public Hearing Sign Posting for HEX on 11/9/2023
Attachments: Posting Photo 1.jpg; Posting Photo 2.jpg

I, John Kelly, posted a Public Hearing Sign to the front of the subject property at approximately 11:30 A.M. on Wednesday, October 25, 2023, as evidenced by the attached photos. Said sign is for the Hearing Examiner's meeting scheduled for November 9, 2023.

Respectfully,
John Kelly
Planner III

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

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

Collier County
Growth Management
Community Development Department
Zoning Division

size=2 width="100%" align=center>

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 C - Public Hearing Sign Posting 10252023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)





Attachment: Attachment C - Public Hearing Sign Posting 10252023 (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

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

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

____ Affidavit of Unified Control

__X__ Affidavit of Representation

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

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

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

____ Traffic Impact Study (TIS)

____ Environmental Data

____ Historical/Archeological Survey or Waiver

____ Utility Letter

__X__ Deviation Justifications

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

__X__ Boundary Survey

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

_X_ Submerged Resource Surveys may be included here if required.

_X__ **flash drive with *only one* pdf file for all documents** or an e-mailed .pdf file

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

Jeff Rogers _____ 9/28/2023

Signature of Agent Representative Date

Jeff Rogers

Printed Name of Signing Agent Representative

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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

Boat Dock Facility Extension OR Boathouse Establishment Petition

Land Development Code Section 5.03.06

Chapter 3 B of the Administrative Code

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

APPLICANT INFORMATION

Name of Property Owner(s): Craig E Fenneman Rev Trust

Name of Applicant if different than owner:

Address: 2902 E Morgan St. **City:** Martinville **State:** IN **ZIP:** 46151

Telephone: **Cell:**

E-Mail Address: marc@naplesdockbuilders.com

Name of Agent: Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 6 / 48 / 25 **Property I.D. Number:** 23095000102

Subdivision: 180400 - BAYFRONT GARDENS **Unit:** **Lot:** 1 **Block:**

Address/ General Location of Subject Property:

220 Barefoot Beach Blvd. Bonita Springs, FL 34134

Current Zoning and Land use of Subject Property:

Planned Unit Development (PUD) and Single-Family Residential

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	Boat Docks
S	PUD	Residential Single-Family
E	PUD	Little Hickory Bay
W	PUD	Barefoot Beach Blvd

DESCRIPTION OF PROJECT

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

See attached.

SITE INFORMATION

1. **Water Width:** 290 ft. Measurement from: ☐ plat ☐ survey ☐ visual estimate
   Aerial ft. other (specify)
2. **Total Property Water Frontage:**
   137 ft.
3. **Setbacks:** Provided: 51 & 60 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   51
5. **Number and Lengths of Vessels to Use Facitlity:**
   1. 30 ft.
   2. Kayaks ft.
6. **If applicable, the distance between dock facilities per the Land Development Code section 5.03.06 H.1.d.**
   _____ ft.
7. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**

43-feet-47-feet to the North, 44-feet to the South, 30-feet-40-feet across the waterway.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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

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

.26 Acres

9. Official Interpretations or Zoning Verifications:

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

DOCK EXTENSION PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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www.colliercountyfl.gov

DOCK EXTENSION SECONDARY CRITERIA

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

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

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

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

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

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

BOATHOUSE CRITERIA

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

1. Minimum side setback requirement: Fifteen feet.

2. Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.

3. Maximum height; Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.

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

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

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

7. The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the gratest extent practical.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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

ASSOCIATIONS

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

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

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

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

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☑	
Property Ownership Disclosure Form	☑	
Affidavit of Authorization, signed and notarized	☑	
Completed Addressing Checklist	☑	
Site plan illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	☑	☐
Signed and sealed survey	☐	☐
Chart of site waterway	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

FEE REQUIREMENTS:

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

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

*As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition. *Additional fee for the 5th and subsequent re-submittal will be accessed at 20% of the original fee.*

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Jeff Rogers
Signature of Petitioner or Agent

8/16/2023
Date

Jeff Rogers
Printed Name

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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NAPLES, FLORIDA 34104
(239) 252-2400

Zoning Pre-Application Meeting Notes

Petition Type: Boatdock,Boatlift & Kayak float(BDE)
Date and Time: Tuesday 4/18/23 at 3:00PM

Assigned Planner: John Kelly

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

Project Information

Project Name: 220 Barefoot Beach Blvd(BDE)

PL #: 20230006177

Property ID #: 23095000102 **Current Zoning:** Lely Barefoot Beach PUD

Project Address: 220 Barefoot Beach Blvd,Bonita Springs, FL 34134 **City:** _____ **State:** _____ **Zip:** _____

Applicant: Jeff Rogers - Turrell Hall & Assoc.

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

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

Property Owner: Craig E Fenneman Rev Trust

Please provide the following, if applicable:

i. **Total Acreage:** .26

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

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

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

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

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

_____

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Meeting Notes

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

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

ZONING:

- SUBJECT PROPERTY IS LOCATED WITHIN TRACT "A" OF THE LELY BAREFOOT BEACH PUD AS PER THE PUD'S MASTER PLAN. THE PUD CONTAINS NO DEVELOPMENT STANDARDS FOR RESIDENTIAL DOCK FACILITIES; THEREFORE THE PROVISIONS OF COLLIER COUNTY LAND DEVELOPMENT CODE (LDC), ORDINANCE 04-41, AS AMENDED, SECTION 5.03.06 ARE APPLICABLE.
- DOCK FACILITIES ON LOTS WITH 60 FEET OR GREATER OF WATER FRONTAGE SHALL HAVE A SIDE SETBACK REQUIREMENT OF 15 FEET.
- FOR LOTS ON A CANAL OR WATERWAY THAT IS 100 FEET OR GREATER IN WIDTH THE FACILITY SHALL NOT PROTRUDE MORE THAN 20 FEET.
- THE DOCK ACCESS IS LIMITED TO 4 FEET IN WIDTH IF ON A NATURAL WATERWAY AS OPPOSED TO MAN MADE.

- PLEASE REFER TO STANDARD DOCK GUIDELINES ON PAGE 3 of 5

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

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Pre-Application Meeting Notes
GMD - Zoning Services

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

Boat Dock Extension

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

Boathouse

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Collier County

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Meeting Notes

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

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

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

ThomasClarkeVEN

From: BrownCraig
Sent: Tuesday, April 18, 2023 3:48 PM
To: ThomasClarkeVEN
Subject: RE: Zoning Pre-App ~~RESEARCH~~ NOTES for 220 Barefoot Beach Blvd(BDE) - PL20230006177- Zoom meeting today at 3:00pm
Attachments: Boat Dock Extension Checklist 2017 for reviewer.doc

Thomas,

Here are my notes for this BDE request.

Please provide a benthic survey with an exhibit to indicate the location of seagrasses or oyster beds within 200 feet of the proposed docking facility. ***LDC Section 5.03.06.J***
Please provide a description of the shoreline and any native vegetation present. Indicate any proposed impacts to the nati shoreline vegetation (approximate area in square feet to be impacted).
Please provide complete answers to Secondary Criteria #5 and #6 See ***LDC section 5.03.06. H.2***
If lighting is proposed, please provide a description of the type and locations on the docking facility.
Please provide any written authorization from any state and federal agencies ***if any approvals*** *have been obtained.*
Label the name of any natural waterbody in close proximity to the proposed docking facility. ***(as applicable).***

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

Please label the name of the waterbody the project will occur in and indicate typical navigation Routes

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

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, April 18, 2023 12:38 PM
To: StoltsAnthony <Anthony.Stolts@colliercountyfl.gov>; AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; EastleyKatherine <Katherine.Eastley@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopfParker <Parker.Klopf@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; HarringtonSarah <Sarah.Harrington@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: KellyJohn <John.Kelly@colliercountyfl.gov>
Subject: Zoning Pre-App RESEARCH for 220 Barefoot Beach Blvd(BDE) - PL20230006177- Zoom meeting today at 3:00pm

Good Afternoon All,

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Residential Boat Dock Extension Checklist FOR REVIEWERS
Submerged Resources Survey Checklist

1. Is there an overlay? ST overlay needs an ST permit (much of Isle of Capri & Keewaydin has an ST Overlay over the water)

2. Include an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility. (LDC 5.03.06 J)
   Provide a submerged resources survey from an Environmental Consultant done between April and October.
   Policy on Requirement for requiring Submerged Resources Survey (October 2017):
   - Require for all Boat Dock petitions
   - Always require an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility.

3. All proposed dock facilities shall be located and aligned to stay at least ten feet from any existing seagrass beds, or meet restrictions for continuous beds. (LDC 5.03.06 J.) P530

4. Provide complete answers to Secondary Criteria #5 & #6. (Use Misc in CV)

5. Demonstrate how negative impacts to seagrass beds and other native shoreline vegetation and hard bottom communities have been minimized. (LDC 5.03.06 J .4) P530

6. Provide a clearing plan for removal of any vegetation related to the boat dock. This is simply an information exhibit being requested.

7. Are there any draft restrictions? Look at the MPP.
   Draft restrictions exist for Wiggins Pass.

Keewaydin: BDE not required for Keewaydin
- Most always need an ST permit related to a Building Permit– water and land have ST Overlay

Seagrass: Light penetration is needed to survive, usually in more shallow areas

Submerged Resources Survey:
- Read thoroughly
- Check location description for street & waterway (if given)
- Check to see if it was uploaded to CV
- Indicate in CV "Comments box" if one was done & if it was uploaded to CV

*****SEE SUGGESTED FORMAT OF SUBMERGED RESOURCES SURVEY ON NEXT PAGE*****

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

MULTI SLIP DOCKING FACILITY

- Look at supplemental criteria in 5.05.02
  - Port of the Islands uses different Rating system – see MPP
- **See 5.03.06 E 11 and 5.05.02 for Manatee awareness requirements for multi-slip docking facilities** Whether the proposed **dock** facility is subject to the manatee protection requirements of subsection 5.03.06(E)(11) of this LDC. (If applicable, compliance with section 5.03.06(E)(11) must be demonstrated).

SUGGESTED FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

- Location of survey – property address and folio#
  - The survey shall indicate any seagrass or seagrass beds located within 200 feet on any proposed dock facility (5.03.06.J). In order for this to be accomplished, any within 200 feet of the proposed dock (within the riparian lines of the property and adjacent to the property) shall be surveyed.
- Who did the survey – which firm and their contact information including name, address, phone #, email
- What date was the survey conducted? Guidance from FWC is to do between April and October
  - Weather conditions, water temperature, low tide & high tide times
- Objective of Survey & Work done on the site
  - Was the site snorkeled?
  - What methodologies were used?
  - Was a GPS used?
  - Was an aerial photograph reviewed and used to establish survey transect lines?
- Results
  - What was found? Substrate and what kind? Seagrass, shell, oysters?
  - What was along the shoreline? Mangroves, seawall, etc?
  - Why does the consultant think no submerged resources were found?
  - Other observations
- When seagrass is found, include all requirements of LDC section 5.03.06. J.
- Conclusions
  - Were any submerged resources found? If yes, what?
  - Are any impacts to submerged resources expected or proposed?
- Pictures (suggested angles)
  - Looking toward and away from the shoreline
  - The proposed location of the boat access
  - Observations in the water - Any oyster debris, shell, seagrass
- Aerial photograph
  - Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. (LDC 5.03.06.J)
  - An aerial is required even when seagrasses are not found. The aerial shall indicate whether seagrasses were found within 200 feet of the proposed dock facility.

5.03.06. J. (LDC section up to date as of 2016)

Protection of seagrass beds. Seagrass or seagrass beds within 200 feet of any proposed **docks**, **dock facilities,** or **boathouses** shall be protected through the following standards:

1. Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such

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photographs are not available from the County. The location of seagrass beds shall be verified by the County Manager or designee prior to issuance of any project approval or permit.

2. All proposed **dock** facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, and to minimize negative impacts to seagrasses and other native **shoreline**, emergent and submerged vegetation, and hard bottom communities.

3. Where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, the **applicant** shall be allowed to build a **dock** across the seagrass beds, or a **docking** facility within 10 feet of seagrass beds. Such **docking** facilities shall comply with the following conditions:

   a. The **dock** shall be at a height of at least 3.5 feet NGVD.
   b. The terminal platform area of the **dock** shall not exceed 160 square feet.
   c. The **access dock** shall not exceed a width of 4 feet.
   d. The **access dock** and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

4. The petitioner shall be required to demonstrate how negative impacts to seagrass beds and other native **shoreline** vegetation and hard bottom communities have been minimized prior to any project approval or permit issuance.

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Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230006177

Collier County Contact Information:

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

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NAPLES, FLORIDA 34104
(239) 252-2400

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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Jeff Rolens	Turnell Hall + Assoc		

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Zoom Meeting Attendance

220 Barefoot Beach Blvd. (BDE) – John Kelly 4/18/2023



Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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

PL20230006177 - 220 Barefoot Beach Blvd.(BDE) **Planner: John Kelly**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Jeff Rogers - Turrell Hall & Assoc.
  239-643-0166
  jeff@thanaples.com

- **Agent to list for PL#**

  Jeff Rogers - Turrell Hall & Assoc.

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

  Craig E Fenneman Rev Trust

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

  BDE - Boat docking facility with boatlift and kayak float.

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

  N/A

- **Details about Project:**

  Reconstruct a new single-family docking facility with boatlift and kayak float.

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

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

Created April 5, 2017

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

23095000102

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

BAYFRONT GARDENS LOT 1 OR 1816 PG 1371

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

220 Barefoot Beach Blvd. Bonita Springs, FL 34134

PROJECT INFORMATION

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

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

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

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd





MAP LEGEND

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

Folio Number: 23095000102
Name: CRAIG E FENNEMAN REV TRUST
Street# & Name: 220 BAREFOOT BEACH BLVD
Build# / Unit#: / 1
Legal Description: BAYFRONT GARDENS LOT 1 OR 1816 PG 1371

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 :

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.

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
Craig E. Fenneman Revocable Trust	
Craig E Fenneman	100

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
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Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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:

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Jeff Rogers
_____
Agent/Owner Signature

8/16/2023
_____
Date

Jeff Rogers
_____
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230006177

I, Craig Fenneman (print name), as owner (title, if applicable) of CRAIG E FENNEMAN REV TRUST (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

Craig Fenneman
Signature

8/8/23
Date

STATE OF ~~FLORIDA~~ Indiana King
COUNTY OF ~~COLLIER~~ Morgan King

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 8th day of August, 2023, by (printed name of owner or qualifier) _____.

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

[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Kathy E. House-Gurevitz
Notary Public, State of Indiana
Resident of Morgan County
Commission Number 704275
My Commission Expires
August 20, 2025

Notary Signature: Kathy E. House-Gurevitz

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

AFFIDAVIT OF TRUST

1. The following Trust is the subject of this Affidavit:

   The Craig E. Fenneman Revocable Trust dated November 14, 2002, as it may be amended and restated from time to time

2. The Trustee currently serving is:

   Craig E. Fenneman

3. The Trust is currently in full force and effect.

4. Attached to this Affidavit and incorporated in it are selected provisions of the Trust evidencing the following:

   a. Creation of the Trust and initial Trustee

   b. Statement of revocability of the Trust

   c. Signature pages

5. The Trust provisions which are not attached to this Affidavit are of a personal nature and set forth the distribution of Trust property.

6. The signatories of this Affidavit, the currently acting Trustees of the Trust, declare that the foregoing statements and the attached Trust provisions are true and correct, under penalty of perjury.

7. This Affidavit was executed at Collier County, Florida, on May 14, 2020.

Craig E. Fenneman, Trustee

STATE OF FLORIDA)
) SS.
COUNTY OF COLLIER)

Affirmed and signed before me, by means of ☑ physical presence or ☐ online notarization, on May 14, 2020 by Craig E. Fenneman, as Trustee, ☑ who is personally known to me, or who ☐ produced _____ as identification, and acknowledged signing the foregoing document.

(SEAL)

Anne W. Paul, Notary Public
My Commission Expires: October 17, 2020

ANNE W. PAUL
MY COMMISSION # GG 003751
EXPIRES: October 17, 2020
Bonded Thru Notary Public Underwriters

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

The Craig E. Fenneman Revocable Trust

Article One
Establishing My Trust

On November 14, 2002, I established the Craig E. Fenneman Revocable Trust, and reserved the right to amend the trust, in whole or in part. On this day, May 14, 2020, I revoke all restatements and amendments to that instrument and now exercise my power to amend that instrument in its entirety, so that after amendment the Craig E. Fenneman Revocable Trust now states:

The parties to this restated trust are Craig E. Fenneman (the *Grantor*) and Craig E. Fenneman (my *Trustee*).

I intend to create a valid trust under the laws of Florida and under the laws of any state in which any trust created under this trust document is administered. The terms of this trust prevail over any provision of Florida law, except those provisions that are mandatory and may not be waived.

Section 1.01 Identifying My Trust

For convenience, my trust may be referred to as:

> "The Craig E. Fenneman Revocable Trust dated November 14, 2002."

To the extent practicable, for the purpose of transferring property to my trust or identifying my trust in any beneficiary or pay-on-death designation, my trust should be identified as:

> "Craig E. Fenneman, Trustee, or his successors in interest, of the Craig E. Fenneman Revocable Trust dated November 14, 2002, and any amendments thereto."

For all purposes concerning the identity of my trust or any property titled in or payable to my trust, any description referring to my trust will be effective if it reasonably identifies my trust and indicates that the trust property is held in a fiduciary capacity.

Section 1.02 Reliance by Third Parties

Third parties may require documentation to verify the existence of this trust, or particular provisions of it, including the name of my Trustee or the powers held by my Trustee. To protect the confidentiality of this instrument, my Trustee may use an affidavit or a certification of trust that identifies my Trustee and sets forth the authority of my Trustee to transact business on behalf of my trust instead of providing a copy of this instrument. The affidavit or certification may include pertinent pages from this instrument, including title or signature pages.

A third party may rely upon an affidavit or certification of trust that is signed by my Trustee with respect to the representations contained in it. A third party relying upon an

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

affidavit or certification of trust will be exonerated from any liability for actions the third party takes or does not take in reliance upon the representations contained in the affidavit or certification of trust.

A third party dealing with my Trustee will not be required to inquire into this trust's terms or the authority of my Trustee, or to see to the application of funds or other property received by my Trustee. My Trustee's receipt of any money or property paid, transferred, or delivered to my Trustee will be a sufficient discharge to the third party from all liability in connection with its application. A written statement by my Trustee is conclusive evidence of my Trustee's authority. Third parties are not liable for any loss resulting from their reliance on a written statement by my Trustee asserting my Trustee's authority or seeking to effect a transfer of property to or from the trust.

Section 1.03 Transferring Property to My Trust

Any person or entity may transfer any property to my trust in any manner authorized by law.

(a) Initial Funding of My Trust

By executing this instrument, I transfer, convey, and assign to my Trustee the trust property described in the attached Schedule A.

(b) Acceptance by My Trustee

By executing this instrument, my Trustee accepts and agrees to hold the property transferred to the trust as trust property. All property transferred to my trust after the date of this trust must be acceptable to my Trustee. My Trustee may refuse to accept any property. My Trustee shall hold, administer, and dispose of all accepted trust property for my benefit and for the benefit of my beneficiaries, in accordance with the terms of this trust.

(c) Community Property

Any community property transferred to my trust, including the property's income and the proceeds from the property's sale or exchange, will retain its character as community property during my life and the life of my spouse, to the same extent as if it had not been transferred to my trust.

(d) My Permanent Residence

In order to claim homestead exemption rights under Section 196.031, Florida Statutes, I may use, possess, and occupy any real property that may be owned by the trust. My interest in any real property owned by the trust will be construed as *beneficial title in equity to real property* as set forth in Section 196.031(1), Florida Statutes, or any successor statute.

Section 1.04 Powers Reserved by Me as Grantor

As Grantor, I retain the powers set forth in this Section in addition to any powers that I reserve in other provisions of this instrument.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

(a) Action on Behalf of My Trust

Whenever I am serving as Trustee, I may act for and conduct business on behalf of my trust without the consent of any other Trustee.

(b) Amendment, Restatement, or Revocation

I may amend, restate, or revoke this instrument, in whole or in part, for any purpose.

Any amendment, restatement, or revocation must be made in writing and delivered to my then-serving Trustee.

(c) Addition or Removal of Trust Property

I may add property to my trust and may remove any property from my trust at any time. Community property removed from my trust will retain its character as community property.

(d) Control of Income and Principal Distributions

I retain the right to control the distribution of income and principal from my trust. I may direct my Trustee to distribute as much of the net income and principal of the trust property as I consider advisable to me or to other persons or entities. My Trustee may distribute the net income and principal to me or for my unrestricted use and benefit, even to the exhaustion of all trust property. Any undistributed net income is to be added to the principal of my trust.

(e) Approval of Investment Decisions

I reserve the absolute right to review and change my Trustee's investment decisions. But my Trustee is not required to seek my approval before making investment decisions.

Section 1.05 Grantor Trust Status

By reserving the broad rights and powers set forth in Section 1.04 of this Article, I intend to qualify my trust as a *Grantor Trust* under Internal Revenue Code Sections 671 to 677. This means that, for federal income tax purposes, I will be treated as the owner of all the assets held in my trust during my lifetime, as if I held them in my individual capacity.

During any period that my trust is a Grantor Trust, the Taxpayer Identification Number of my trust will be my Social Security number, in accordance with Treasury Regulation Section 301.6109-1(a)(2).

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

(f) Severability

The invalidity or unenforceability of any provision of this trust does not affect the validity or enforceability of any other provision of this trust. If a court of competent jurisdiction determines that any provision is invalid, the remaining provisions of this trust are to be interpreted as if the invalid provision had never been included.

I have executed this restated revocable trust agreement on this May 14, 2020. I certify that I have read this restated revocable trust agreement, that I understand it, and that it correctly states the provisions under which my trust property is to be administered and distributed by my Trustee.

IN WITNESS WHEREOF, I have set my hand and seal to this revocable trust agreement, at Naples, Florida, this May 14, 2020.

Craig E. Fenneman, Grantor/Trustee

The foregoing instrument was subscribed, sealed, published and declared by the above-named Grantor/Trustee to be the revocable trust agreement of said Grantor/Trustee in our presence, and we, at the Grantor/Trustee's request, and in the Grantor/Trustee's presence, and in the presence of each other, have subscribed our names as witnesses at the place and on the date last above mentioned.

RESIDING AT 9045 Strada Stell Court, Suite 106

Carina Arias
Print Name

Naples, Florida 34109

RESIDING AT 9045 Strada Stell Court, Suite 106

Michael A. Schmidt
Print Name

Naples, Florida 34109

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

STATE OF FLORIDA)
)ss.:
COUNTY OF COLLIER)

I, CRAIG E. FENNEMAN, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that I signed this instrument as my revocable trust agreement.

Craig E. Fenneman, Grantor/Trustee

We, Carina Arias and Michael A. Schmidt, have been sworn by the officer signing below, and declare to that officer on our oaths that the Grantor/Trustee declared the instrument to be the Grantor/Trustee's revocable trust agreement and signed it in our presence and that we each signed the instrument as a witness in the presence of the Grantor/Trustee and of each other.

WITNESS

WITNESS

Acknowledged and subscribed before me by means of ☑ physical presence or ☐ online notarization, the Grantor/Trustee, Craig E. Fenneman, ☑ who is personally known to me or ☐ who has produced Driver's License #_____ as identification, and sworn to and subscribed before me by the witnesses, Carina Arias ☑ who is personally known to me, and Michael A. Schmidt ☑ who is personally known to me, and subscribed by me in the presence of the Grantor/Trustee and the subscribing witnesses, all on May 14, 2020.

Anne W. Paul,
NOTARY PUBLIC, State of Florida

ANNE W. PAUL
MY COMMISSION # GG 003751
EXPIRES: October 17, 2020
Bonded Thru Notary Public Underwriters

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

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Narrative Description: The proposed Boat Dock Extension request is to replace the existing dock with a new single-family docking facility with a boatlift and kayak float located at 220 Barefoot Beach Blvd. in Bonita Springs. The existing docking facility was severely damaged during Hurricane Ian and the owner/applicant has decided to reconfigure the existing dock to improve access as well as modernize by adding a new boatlift and kayak/paddleboard float. The subject waterway is considered Little Hickory Bay and the subject property has a natural mangrove shoreline which is approximately 137-linear feet. Additionally, due to the natural mangrove shoreline the proposed dock will extend out past the mangrove fringe line to avoid impacts and to reach sufficient water depths.

The proposed dock will protrude further than the allowed 20-feet into the subject waterway due to the existing natural mangrove shoreline and existing water depths. As proposed the dock will be an L-shape structure that will have one boatlift accommodating a 30-foot vessel and a kayak float. A kayak float consists of a plastic float that attaches to the dock piles and slides up and down with the tides so therefore it is always in the water. This platform provides safe access to the water for recreational activities which is floating therefore is easily accessible from the water. Due to these floats attaching to the dock piles the best option is to install the kayak float in the location shown on the attached exhibits.

The dock design as proposed will protrude approximately 51-feet from the plated property line/MHWL and therefore we are requesting a 31-foot extension over the allowed 20-feet. The subject waterway is approximately 290-feet wide and as proposed the dock and boat lift would protrude approximately 18% into the subject waterway. The subject waterway is unmarked and completely open to navigation therefore no impacts to navigation within the area will result from the proposed dock.

The proposed dock will provide 51-foot and 60-foot setbacks which is far greater than what is required for lots with 60-feet of shoreline or greater being 15-feet. There are no impacts proposed to any submerged resources, but minor mangrove trimming will be required to maintain the existing access walkway location as well as access to the kayak float overtime. The decking area has been minimized and still provides sufficient area for recreational activities and associated storage.

There are numerous other existing docking facilities on the subject waterway that have BDE approvals with a hand full of them being granted 30-40-foot extensions from the allowed 20-feet. Therefore, as proposed the dock is consistent with the other existing docks which can be seen on the attached BDE exhibits as a reference for your review.

Primary Criteria

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed docking facility consists of installing one boatlift for a 30-foot vessel and a kayak float therefore is consistent with the LDC. The proposed dock will extend out 51-feet from the platted property line/MHWL which is 31-feet of protrusion past from the allowed 20-feet. Additionally, the proposed dock will provide 60-foot and 51-foot setbacks from both riparian lines and therefore will not interfere with the adjacent properties as the vessel's ingress/egress the proposed boatlift.

   Criterion Met

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

   The boat dock extension is necessary to accommodate the owners' vessel which is due to the mangrove /natural shoreline and the existing onsite water depths within the allowed 20-feet being too shallow to moor at Mean Low Tide. Additionally, to reduce the protrusion any further would result in significant mangrove impacts which are heavily regulated by the State (DEP).

   Criterion Met

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

   The proposed docking facility design and overall protrusion out into the subject waterway is consistent with numerous other docks along the subject and adjacent shorelines. As proposed the dock and boatlifts will not impact navigation as well as maintain the existing ingress/egress to both adjacent neighboring docks. There is no marked channel within this section of Little Hickory Bay therefore the entire waterway provides safe navigation and no impacts to any navigation will result from the proposed project.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Criterion Met

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

   The approximate waterway width is 290-feet wide. The proposed dock protrusion is 51-feet from the plated property line also being the MHWL which is approximately 18% width of the waterway.

   Criterion Met

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

   The proposed docking facility is consistent with the other neighboring docks which accommodate larger vessels within this bay and the adjacent bays. This area is a boating community which both neighboring properties have docking facilities. As proposed the dock will be within the allowed buildable area by providing greater setbacks than the required setbacks and therefore the views into the subject waterway by the adjacent property owners will not be impacted nor their access to their docks. Additionally, the proposed dock will not force any changes to either adjacent property's current ingress/egress to their docks/slips.

   Criterion Met

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Secondary Criteria

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

   The subject property shoreline consists of a natural mangrove bank along the entire 137-linear feet. The proposed dock will need to protrude out past the mangrove fringe line and with the MHWL/property line being located on the landward side of the mangroves the proposed dock is outside the allowed 20-feet. Therefore, the special condition is the natural mangrove shoreline.

   Criterion Met

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

   The proposed docking facility has been minimized to the fullest extent possible and still provides sufficient deck area for routine maintenance, safe access as well as recreational activities like fishing and access to kayaks. The total over-water square footage is 543 square feet.

   Criterion Met

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

   The docking facility has been designed to moor one vessel 30-feet in length and kayaks with the existing shoreline length being approximately 137-feet we are less than 50%.

   Criterion Met

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

   With the existing natural mangrove shoreline along the entire subject waterway there is no real impact of the subject waterway other than from the second floor of residences, no impacts to any existing view should result from the proposed docking facility.

   Criterion Met

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

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

   Criterion Met

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

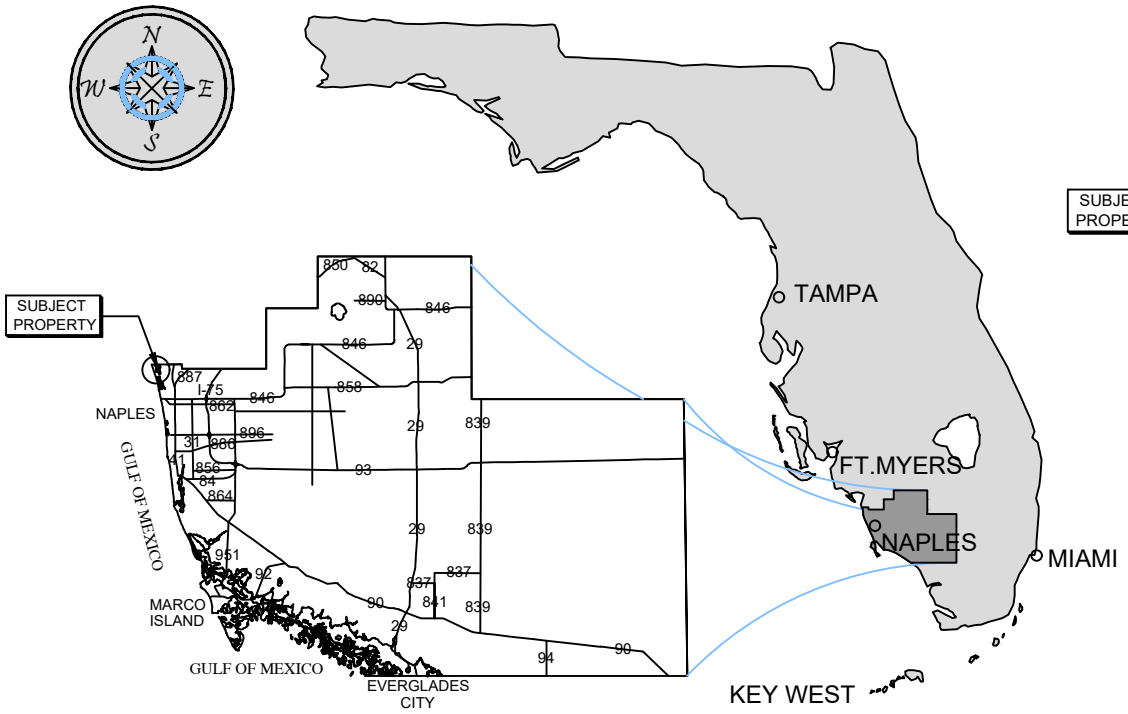
   The proposed work is a single-family dock facility and therefore not subject to Manatee Protection Requirements.

   N/A

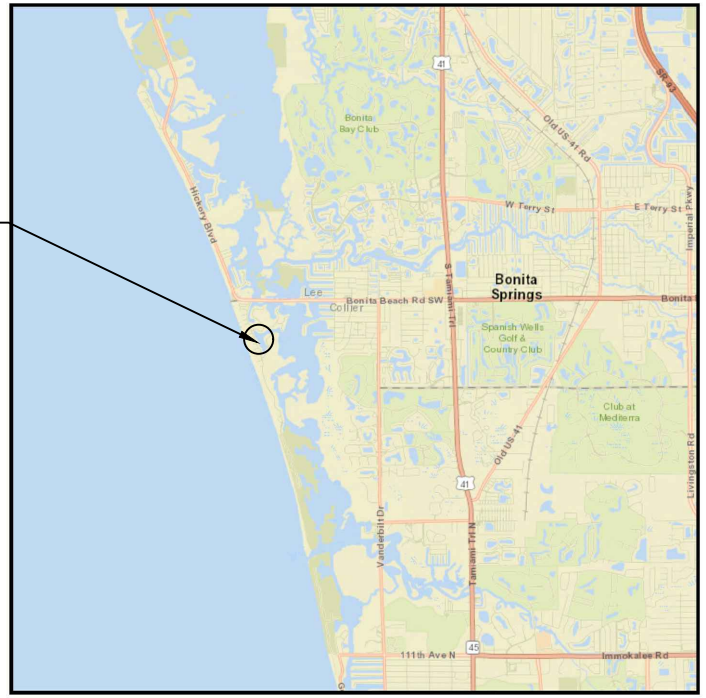
Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg LOCATION MAP 9/20/2023

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 220 BAREFOOT BEACH BLVD
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.323988
<> LONGITUDE: W -81.841255

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

220 BAREFOOT BEACH BLVD

LOCATION MAP

RY NO. 5875

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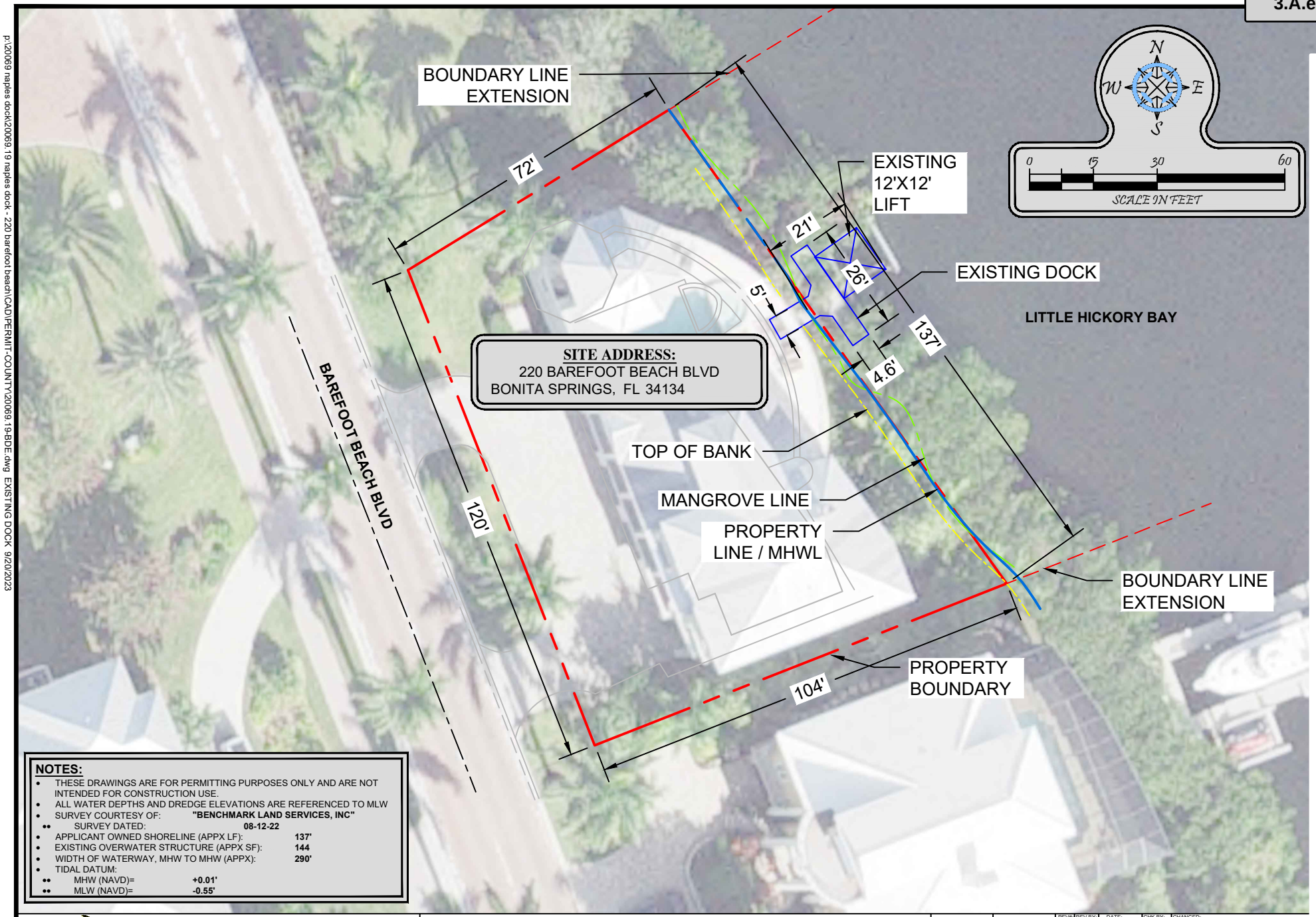
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-15-23	3.	-	-	-	-
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 6 TOWNSHIP- 48S

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 :



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: **"BENCHMARK LAND SERVICES, INC"**
  - SURVEY DATED: **08-12-22**
- APPLICANT OWNED SHORELINE (APPX LF): **137'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **144**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **290'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**

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3584 Exchange Ave. Naples, FL 34104-3732
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220 BAREFOOT BEACH BLVD

EXISTING DOCK

RY NO. 5875

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
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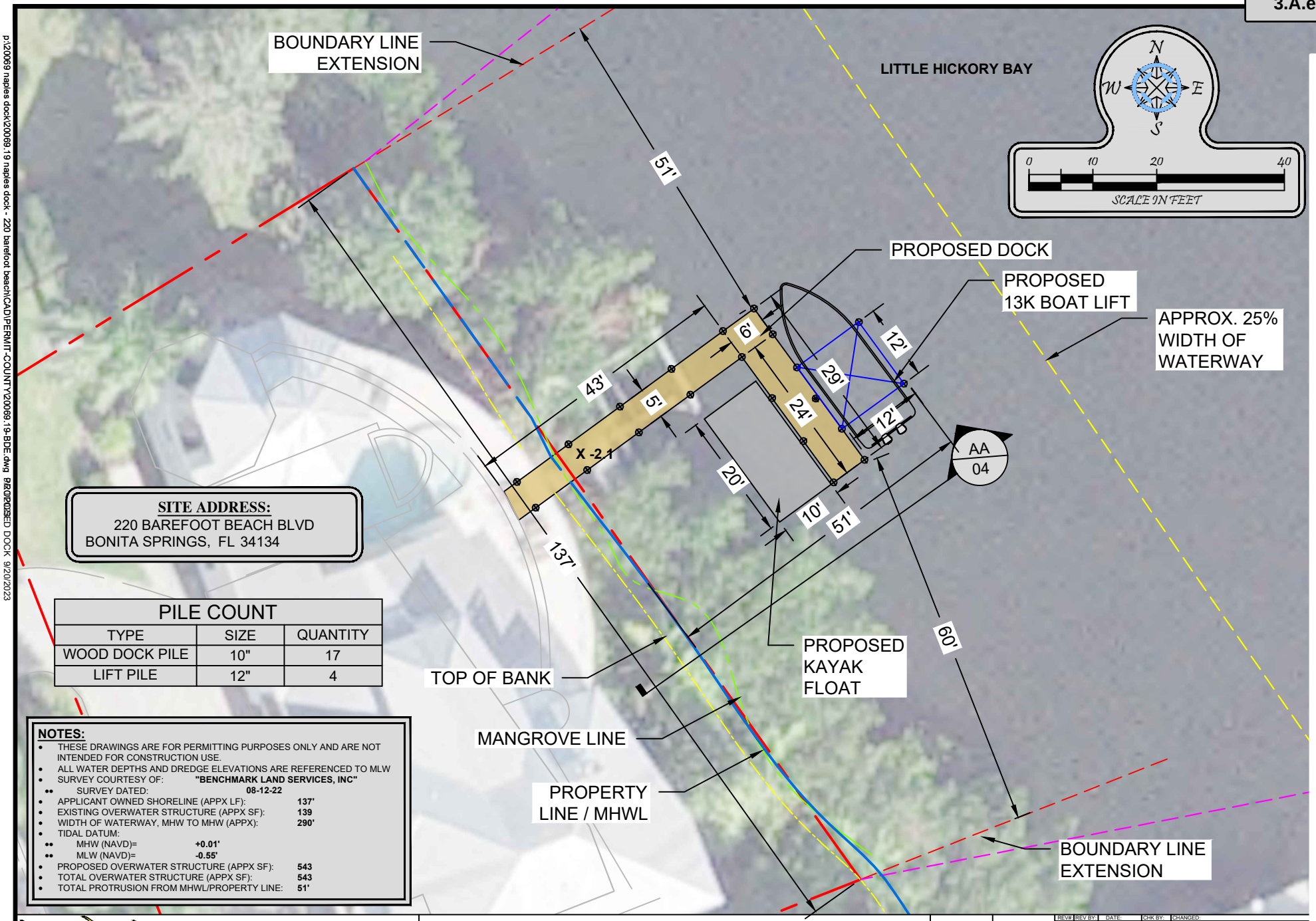
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg EXISTING DOCK 9/20/2023

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 :



SITE ADDRESS:
220 BAREFOOT BEACH BLVD
BONITA SPRINGS, FL 34134

PILE COUNT		
TYPE	SIZE	QUANTITY
WOOD DOCK PILE	10"	17
LIFT PILE	12"	4

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  - SURVEY DATED: **08-12-22**
- APPLICANT OWNED SHORELINE (APPX LF): **137'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **139**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **290'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **543**
- TOTAL OVERWATER STRUCTURE (APPX SF): **543**
- TOTAL PROTRUSION FROM MHWL/PROPERTY LINE: **51'**

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220 BAREFOOT BEACH BLVD

PROPOSED DOCK

RY NO. 5875

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SECTION-6 TOWNSHIP-48S

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Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 :

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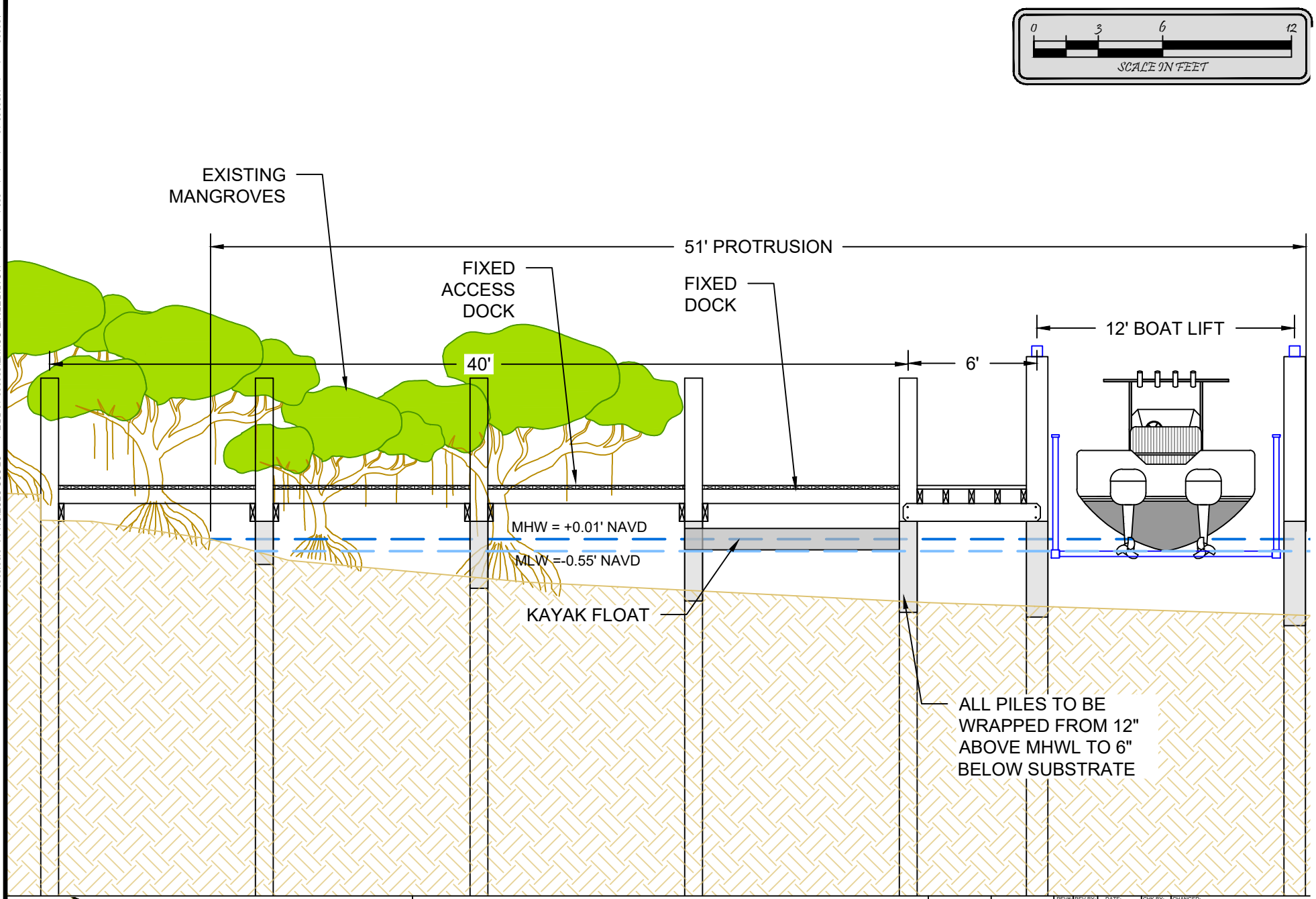

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220 BAREFOOT BEACH BLVD

CROSS SECTION AA

RY NO. 5875

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SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

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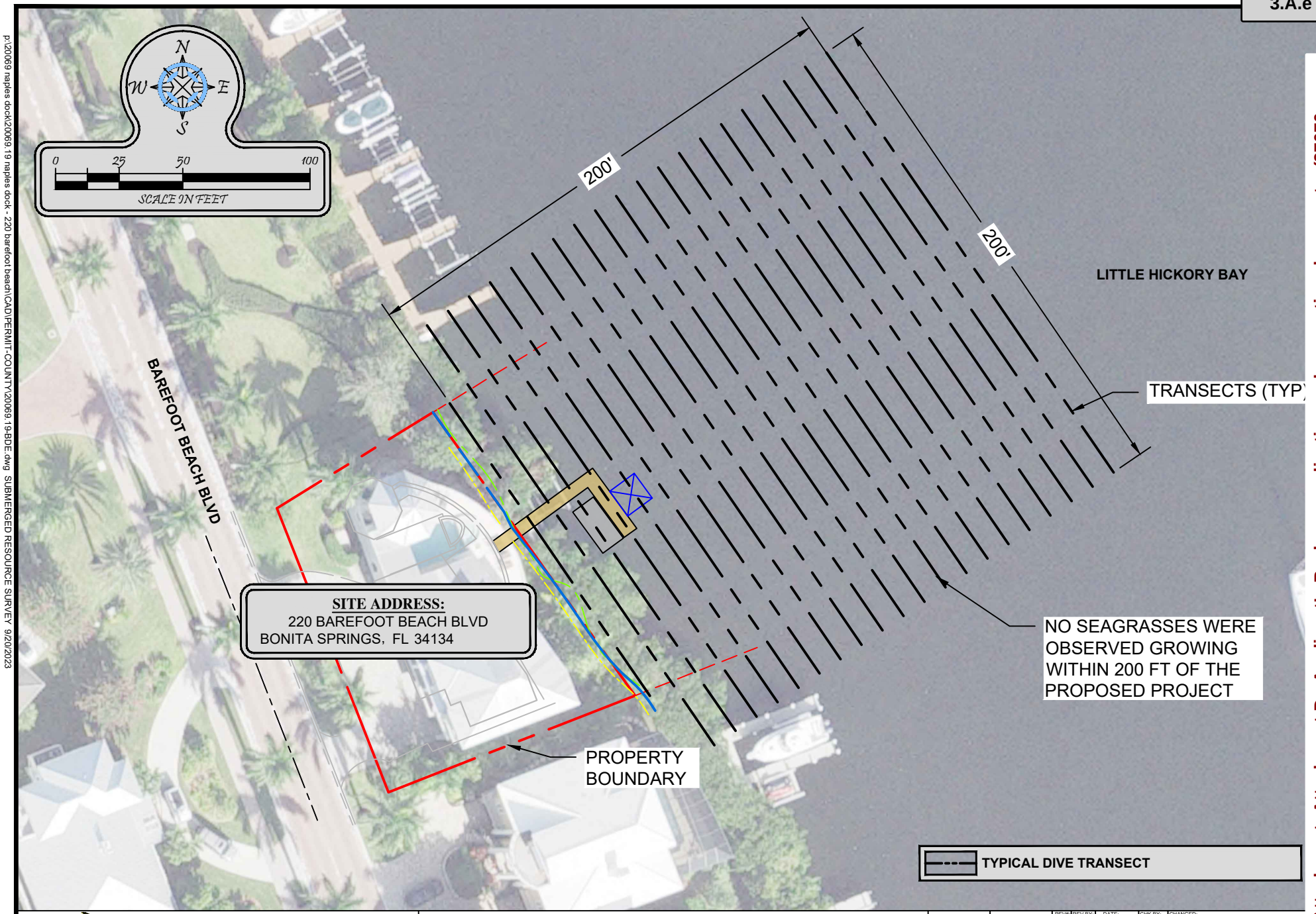

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220 BAREFOOT BEACH BLVD

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-15-23	3.	-	-	-	-
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg SUBMERGED RESOURCE SURVEY 9/20/2023

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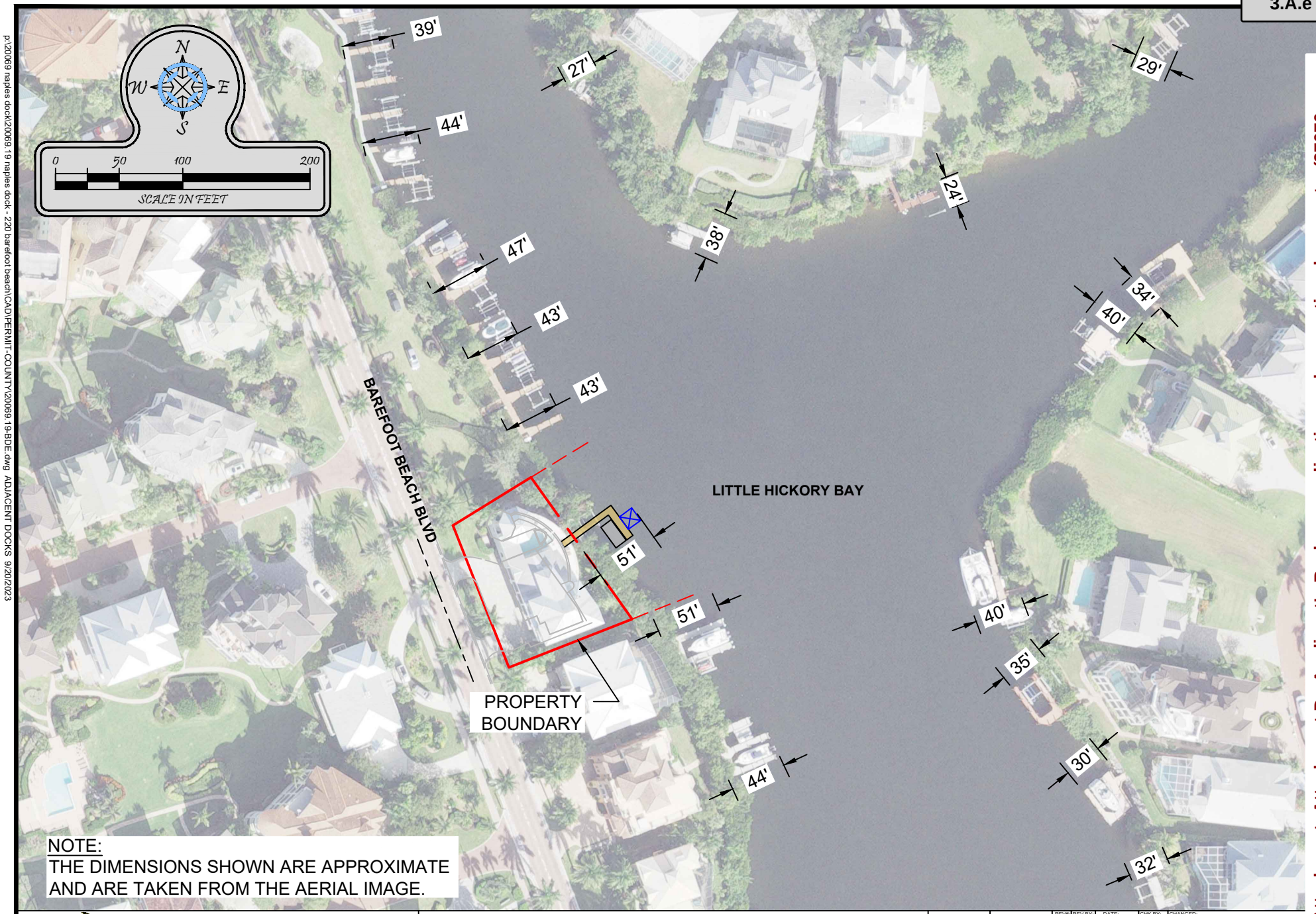

NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
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220 BAREFOOT BEACH BLVD

ADJACENT DOCKS

RY NO. 5875

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
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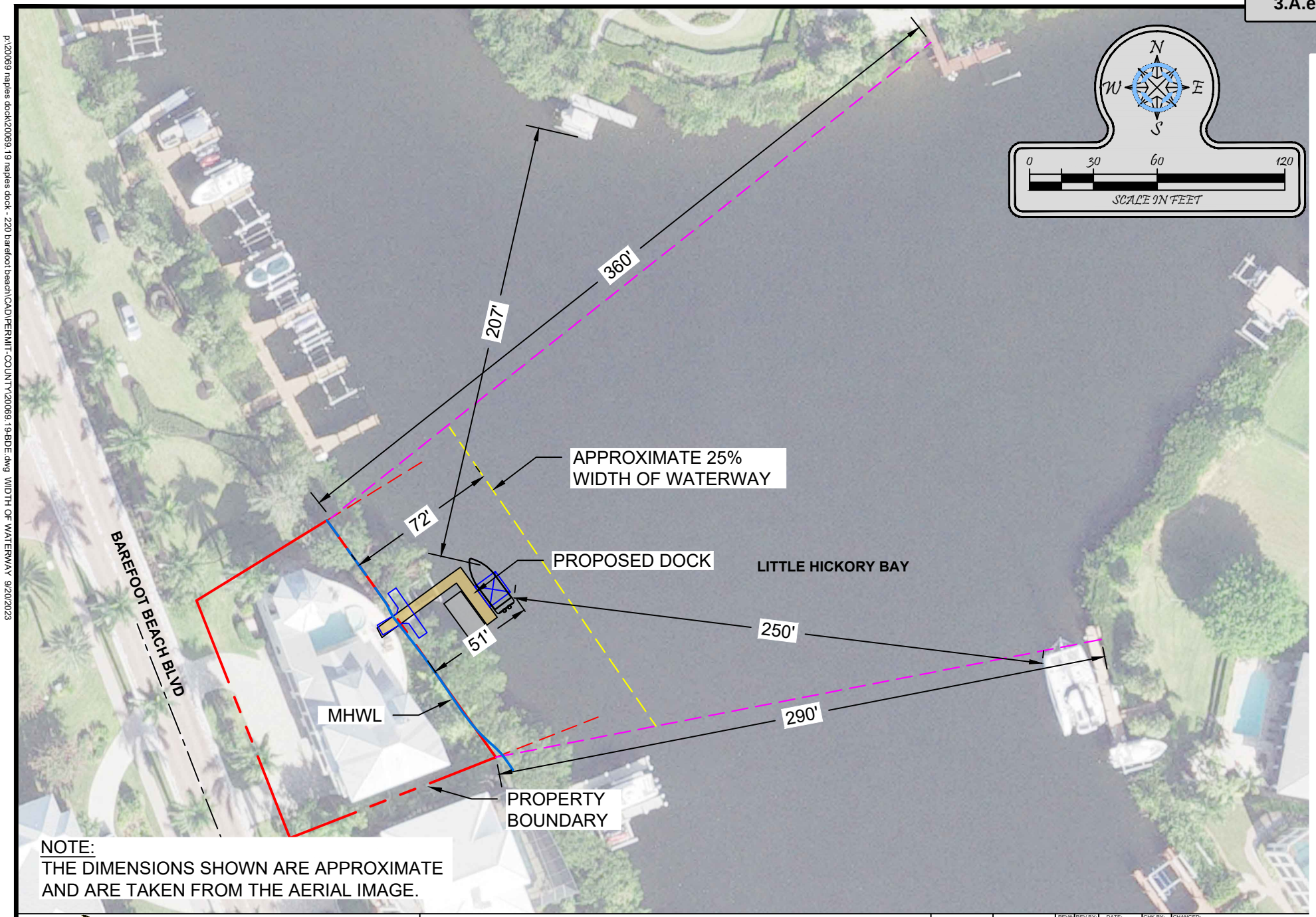
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg ADJACENT DOCKS 9/20/2023

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 :

p:\20069 naples dock\20069.19 naples dock - 220 barefoot beach\CAD\PERMIT-COUNTY\20069.19-BDE.dwg WIDTH OF WATERWAY 9/20/2023



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220 BAREFOOT BEACH BLVD

WIDTH OF WATERWAY

RY NO. 5875

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DESIGNED:	JR	1.	RMJ	09-20-23	JR	ADDED DIMENSIONS
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-15-23	3.	-	-	-	-
JOB NO.:	20069.19	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION-6 TOWNSHIP-48S

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 :

220 Barefoot Beach Blvd
Bonita Springs, FL 34134
Folio #23095000102

Submerged Resource Survey Report
May 2023

Prepared by:

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
Phone: 239-643-0166 www.thanaples.com

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

Table of Contents

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental permitting services which includes completing an onsite Submerged Resource Survey (SRS) at the subject property 220 Barefoot Beach Blvd. in Bonita Springs, FL 34134 that can be identified by folio #23095000102. This resource survey will provide planning assistance to both the property owner and regulating agencies during the review process for the proposed project.

The subject property consists of a 0.26-acre parcel that can be found on the east side of Barefoot Beach Blvd along Little Hickory Bay. The subject waterway connects directly to the Gulf of Mexico through Wiggins Pass. The upland parcel currently consists of a single-family residence currently under a re-model with an existing natural mangrove shoreline and an existing docking facility. The property is neighbored to the north by common land with a docking facility, to the south by a single-family residence with a docking facility, to the east by the subject waterway, and to the west by Barefoot Beach Blvd.

The SRS was conducted on May 5, 2023, between approximately 10:30a.m. and 11:15 a.m. Site conditions on that day consisted of mostly sunny skies with a gentle southeast breeze approximately 5-10mph. Water clarity was good too fair which allowed for approximately 12-24 inches of visibility. The ambient air temperature was approximately 78 degrees Fahrenheit with an incoming tide. A low tide occurred before the site visit at approximately 7:34 a.m. and reached approximately 0.9' feet above the Mean Low Water Mark. High tide was achieved after the site visit at approximately 12:48 p.m., reaching approximately 2.5 feet above the Mean Low Water Mark.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

2 OBJECTIVE

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

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

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire subject property shoreline for the proposed dock and boathouse installation but also the area within 200 ft. of the proposed site as required by the Collier County LDC. The components utilized for this survey included:

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

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. Neighboring properties, adjacent docking facilities, existing docks, 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 dock taking notes and compiling findings on an aerial of the project site. Ordinarily, if any resources are found, they are photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrat.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

4 RESULTS

The substrate found within the surveyed area consists of only 1 different characteristic being a silty muck material with shell debris. There was also a lot of other debris observed in the surrounding area, mostly from the recent storm surge that affected this area. Depths increased gradually with distance from the shoreline to the middle of the waterway and then got shallower as we reached the other side of the waterway up along the mangrove shoreline with depths ranging from approximately 2 to 10 feet.

During the survey, no seagrasses, nor oysters, or other resources were observed in any capacity. Accordingly, no impacts to submerged resources are expected to occur as the result of the proposed project other than a few lateral mangrove branches being trimmed to maintain access. A list of species observed during the SRS can be seen below in Table 1.

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

Common Name	**Scientific Name**
Eastern mudminnow	*Umbra pygmaea*
Sheepshead	*Archosargus probatocephalus*
Gray Snapper	*Lutjanus griseus*
Common Snook	*Centropomus undecimalis*

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

5 CONCLUSION

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded few results. An existing docking facility is present along the shoreline and associated boatlifts, both of which are damaged from the recent storm. There were no seagrasses or other marine resources that were observed anywhere within the vicinity of the project site other than mangroves. There were significant amounts of barnacles and shell debris observed in and around the mangrove roots and on docks piles contained up along the shoreline. Based off these observations it is THA opinion that the proposed project will not have any negative impacts to any submerged resources nor the subject waterway water quality.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

6 PHOTOS



Photo 1: Existing property shoreline and dock.



Photo 2: View from existing dock of subject waterway

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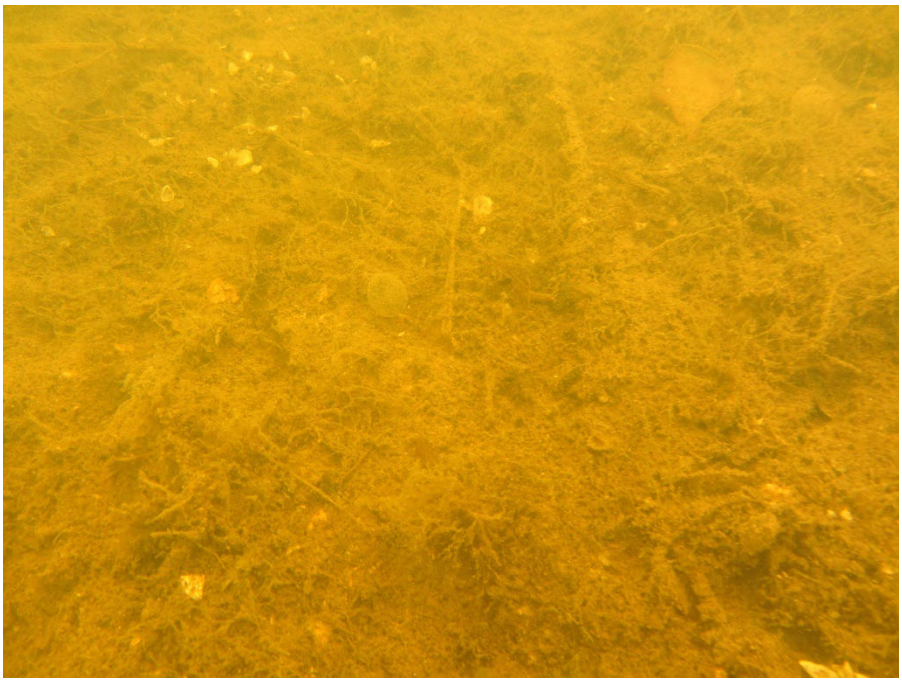


Photo 3: View of typical bottom sediment with shell debris.



Photo 4: Sediment with heavy shell debris close to mangrove shoreline. .

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd



Photo 5: Muck/silt sediment out in deeper portions of waterway.



Photo 6: Adjacent docks looking north.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd



Photo 7: Adjacent dock looking south.

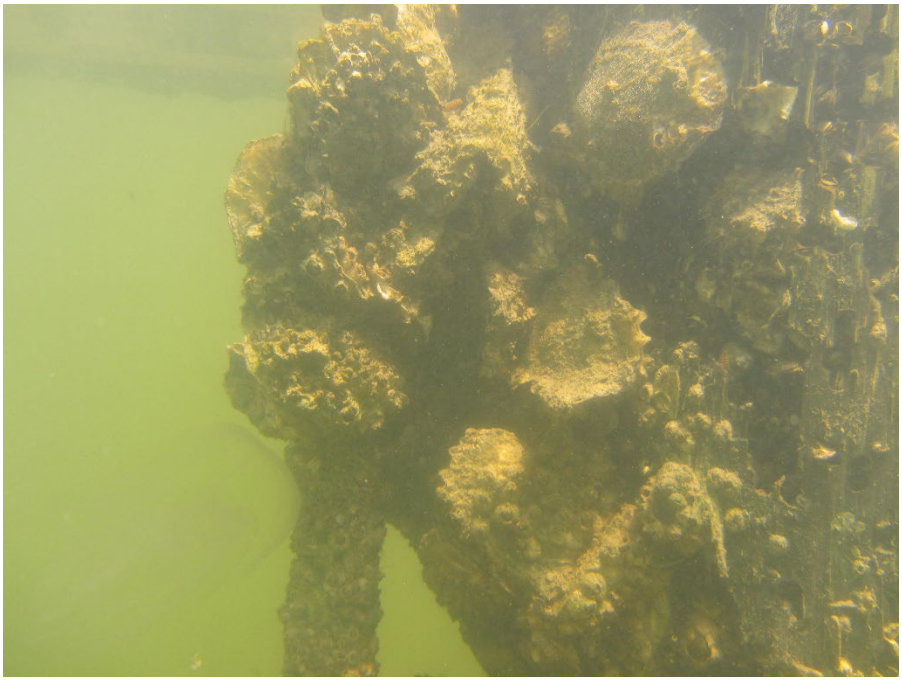


Photo 8: Oyster and barnacle growth on existing dock piles and mangrove roots.

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd

SKETCH OF BOUNDARY SURVEY

SURVEY #23483

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

Property Address:
220 Barefoot Beach Boulevard
Bonita Springs, Florida 34134

Certified To:
Craig Fenneman

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

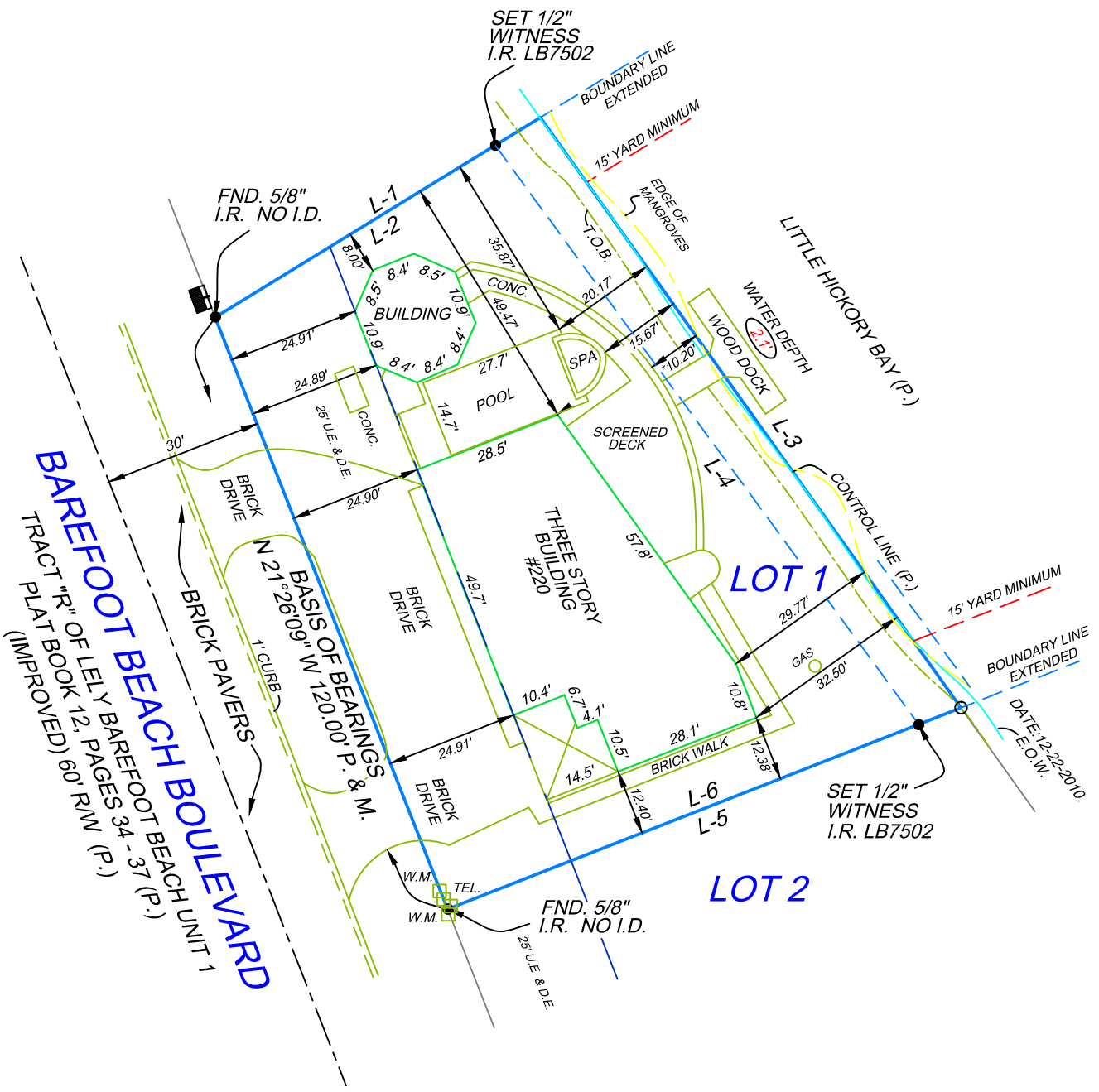
Flood Zone Information:
Community Number: 120067
Panel: 0179 Suffix: H
Effective Date: 05/16/2012
Flood Zone: VE BFE: 13' N.A.V.D. 1988
(SEE NOTE # 11)

Legal Description As Furnished:
Lot 1, BAYFRONT GARDENS, according to the plat thereof as recorded in Plat Book 14, Page (s) 114-117, inclusive, of the Public Records of Collier County, Florida.

DATE OF SURVEY	DRAWN BY
08/12/2022	N.G.
COMPLETION DATE:	CHECKED BY
08/22/2022	K.S.

BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N 21°26'09" W FOR THE EAST R/W OF BAREFOOT BEACH BOULEVARD.

L-1= N 58°25'00" E 72.00' P.
L-2= N 58°25'00" E 61.99' M.
L-3= S 35°28'40" E 136.77' P. & C.
L-4= S 36°10'09" E 135.37' M. (SURVEY TIE-LINE)
L-5= S 68°33'15" W 104.05' P. & C.
L-6 =S 68°36'59" W 95.49' M.



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 OR PLANNING.
12. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.

POINTS OF INTEREST:
1. DRIVEWAY CROSSES EASEMENT.
2. YARD MINIMUMS PER BONITA SPRINGS BUILDING DEPARTMENT (SEE NOTE # 11).

1 inch = 30' ft.
GRAPHIC SCALE
0 15 30

I hereby certify that A Survey of the hereon described property was made under my direction per Standards of Practice as per Chapter 5J-17.053, F.A.C. & pursuant to section 472.027, Florida Statutes.

KENNETH SARRIO
Professional Surveyor & Mapper
PSM No. 6348 State of Florida

KENNETH SARRIO License No. 6348 STATE OF FLORIDA Professional Surveyor and Mapper

A.E.	ACCESS EASEMENT	D.E.	DRAINAGE EASEMENT	I.E.	INGRESS / EGRESS EASEMENT	P.C.P.	PERMANENT CONTROL POINT	PLT.	PLANTER	EXISTING ELEVATION	WATER VALVE
B.D.	BRASS DISC	D.H.	DRILL HOLE	I.R.	IRON ROD	PK	PARKER-KALON NAIL	R.	RADIAL	PROPOSED ELEVATION	= CENTER LINE =
BLDG.	BUILDING	F.F.	FINISHED FLOOR	L.M.E.	LAKE MAINTENANCE EASEMENT	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY	IRON ROD	POWER POLE
B.R.	BEARING REFERENCE	FND.	FOUND	M.	FIELD MEASURED	P.L.S	PROFESIONAL LAND SURVEYOR	S.D.	STORM DRAIN	CONCRETE MONUMENT	WELL
C.	CALCULATED	GEN.	GENERATOR	M.E.	MAINTENANCE EASEMENT	P.T.	POINT OF TANGENCY	SCRN.	SCREENED	CATCH BASIN	EXISTING FIRE HYDRANT
CATV	CABLE TV. RISER	ELEC.	ELECTRIC BOX	M.E.S.	MITERED END SECTION	P.O.B.	POINT OF BEGINNING	T.B.M.	TEMPORARY BENCH MARK	FENCE	BENCH MARK
C.B.	CATCH BASIN	ENCL.	ENCLOSURE	N.& D.	NAIL & DISK	P.E.P.	PROPOSED POOL EQUIPMENT	TEL.	TELEPHONE FACILITIES	NAIL	LAMP POST
C/O	CLEAN OUT	E.O.W.	EDGE OF WATER	N.R.	NON-RADIAL	P.R.C.	POINT OF REVERSE CURVATURE	T.O.B.	TOP OF BANK	CONC. CONCRETE	
C.M.	CONCRETE MONUMENT	EQ.	EQUIPMENT	O.H.L.	OVERHEAD LINE	P.R.M.	PERMANENT REFERENCE MONUMENT	U.E.	UTILITY EASEMENT	N/A NOT APPLICABLE	
C.U.E.	COUNTY UTILITY ESMT.	ELEV.	ELEVATION	P.	PLAT	P.U.E.	PUBLIC UTILITY EASEMENT	W.M.	WATER METER		
C.V.G.	CONC VALLEY GUTTER	I.D.	IDENTIFICATION	P.C.	POINT OF CURVATURE	P.C.C.	POINT OF COMPOUND CURVATURE				
D.	DEEDED	I.P.	IRON PIPE	P.C.C.	POINT OF COMPOUND CURVATURE	PROP.	PROPOSED				

Attachment: Attachment D - Applicant's Backup - application and supporting documents (27070 : PL20230006177 BD 220 Barefoot Beach Blvd Fenneman Dock)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 26997
Item Summary: Petition No. VA-PL20230003394 – 1231 15th Street SW - Request for a 41.2-foot variance from the Land Development Code Section 2.03.01.B.1.b.4 to reduce the required minimum 100 feet separation distance from the adjacent residence to the north to 59.8 feet for an existing permitted accessory shelter for horses on the subject property described as the south 150 feet of Tract 10, Golden Gate Estates, Unit No. 193 subdivision, located at 1231 15th Street SW, Naples, FL 34117 in Section 17, Township 49 South, Range 27 East, Collier County, Florida. (Coordinator: Sean Sammon, Planner III) (Commissioner District 5)

Meeting Date: 11/09/2023

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
10/16/2023 4:49 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
10/16/2023 4:49 PM

Approved By:

Review:

Operations & Regulatory Management	Michael Stark	Review Item	Completed	10/20/2023 9:22 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/24/2023 3:28 PM
Zoning	Sean Sammon	Review Item	Skipped	10/16/2023 4:47 PM
Zoning	Ray Bellows	Review Item	Completed	10/24/2023 5:54 PM
Zoning	Mike Bosi	Division Director	Completed	10/27/2023 4:19 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	11/09/2023 9:00 AM	

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

STAFF REPORT

TO:	COLLIER COUNTY HEARING EXAMINER
FROM:	ZONING DIVISION - GROWTH MANAGEMENT DEPARTMENT
HEARING DATE:	NOVEMBER 9, 2023
SUBJECT:	PETITION NO. VA-PL20230003394, BARN VARIANCE

PROPERTY OWNER/APPLICANT:

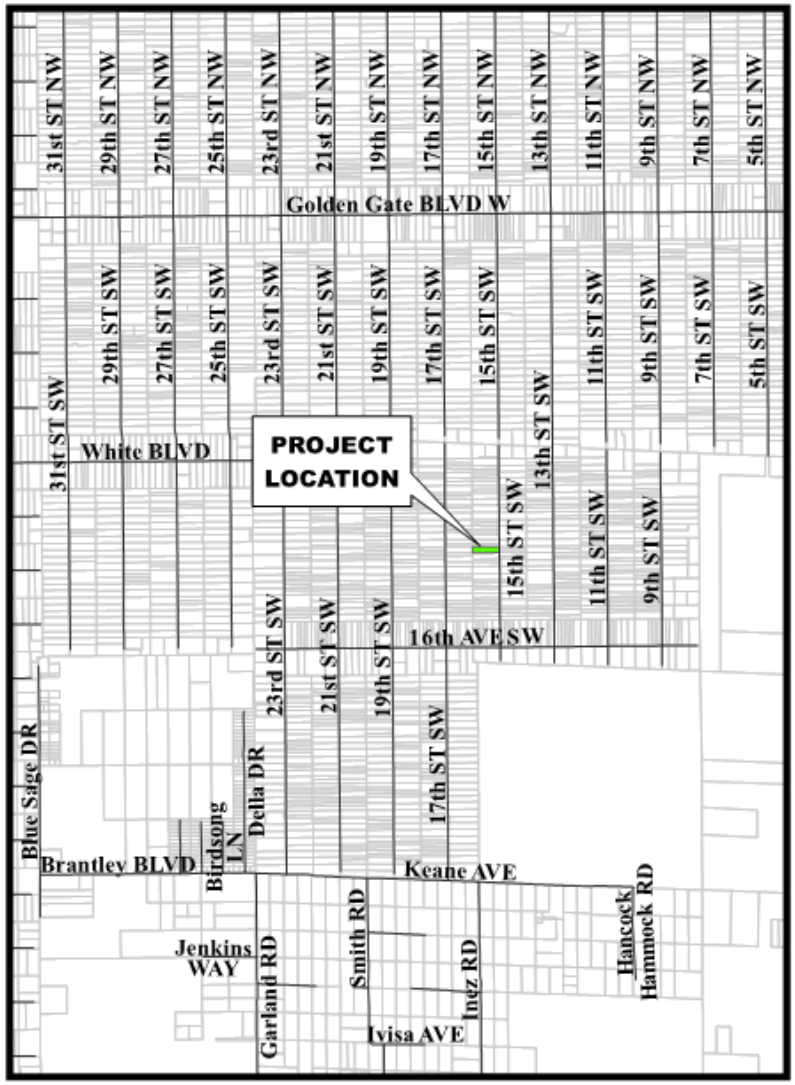
Donnie and Rebecca Brewer
1231 15th Street S.W.
Naples, FL 34117

REQUESTED ACTION:

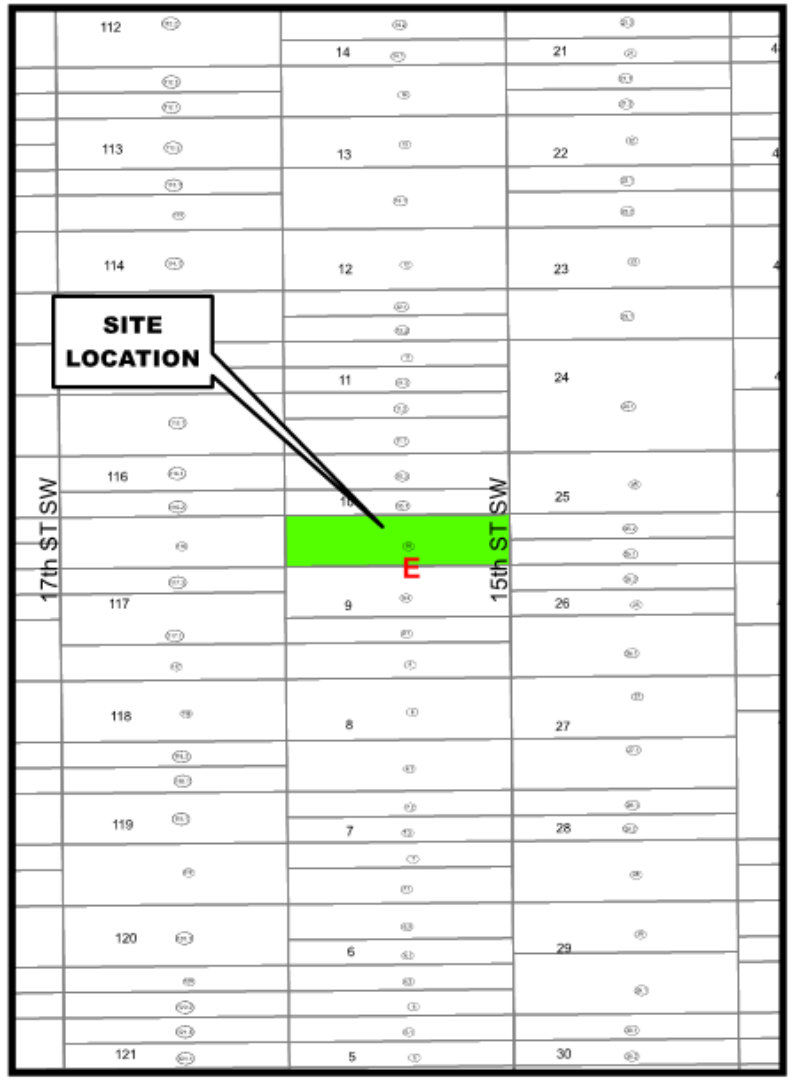
The petitioner requests that the Hearing Examiner approve a 41.2-foot variance from the Land Development Code Section 2.03.01.B.1.b.4 to reduce the required minimum 100 feet separation distance from the adjacent residence to the north to 59.8 feet for an existing permitted accessory shelter for horses.

GEOGRAPHIC LOCATION:

The subject ±2.27-acre property described as the south 150 feet of Tract 10, Golden Gate Estates, Unit No. 193 subdivision is located at 1231 15th Street S.W., on the west side of 15th Street S.W., in Section 17, Township 49 South, Range 27 East, Collier County, Florida. *(Please see the Location Map on the proceeding page.)*



Location Map



Zoning Map

Petition Number: PL20230003394

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 :

PURPOSE/DESCRIPTION OF PROJECT:

The subject property was originally developed as a one-story single-family residence in 1984 under building permit number 84-1379. The current property owners acquired the property on June 27, 1990, with the primary reason to have horses. The owner's purchase was mainly because of an existing barn and other structures catered to equine purposes. Staff confirmed from the historic aerials included below that this is evident and supports the barn's existence since at least 1995.

In 2002, the adjacent property to the north, 1221 15th Street SW, folio 45841080008, was purchased, and a new single-family residence was developed under building permit number 2002011398 - (COED 6/13/2002). This property, 1221 15th Street SW, is a pre-existing nonconforming lot with a lot width of 75 feet and minimum side setbacks of 7.5 feet. In December 2003, Code Enforcement served a notice of violation on the subject property, 1231 15th Street SW, for a shed and two pole barns that were not permitted under case number 2003120586. The current property owners, Donnie and Rebecca Brewer complied and proceeded to have the existing barn architected, engineered, and finally permitted under building permit number 2004031300 with a certificate of occupancy issued August 23, 2004.

The adjacent property to the north, 1221 15th Street SW, has had several property owners. The current owner, Joselin Banegas, purchased the property in 2018 and started contacting Code Enforcement in 2022 with complaints against the subject property, 1231 15th Street SW, owned by the Brewers. This is a brief history of the permits and code cases associated with both properties:

Donnie and Rebecca Brewer, folio 45841040006, 1231 15th Street S.W., Naples, FL 34117:

- **Permit 84-1379** – Residence COED on 10/1/1984
- **Permit 2003120586** – "MAJOR HOUSE CONSTRUCTION WORK" WITH NO PERMIT BOARD
- **Permit 2004020945** – 12x20 storage shed COED 8/23/2004
- **Permit 2004031300** – COED 8/23/2004 HORSE STALLS/NO ELEC, NO SLAB, NO PLUMB
- **Permit 2006110259** – COED 3/1/2001(Shed) STORAGE BLDG. NO ELEC/PLUMB 1240 SQ FT
- **PRFW20221045904** – Fence Finalized 4/28/2023
- **Code Case - CEA20220009458 –** Structure being used to shelter and/or for feeding of a horse does not meet required setbacks from adjacent property's residential structure.
- **PRAC20230204433**- Issued; Alter existing 5-stall barn, turning 4 northern stalls into dry storage

Joselin Banegas, folio 45841080008, 1221 15th St SW, Naples FL, 34117:

- **Permit 2002011398** – Residence COED on 6/13/2002
- **PRAC20221255601** – Issued 9/6/2023: BUILD CHICKEN COOP - 3 COOPS 8X7 EACH ATTACHED (24x7) EACH WITH FRAMING, SHINGLE ROOF, CHICKEN WIRE MESH DOORS, AFTER THE FACT.
- **Code Case - CESD20220009626** - Unpermitted chicken coop in rear of property

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

- **Code Case 2003081401** - DID OBSERVE A WHITE NISSAN SENTRA WITH NO VALID TAG

Over time, the Brewers complied with several complaints and violations except for code case number CEA20220009458, which was for the "structure used to shelter and/or feeding of a horse does not meet required setbacks from adjacent property's residential structure." The existing permitted barn is setback 37.5 feet from the north side property line. However, it's located 59.8 feet from the adjacent residence to the north, which is the purpose for the variance request since the structure to house horses is less than the minimum required separation distance to an adjacent residence of 100 feet, according to LDC Section 2.03.01.B.1.b.4.

The barn structure is strong and sturdy, having been in the same location for several decades, withstanding many hurricanes. The barn consists of five stalls; the only stall that houses and feeds the current horse is well beyond the minimum required 100 feet separation. The barn is one structure that includes the stall that houses and feeds the horse; therefore, the variance will apply to the overall structure. The option to remove the structure would be unduly burdensome since this structure has been on the property in the same location for over 30 years and was permitted 19 years ago. It was permitted as only meeting the setbacks from the property lines. However, this was in error since it was within the required 100 feet minimum separation from an adjacent residence. The option to relocate the structure would be financially excessive; the suggestion to relocate the structure on the Brewers' property would cause the same separation distance issue with the neighbor to the south and require the removal of vegetation and trees that, if possible, the Brewer's would prefer to avoid since this would result in additional costs. The subject property owner even installed a fence to offer privacy to help mitigate any nuisance issues. The subject property owners have experienced an ever-increasing financial hardship with ongoing complaints from the adjacent neighbor.

In summary, the current structure has existed for 30 years or more. The adjacent residence to the north, at 1221 15th Ave SW, was developed and constructed in 2002. The horse barn was permitted in 2004, along with a certificate of occupancy, with no other issues or complaints. The subject property is a legally conforming lot containing 30-foot setbacks from the side property lines. The adjacent property to the north is a legal, nonconforming lot with side setbacks of 7.5 feet, yielding a narrower building footprint for the residential structure. The horse barn is located 59.8 feet from the adjacent residence to the north, which is within the 100 feet minimum separation distance from the adjoining residence. The subject property owners installed an 8-foot-tall wooden privacy fence to help resolve the ongoing complaints.

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

SURROUNDING LAND USE AND ZONING:

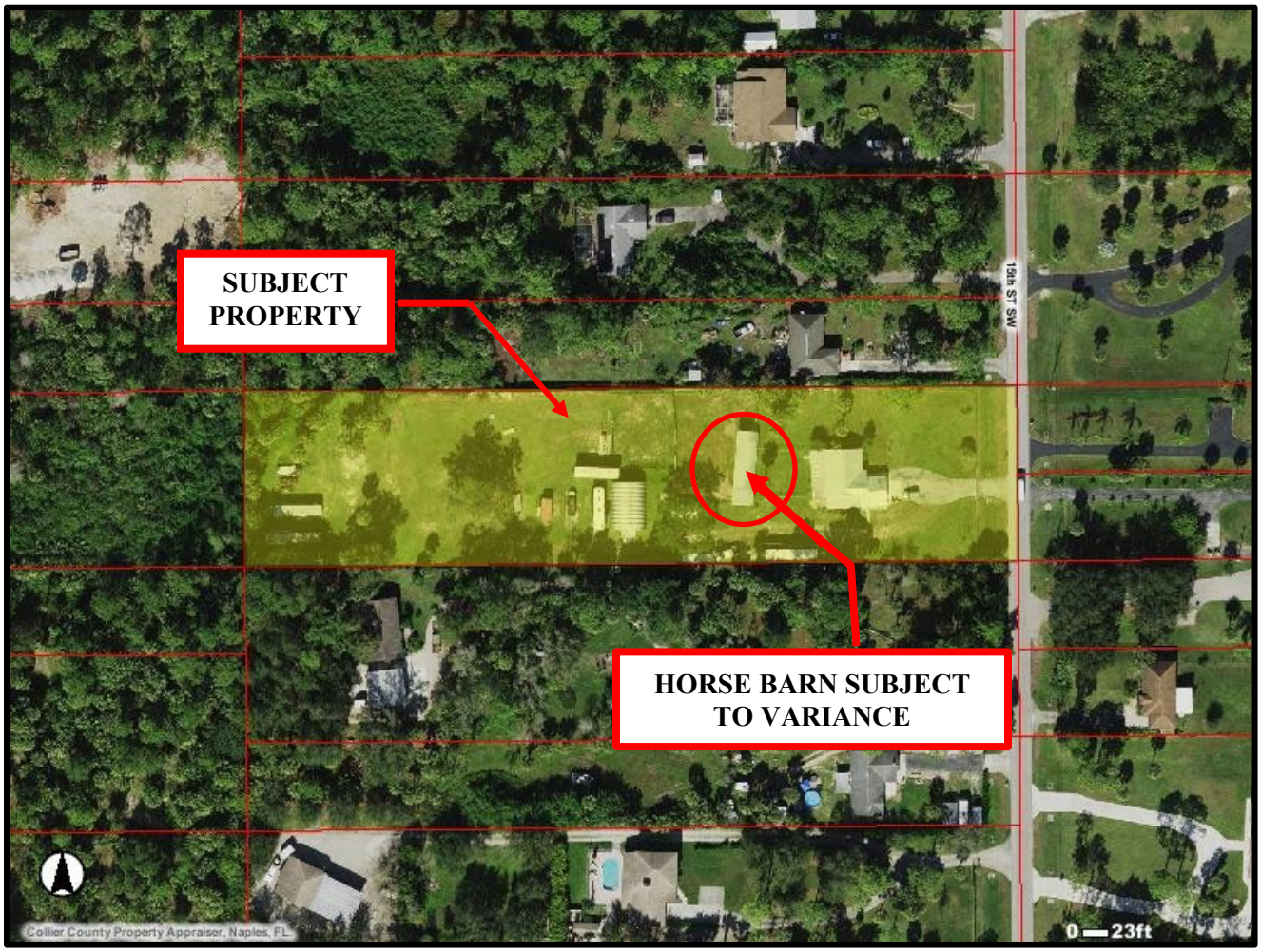
SUBJECT PARCEL: A single-family residence with a zoning designation of Estates

North: Single-family residence with a zoning designation of Estates

East: 15th Street S.W., a 60-foot-wide right-of-way, and then a single-family residence, with a zoning designation of Estates

South: Single-family residence with a zoning designation of Estates

West: Single-family residence with a zoning designation of Estates

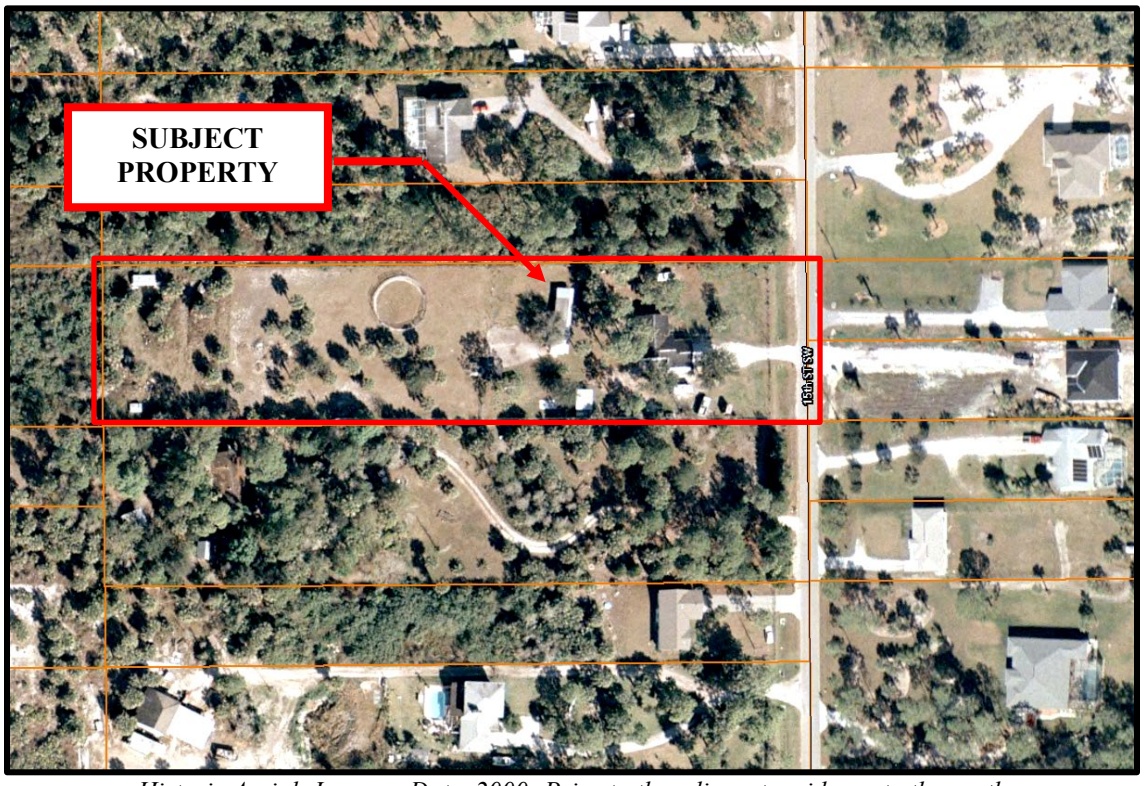


Aerial; Source: Collier County Property Appraiser

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

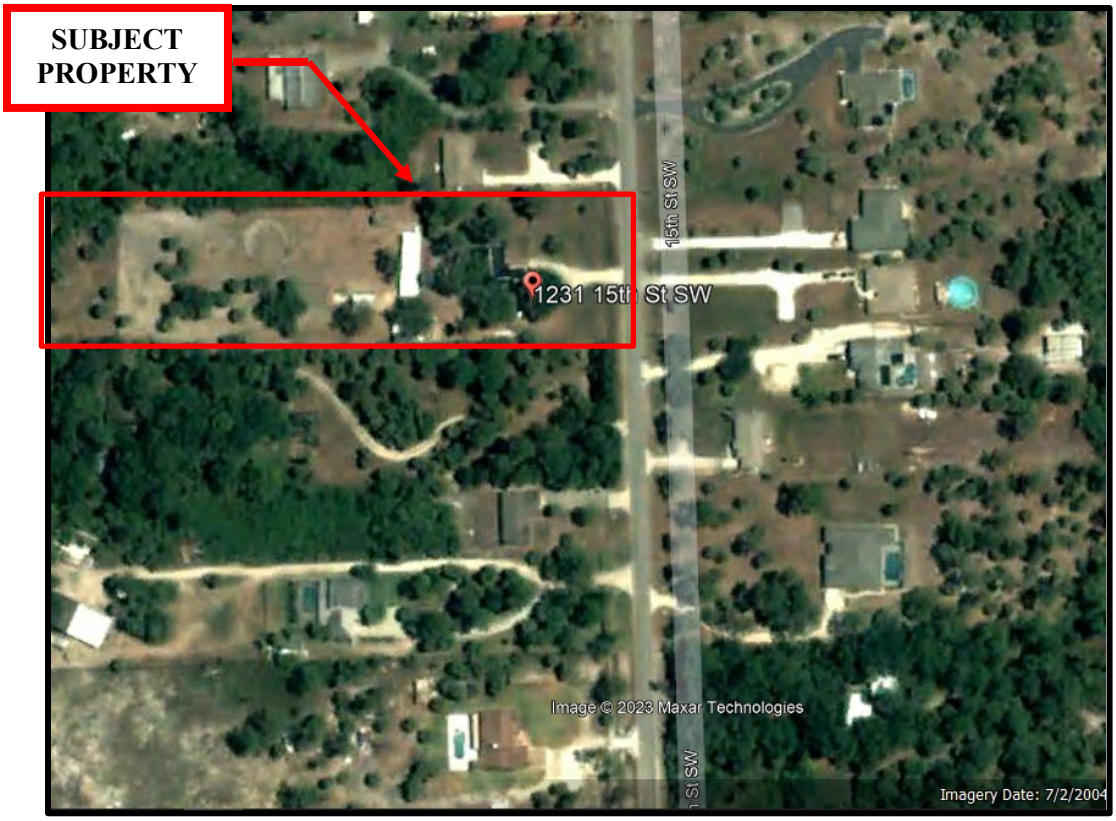


Historic Aerial: Imagery Date, February 20, 1995; Prior to the adjacent residence to the north

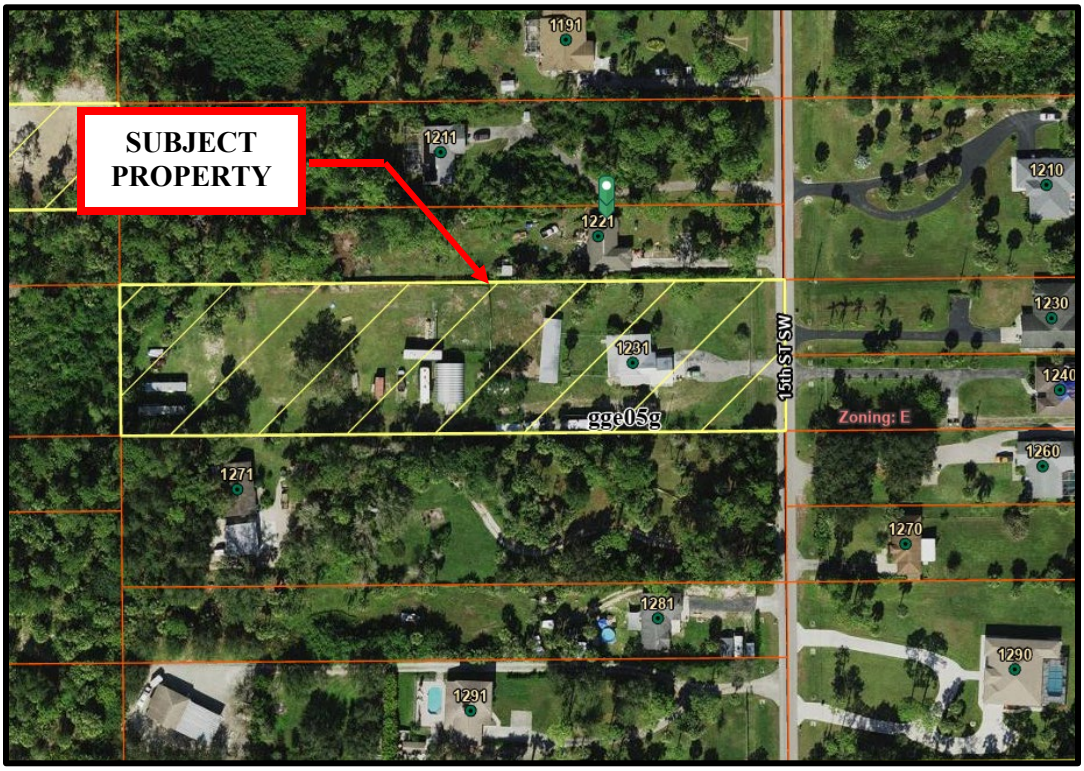


Historic Aerial: Imagery Date, 2000; Prior to the adjacent residence to the north

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)



Historic Aerial: Imagery Date, July 2, 2004; Following the horse barn structure being permitted



Zoning Map, October 2023; Source: Collier County Information Technology GIS

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is located in the Estates designated area identified in the Golden Gate Area Future Land Use Map (FLUM) of the Golden Gate Area Master Plan (GGAMP) Element 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 subject petition seeks a variance for an accessory use to a single-family home, which is an authorized use in this land use designation. This land use category is designed to accommodate residential uses, including single-family. The single-family home use is consistent with the Future Land Use Map of the GMP.

ANALYSIS:

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

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

The peculiar location of the horse barn dates back over 30 years, when the original owners of the property erected the barn for equine purposes. The horse barn measures 59.6' x 15', allowing up to 5 horses, the legal limit allowed by code enforcement ordinances, and is located on a legally conforming 150-foot-wide lot. The horse barn has been maintained in its current location along with being the Brewer's quality of life since 1990, when they purchased the property with the sole intent to participate in the equine industry. The barn is permitted under building permit number 2004031300 and is located near the permitted shed/feed room and a wash rack for bathing. The horse barn is also enclosed within the permitted fenced-in area. The horse barn was built in its current location as it was the only cleared area, with the remaining property being overgrown with trees and brush. The current location of the horse barn fits the property and cannot be relocated as the same setbacks and encroachment issues will occur with the southern neighbor or other current landscape or structures. The subject property owners did their due diligence in 2004 to comply with the building permit application and requirements and have relied on those permits and inspections to be compliant.

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

Special conditions and circumstances that do not result from the applicant's action are that the horse barn was built over 30 years ago on a legally conforming lot and existed when the current subject property owners purchased the 1231 15th ST SW property in 1990. In 2004, the barn was brought up to code with current architectural and engineered drawings and a Collier County permit, building permit number 2004031300. The 2004 permit describes the job as horse stalls with rear, left, and right setbacks as 30 feet. We relied on good faith and the county's permit to be in legal standards and compliance with the LDC until now. The northern residence at 1221 15th ST SW was built in 2002, and at no time did any problems arise from any encroachment or setback requirements of the current location of the barn to the adjacent residence to the north. The 1221 15th ST SW residence has had numerous owners, with the

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

current owner residing since 2018; no issues arose until recently in 2022 when the code case pertaining to the encroachment in the separation distance with the adjacent neighboring structure to the north.

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

Yes, the literal interpretation of the LDC works unnecessary and undue hardships and creates a difficulty for the barn's location. The main hardship is that the property does not have the open space for the barn to be moved unless it were to create a similar encroachment with the adjacent neighbor to the south. Trees and brush have been removed for fence placement and other legally permitted structures. There currently stands a large oak tree in the middle of the back of the property, palm trees throughout the property, and a south neighbor situated at the back of their property, which the horse barn would not meet the LDC Section 2.03.01.B.1.b.4 required separation distance of 100 feet if moved to the rear of the property. We do not wish to remove more trees as we wish to preserve the oak and palm trees. The current location of the horse barn in question is the best all-around location of the property since it has existed there for over 30 years. Another undue hardship is the financial burden that would arise with trying to move or relocate the horse barn.

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

Yes, the minimum variance requested is 40.2 feet and is the most reasonable use of the land since the barn has existed in the present location for over 30 years, and the request is not an increase from the current conditions. This request is to separate the existing horse barn from the adjacent neighbor located north at 1221 15th ST SW. The adjacent lot is a nonconforming 75-foot-wide lot with a side property line set back of only 7.5 feet instead of the 30-foot side setback as the conforming lot for the subject property. The request will allow the existing barn to remain where it has been for several decades, and permitted since 2004, at a distance of 59.8 feet from the adjacent residence north of the north side property line. If the subject property owners were to have to relocate the horse barn, it would cause an excessive financial burden. The owners have already incurred expenses installing an 8-foot wood privacy fence the entire length of the north property lot to create peace and harmony with the north neighbor. They have also complied with each code enforcement case open, including this most recent one concerning the encroaching barn.

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

No, the variance request of 40.2 feet is only being requested to separate the current horse barn from the adjacent residence to the north. To reiterate, the adjacent lot to the north is a nonconforming lot with a side property line setback of only 7.5 feet, while the subject property since it is a conforming lot, has a side setback of 30 feet. The horse barn has existed for over 30 years and was brought to be code-compliant in 2004. No special privilege is being sought

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

as the subject property owners are attempting to uphold the building permit number 2004031300 that was granted in 2004. The neighboring residence on the adjacent property to the north was built in 2002 and has since had multiple homeowners with no problems arising until the recent discovery of the setback deficiency.

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

Yes, in the Estates Zoning District, according to LDC Section 2.03.01.B.1.b.4, keeping horses not exceeding two per acre is allowable as an accessory to a permitted single-family dwelling. Granting this variance of 40.2 feet will be in harmony with the LDC, and it will not be injurious or detrimental to the public. The subject property owners are requesting the variance to continue the livelihood and family memories they have made over the past 30 years. The owners have been legally compliant and have attempted to rectify the outstanding issues and be a good neighbor by applying for the variance. The owners have tried to be amicable with all the neighbors, and in their duration as the subject property owners, they have never had problems with any neighbors until recently. The owners have erected an 8-foot wooden privacy fence, hoping to alleviate ongoing issues.

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 subject property is a legally confirming lot located in the Golden Gate Estates, absent of preserves, lakes, or golf courses, specifically. The subject lot was developed in 1987 with a single-family residence, and the subject property was originally minimally cleared. Perms were granted later to remove trees for other structures and for a fence. According to the aerial, the owners might have to remove some trees on their property to provide possible space if they could manage to relocate the barn. However, the owners rightfully prefer to keep the remaining trees to maintain the natural essence of the Estates Zoning District on the subject property. Also, the adjacent property to the north is a legally nonconforming lot with 7.5-foot side setbacks for a 75-foot-wide lot. According to the survey, the subject property residence and the adjacent property residence to the north only have a 64.6 feet separation distance between them. Granting the variance will offer legal continuity for the property owners who have resided on the subject property for over 30 years.

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

Yes, granting the requested variance will be consistent with the Growth Management Plan.

CONCURRENT LAND USE APPLICATIONS:

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

COUNTY ATTORNEY OFFICE REVIEW:

The County Attorney's Office has reviewed the staff report VA-PL20230003394, revised on September 15, 2023. – DP

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner **approve** the following for Petition VA-PL20230003394, Barn Variance:

A 41.2-foot variance from the Land Development Code Section 2.03.01.B.1.b.4 to reduce the required minimum 100-foot separation distance from the adjacent residence to the north to 59.8 feet for an existing permitted accessory shelter for horses, as depicted on the Boundary Survey. (Please see Attachment B: Boundary Survey dated June 30, 2023)

Attachments:

A. Backup Package
B. Boundary Survey
C. Property Card & Deed
D. Subject Property Building Permit Number 2004031300
E. Adjacent Northern Property Building Permit Number 2002011398
F. Site Plan & Detail for Proposed Variance
G. Legal Ad & HEX Sign Posting
H. Letter of Objection & Photos: March 7, 2023
I. Letter of Good Character & Fence Photos
J. Code Enforcement Case: CEA20220009458
K. Letter of Objection from Attorney: October 4, 2023

Attachment: PL20230003394 - Staff Report - Barn Variance 45841040006 - SS 10.23.2023 (26997 : PL20230003394 Barn Variance - 45841040006)

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- ✓ Application, to include but not limited to the following: pgs info from app pre app notes criteria
  - ✓ 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. Deeds
- ✓ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- NA Affidavit of Unified Control
- ✓ Affidavit of Representation DLB RLB sign compliance/affidavit
- ✓ Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.) survey details
- NA NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- NA Traffic Impact Study (TIS)
- NA Environmental Data
- NA Historical/Archeological Survey or Waiver
- NA Utility Letter
- NA Deviation Justifications

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

✓ Boundary Survey - full survey

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

NA Submerged Resource Surveys may be included here if required.

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

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

Rebecca D. Brewer
Signature of Agent Representative

10.5.2023
Date

Rebecca D. Brewer
Printed Name of Signing Agent Representative

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Completed Application for Variance

1231 15th ST SW

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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

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): Donnie + Rebecca Brewer

Name of Applicant if different than owner: _____

Address: 1231 15th ST SW City: Naples State: FL ZIP: 34117

Telephone: _____ Cell: 239·872·9944 ~~Fax:~~ 239·289·6706 (mai

E-Mail Address: sinbadbo@comcast.net

Name of Agent: NA

Firm: _____

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

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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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: 45841040006 **Section/Township/Range:** 17 / 49 / 27

Subdivision: 376600 Golden Gate Est **Unit:** 193 **Lot:** ____ **Block:** ____

Metes & Bounds Description: _____ **Total Acreage:** 2.27

Address/ General Location of Subject Property: 1231 15th ST SW Naples FL 34117

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Estates E	Single Family Residential
S	Estates	Single Family Residential
E	ROW/Estates	15th ST SW/Single Family residenital
W	Estates	Single Family Residential

Minimum Yard Requirements for Subject Property:

Front: 75 **Corner Lot:** Yes ☐ No ☒

Side: 30 **Waterfront Lot:** Yes ☐ No ☒

Rear: 75

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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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: NA
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

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

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

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

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

NATURE OF PETITION

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

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

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

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

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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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 X No If yes, please provide copies.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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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)	1	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	1	☒	☐
Survey of property showing the encroachment (measured in feet)	2	☒	☐
Affidavit of Authorization, signed and notarized	2	☒	☐
Deeds/Legal's	3	☒	☐
Location map	1	☒	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☒
Historical Survey or waiver request	1	☐	☒
Environmental Data Requirements or exemption justification	3	☐	☒
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☒	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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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
☐	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 Paid
- ☑ **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

Donnie Brewer
Applicant Signature

4-27-2023
Date

DONNIE BREWER
Printed Name

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Narrative Statement:

1231 15th ST SW

Barn Variance Request

PL20230003394

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

The Brewers, residing at 1231 15th ST SW, Naples, FL 34117 requests a variance to reduce the minimum setback between their horse barn and the adjacent northern residential structure from 100 feet to 59.8 feet. Per the setback requirements of section 2.03.01., "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.

- The current structure has been in the same location since 1984
- Northern resident was built in 2002, with no mention or concern of 100' setback requirement
- Horse barn was permitted in 2004, with no mention of the 100' setback requirement
- Horse barn meets the regular property line setback of 30 feet.
- Variance request property of 1231 15th ST is a legal conforming lot with side setbacks of 30 feet
- Northern neighboring property at 1221 15th ST SW is a nonconforming lot with side setbacks of 7 feet. Their residential structure is offset to the southern side of their property
- 8' wood privacy fence installed in hopes to solve any issues

The Brewers have encountered a large financial hardship with the other complaints the neighbor has filed and the fence that has been constructed. We have investigated moving or altering the current barn, but the barn will not fit if moved. We would have the same setback limits with the southern neighbor along with the other structures and vegetation on the property.

The Brewers would like to put this past us and move forward. We would like to see complaint # CEA20220009458 closed, and a variance passed.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Variance Criteria

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Criteria for Variances-
Horse Barn request at 1231 15th ST SW, Naples FL 34117

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

-The peculiar location of the horse barn dates back over 30 years when the original owners of the property erected the barn for equine purposes. The horse barn measures 59.6' x 15', allowing up to 5 horses, the legal limit allowed by code enforcement ordinances, and is located on a legal conforming 150 x 660 lot. The horse barn has been maintained in its current location along with being the Brewer's quality of life since 1990 when they purchased the property with the sole intent to participate in the equine industry. The barn is permitted under permit #2004031300 and is located near the permitted shed/feed room, and a wash rack for bathing. The horse barn is also enclosed within the permitted fenced in area. The horse barn was built in its current location as it was the only area cleared with the remaining property being very overgrown with trees and brush. The current location of the horse barn fits the property and cannot be relocated as the same setbacks and encroachment issues will occur with the southern neighbor or other current landscape or structures. Another peculiar circumstance is this issue could have been avoided if it was addressed in 2002 upon the development of the north property at 1221 15th ST SW under permit #2002011398 or in 2004 when the barn was upgraded and permitted permit #2004031300, the Brewer's did their due diligence in 2004 to comply with the building permit application and requirements and have relied on those permits and inspections to be compliant.

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.

-Special conditions and circumstances which did not result from the action of the applicant are that the horse barn was built over 30 years ago on a legal conforming lot and was existing when the current owners, Mr. and Mrs. Brewer, purchased the 1231 15th ST SW property in 1990. In 2004 the barn was brought up to code with current architectural and engineered drawings and a Collier County permit, permit #2004031300. The 2004 permit states the job description as horse stalls with rear, left, and right setbacks as 30.00. We relied on good faith and the county's permit that we were in legal standards and compliance with the LDC until now. The northern residence at 1221 15th ST SW was built in 2002 and at no time did any problems arise from any encroachment or setbacks requirements of the current location of the barn. The 1221 15th ST SW residence has had numerous owners with the current owner residing since 2018, no issues till 2021.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

C. Will a literal interpretation of the provisions of the LDC work unnecessary and undue hardship on the **applicant** or create practical difficulties on the **applicant**.

-Yes, Unnecessary and undue hardships will occur if the variance request is not granted. The main hardship is that the property does not have the open space for the barn to be moved. Trees and brush have been removed for fence placement and other legal permitted structures. There currently stands a large oak tree in the middle of the back of the property, palm trees throughout the property, and a south neighbor situated at the back of their property which the horse barn would not meet the LDC setbacks of 100 feet if moved to the rear of the property. We do not wish to remove anymore trees as we wish to preserve the oak and palm trees. The current location of the horse barn in question is the best all-around location of the property. Another undue hardship is the financial burden that would arise with trying to more or relocate the horse barn.

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, the minimum variance requested is 40.2 feet and is the most reasonable use of the land. This request is to separate the existing horse barn from the adjacent neighbor located at 1221 15th ST SW, Naples, FL 34117. The lot located at 1221 15th ST SW is a nonconforming 75 x 660 lot with a property line set back of only 7 feet instead of the 30-foot setback as the conforming lot at 1231 15th ST SW, Naples, FL 34117. This request is seeking approval to allow us to keep our existing barn in the same location it has been for the past 30 years on the property. The request will allow the existing barn to remain where it is at a distance of 59.8 feet from the adjacent residence north of the north property line. If the Brewer's were to have to relocate the horse barn it would cause a massive financial burden; the Brewer's have already incurred expenses installing an 8-foot wood privacy fence the entire length of the north property lot in hopes to create peace and harmony with the north neighbor.

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 variance requested of 40.2 feet is only being requested to separate the current horse barn from the northern neighbor located at 1221 15th ST SW, Naples, FL 34117. The lot located at 1221 15th ST SW is a nonconforming lot with a property line set back of only 7 feet while the property at 1231 15th ST SW, Naples, FL 34117 has a setback of 30 feet. The horse barn was built before 1990 and brought to code in 2004. No special privilege is being sought as the Brewers are just trying to uphold the permit #2004031300 that was granted in 2004. The north property was built in 2002 and has since had multiple homeowners with no problems arising from the recent discovery of the setback deficiency.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

F. Will granting the variance be in harmony with the intent and purpose of the LDC, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

-Yes, granting of the variance of 40.2 feet will be in harmony with the LDC as it encourages the advantages of living in Golden Gates Estates. The variance will not cause any injuries or otherwise detrimental to the public. The property at 1231 15th ST SW, Naples, FL 34117 is requesting the variance in order to continue the livelihood and family memories that they have been making over the past 30 years. They have raised their daughter with horses and the barn has impactful memories over the many years. The Brewers have also done right by the law and are trying to make things right and be a good neighbor by applying for the variance. The Brewers have tried to keep peace and be friendly with all our neighbors and in the 30 years of living at 1231 15th ST SW, Naples, FL 34117 the Brewers have never had problems with any neighbors till now. We have erected an 8' wooden privacy fence under in to hopes to help iron out any ongoing issues.

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.

-No. This is a legal confirming lot located in the Golden Gate Estates area. The lot was developed in 1987 with a single-family home. Property was originally minimally cleared. Permits were granted at later dates to remove trees for other structures and for a fence. We would like to keep the remaining trees to keep the natural essence of the estates. There are no natural preserves, lakes, or golf courses that are present on the property. Granting the variance does make the Brewers lives easier as they have built this life with memories over the past 30 years.

H. Will granting the variance will be consistent with the Growth Management Plan.

-Yes, granting of the variance requested will be consistent with the Growth Management Plan.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Warranty Deed

1231 15th ST SW, Naples, FL 34117

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Return to: (enclose self-addressed stamped envelope)
Name:
Craig "Red" Holland, Esq.
Address:
Same as below

REC 5.00
PRM 7.00
DOC 376.75
INT
IND
Copy 68,500.00

This instrument Prepared by:
Craig "Red" Holland, Esq.
1207 Third Street South
Suite 2
Naples, FL 33940
Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID TO INDIVID

NAPCO FORM 01

001540
OR BOOK

000509
PAGE

Recorded $ 376.75
Rec'd $ N/A
COLLIER COUNTY CLERK
BY Debi Craig DC

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

1990 JUN 27 AM 8:51
RECORDED
01394144
COLLIER COUNTY

This Warranty Deed Made the 25th day of June A. D. 19 90 by

Donald Williams and Toni L. Martin Williams, husband and wife

hereinafter called the grantor, to

Donnie L. Brewer and Rebecca L. Brewer, husband and wife

whose postoffice address is 5409 Trammell St. Naples, Fl. 33962

hereinafter called the 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)

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

The South 150 feet of Tract 10, GOLDEN GATE ESTATES, Unit 193, according to the plat thereof, as recorded in Plat Book 7, at Page 100, Public Records of Collier County, Florida.

Subject to a mortgage to Barnett Bank of Naples, dated January 6, 1987 and filed January 14, 1987, in O.R. Book 1244, Page 704, Public Records of Collier County, Florida, in the sum of $58,000.00, which sum Donnie L. and Rebecca L. Brewer expressly assume and agree to pay all the obligations of Donald Williams and Toni L. Martin Williams under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the*

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 90. *above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

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

Signed, sealed and delivered in our presence:

Donald Williams L.S.

Toni L. Martin Williams L.S.

STATE OF FLORIDA
COUNTY OF COLLIER

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

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

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 21,1991
BONDED THRU GENERAL INS. UND.

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

INSTR 5558263 OR 5511 PG 1592 RECORDED 5/18/2018 12:58 PM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $1,855.00 REC $18.50
CONS $265,000.00

Prepared by and return to:
Heights Title Services LLC
101 Aviation Drive North
Naples, FL 34104

File Number: 18-248
Parcel ID:45841080008
Consideration: 265,000.00

Warranty Deed

This indenture made on A.D. May 17, 2018 by

Nicholas Bustillo, a single man

whose address is: **3458 Bravada Way, Naples, FL 34119**
hereinafter called the "grantor", to

Joselin Banegas, a single woman

whose address is: **1221 15th Street Southwest, Naples, FL 34117**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Collier** County, **FL**, to-wit:

The South 75 feet of the North 180 feet of Tract 10, GOLDEN GATE ESTATES UNIT NO. 193, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 100, of the Public Records of Collier County, Florida.

Parcel Identification Number: 45841080008

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of **2017**.

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

Nicholas Bustillo

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Sabrina Mcgriff

Witness Signature

Print Name: Melissa Alford

State of Florida

County of Collier

Sworn To, Subscribed and Acknowledged before me on this 15 day of Mary 2018. by **Nicholas Bustillo** who is/are personally known to me or who has/have produced a valid driver's license as identification.

MELISSA ALFORD
MY COMMISSION # FF 152512
EXPIRES: September 3, 2018
Bonded Thru Notary Public Underwriters

Notary Public

Melissa Alford

Notary Print Name

My Commission Expires: _____

NOT CERTIFIED COPY

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Property Ownership Disclosure Form

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Donnie Brewer	50%
Rebecca Brewer	50%
1231 15th STSW	
Naples, Fl. 34117	

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Collier County

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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 _____1990_____

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

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Donnie Brewer
Agent/Owner Signature

4-27-2023
Date

DONNIE BREWER
Agent/Owner Name (please print)

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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

Zoning Pre-Application Meeting Notes

Petition Type: Variance (VA)
Date and Time: Tuesday 3/21/23 at 1:30 PM - Zoom

Assigned Planner: Sean Sammon

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

Project Information

Project Name: Barn Variance - 45841040006 (VA)

PL #: 20230003394

Property ID #: 45841040006 **Current Zoning:** Estates (E)

Project Address: 1231 15th St.SW **City:** Naples **State:** FL **Zip:** 34117

Applicant: Rebecca Dawn Brewer

Agent Name: Same **Phone:** 239-289-6706

Agent/Firm Address: 1231 15th St.SW **City:** Naples **State:** FL **Zip:** 34117

Property Owner: Donnie L.&Rebecca L Brewer

Please provide the following, if applicable:

i. **Total Acreage:** 2.27

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

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

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

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

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

_____

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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Meeting Notes

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

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

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

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

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Barn Variance-45841040006 – PL20230003394 – Pre-App Notes – Zoning – Sean Sammon

March 21, 2023; 1:30 pm

- Applicant – Request for barn variance. Barn structure does not meet setbacks and was in place before neighboring structure and barn permit was issued after neighboring structure
- Subject Property is a legal conforming lot, ±2.27 acres located within the Estates (E) Zoning District
- Zoning determinations:
  - The Barn Variance request is for an accessory barn structure that currently has a code case, CEA20220009458, for not meeting setback/separation distance from neighboring residence
  - According to LDC Sec. 4.02.01, legal setbacks for principal structure on subject property: Front – 75' *(taken from road/R.O.W.)*; Sides – 30'; Rear – 75'
  - According to LDC Sec. 4.02.03.D, accessory structure setbacks, "unlisted accessory", same as principal structure for front, sides, and rear setbacks; 30' from the side
  - According to LDC Sec. 2.03.01.B.4 & 4.02.07, Standards for Keeping Animals, in the Estates zoning district, Horses/livestock – 2 per acre
    - Enclosures shall be a minimum of 30 feet from any lot line and a minimum of 100 feet from any residence on an adjacent parcel
  - Code Case CEA20220009458
    - Case Description: Structure being used to shelter and/or for feeding of a horse does not meet required setbacks from adjacent property's residential structure.
  - Current complaint/letter of objection from neighbor at 1221 15th ST SW
    - Person has right to show at HEX hearing and oppose
  - Nonconformities to flush out:
    - LDC 9.03.03.B: "Where a structure lawfully exists at the effective date of the adoption of this ordinance or relevant amendment that could not be built under the LDC by reason of restrictions on lot area, lot coverage, height, yards, location on the lot, or requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions. 1.No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

decrease its nonconformity; provided, however, that the alteration, expansion, or replacement of nonconforming single-family dwellings, duplexes or mobile homes shall be permitted in accordance with section 9.03.03 B.4."

- Questions for Applicant/Owner
  - Do you have a building permit and is it CO'd?
    - Yes – provide it during the application submittal
  - When was the barn built?
    - Property was purchased in 1990 with an existing barn
    - Neighbor's house was built in 2002; there was engineering, and a permit completed for the barn in 2004
    - 2018, new neighbor purchased 1221 15th ST SW, complained barn was too close
  - Do you have any planned improvements? Alterations or expansions?
    - No plans to change the barn, currently keeps one horse, 5th stall over 100' from neighboring residence
    - Plan to add another horse(s) in future, this will require variance for their location for keeping
    - Improvements had been previously completed
      - Clearly explain if these were structural, ok
      - If adding/extending, then this was done in error – **Provide a copy of the permit for improvements**
      - Fence was built to 8' in October 2022 – **Provide photo(s) of the fence**
  - What is the land related hardship for this encroachment?
    - It appears the current owners bought into the pre-existing nonconforming issue, barn existed in current location, met setbacks, new neighbors house was built, barn's keeping area of animals was then within 100'; barn was then permitted which may have included encroachment error; owners performed additional clearing for other structures, possibly showing when barn was built there was a limited area to construct
- **Variance Process will reference LDC Sec. 9.04.00 and LDC Sec. 8.10.00**
  - Must satisfy the criteria found in LDC Sec. 9.04.03 A through H
  - Application contents:

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

- Appropriate submittal: Complete application & required property & zoning information and supporting documents
- Narrative or detailed explanation of request:
  - Existing and proposed structures
  - Amount of encroachment proposed
  - **Survey of property showing encroachment (measured in feet)**
    - **Provide NEW certified survey, showing all structures on your property, along with setbacks from property lines, as well as the neighboring 1221 house and the separation distance**
    - **Provide building permit of adjacent neighbor's house**
  - Date of purchase by property owner(s)
  - Date of existing accessory structure was built (any relevant building permit numbers if possible)
  - Explanation why encroachment is necessary **(explain Land Related Hardship) – THIS IS THE KEY ISSUE FOR THE APPLICATION** & how existing encroachment came to be, if applicable
- Narrative responding to LDC Sec. 9.04.03 A – H
- Conceptual Site Plan (24"x36") and one 8.5x11 copy
- Copy of last recorded deed, sale agreement, or notarized statement of ownership
- 8.5"x11" graphic location map of the site
- Owner/Agent affidavit

- **Requires at least 1 advertised public hearing**
  - **Mailed notifications & newspaper advertisements**
  - **One advertised HEX public hearing**
- **Decision Maker: Hearing Examiner**

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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Meeting Notes

ENVIRONMENTAL - CRAIG BROWN - SEE EMAIL NOTE ATTACHED ON PAGE 3.A.

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

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, March 22, 2023 9:34 AM
To: SammonSean
Cc: ThomasClarkeVEN
Subject: RE: Barn Variance - 45841040006 (VA) - PL20230003394

Sean,

ES staff have issued an After-the-Fact vegetation removal permit for the clearing that has occurred.
So, there are no Environmental notes for this one.

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

From: SammonSean <Sean.Sammon@colliercountyfl.gov>
Sent: Tuesday, March 21, 2023 2:35 PM
To: BrownCraig <Craig.Brown@colliercountyfl.gov>
Cc: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Subject: Barn Variance - 45841040006 (VA) - PL20230003394

Craig,

I'm just checking if this variance requires an environmental review at all. During the call, the property owners mentioned there was clearing during the time they have lived there. Please let us know when you can, thank you.

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

Collier County
Growth Management Department

Exceeding expectations, every day!

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

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.

Page 3.A.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230003394

Collier County Contact Information:

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Rick Mrgal	Code Enforcement	239-252-2487	
Dawn Brewer	Applicant/Owner		
Donnie Brewer	Applicant/Owner	239-289-6706	

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Barn Variance (VA) – Sean Sammon 3/21/22

Applicant – Rebecca Dawn Brewer



Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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

PL20230003394 - Barn Variance -45841040006 (VA) **Planner: Sean Sammon**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Rebecca Dawn Brewer
  239-289-6706
  sinbadbo@comcast.net

- **Agent to list for PL#**

  Same as above

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

  Donnie L. & Rebecca L. Brewer

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

  Variance (VA) – for Setbacks

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

  N/A

- **Details about Project:**

  Request for barn variance. Barn structure does not meet setbacks and was in place before neighboring structure and barn permit was issued after neighboring structure.

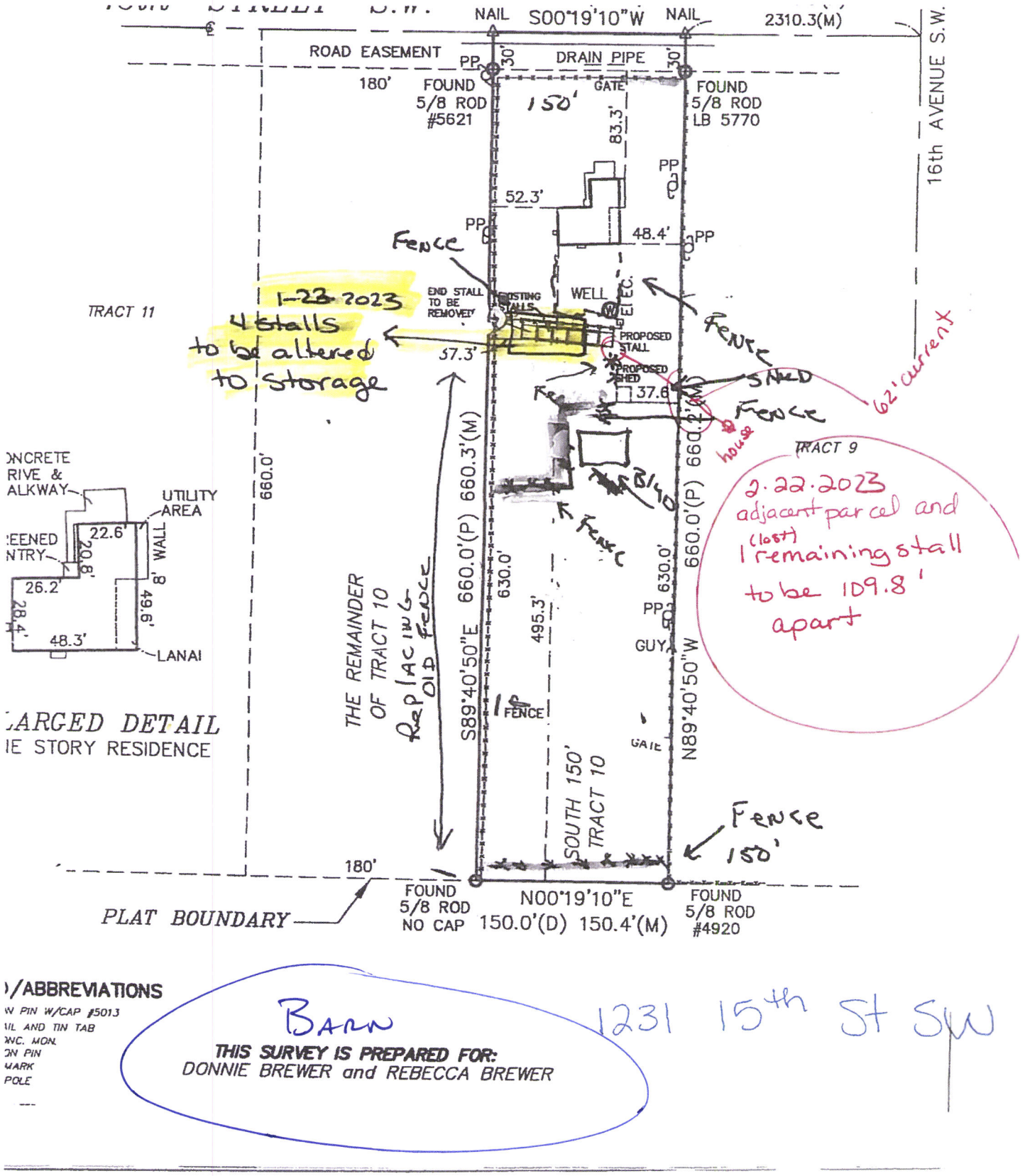
REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

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

Created April 5, 2017

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)



/ABBREVIATIONS

W PIN W/CAP #5013
IL AND TIN TAB
NC. MON.
ON PIN
MARK
POLE

Barn

1231 15th St SW

THIS SURVEY IS PREPARED FOR:
DONNIE BREWER and REBECCA BREWER

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

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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)	1	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	1	☒	☐
Survey of property showing the encroachment (measured in feet)	2	☒	☐
Affidavit of Authorization, signed and notarized	2	☒	☐
Deeds/Legal's	3	☒	☐
Location map	1	☒	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☒
Historical Survey or waiver request	1	☐	☒
Environmental Data Requirements or exemption justification	3	☐	☒
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☒	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Collier County

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

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

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

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

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

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and the permit fee shall be submitted to:

Growth Management Department
Zoning Division
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

_____ _____
Applicant Signature Date

_____
Printed Name

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230003394

I, Rebecca L Brewer (print name), as NA (title, if applicable) of _____ (company, if applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [ ] contract purchaser [ ] and that:

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

Rebecca L Brewer
Signature

Sep 29 1923 2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 29 day of September, 2023, by (printed name of owner or qualifier) Rebecca Brewer.

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

[ ] Are personally known to me

[X] Has produced a current drivers license Florida Driv Lic B660732575070

[ ] Has produced _____ as identification.

Notary Signature: Kimberly Krzysik

(Kimberly Krzysik)

Notary Public State of Florida
Kimberly Krzysik
My Commission HH 363060
Expires 6/9/2027

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

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230003394

I, Donnie Brewer (print name), as NA (title, if applicable) of NA (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [ ] contract purchaser [ ] and that:

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

Donnie Brewer
Signature

5-2-2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 2 day of May, 2023, by (printed name of owner or qualifier) Donnie brewer.

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

[ ] Are personally known to me

[✓] Has produced a current drivers license Florida drivers license

[ ] Has produced _____ as identification.

Notary Signature: grant haake

Notary Seal

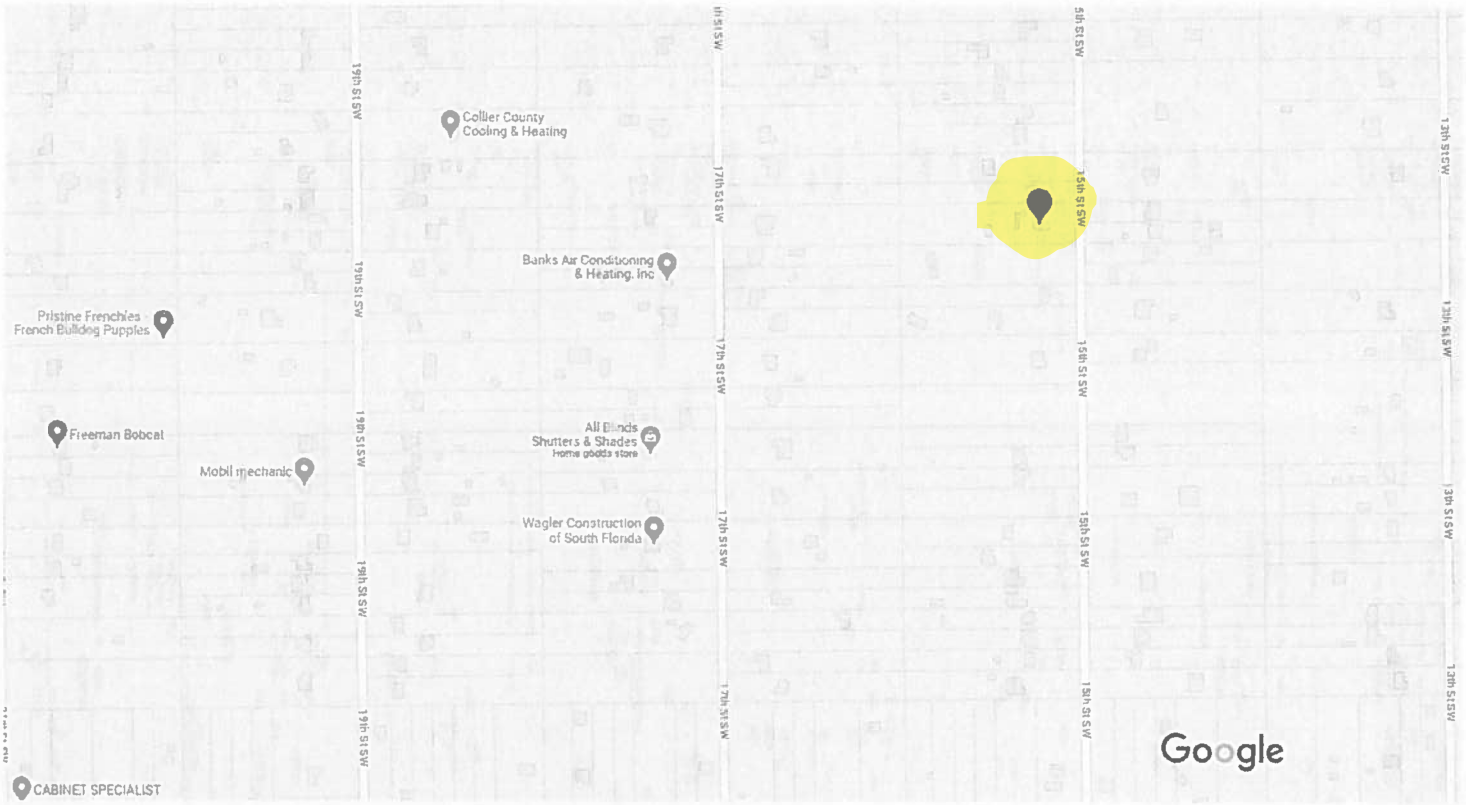
GRANT HAAKE
Notary Public - State of Florida
Commission # HH 380693
My Comm. Expires Mar 29, 2027
Bonded through National Notary Assn.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Location Map

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

Google Maps 1231 15th St SW



Map data ©2023 Google 200 ft



1231 15th St SW

Building

Directions Save Nearby Send to phone Share

You visited 3 years ago

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: 2004031300 PERMIT TYPE: BROT **VALID #:** 300
ISSUED: 03-24-04 BY: GARRETT S APPLIED DATE: 03-11-04 APPROVAL DATE: 03-23-04
MASTER #: 2004031300 COA #:

JOB ADDRESS: 1231 15TH ST SW
JOB DESCRIPTION: HORSE STALLS/NO ELEC,NO SLAB NO PLUMB JOB PHONE: (239)353-0058

SUBDIVISION #: 701 - Golden Gate Estates Unit 193 BLOCK: 10 LOT: 0
FLOOD MAP: 0425 ZONE: X ELEVATION:
FOLIO #: 0000045841040006 SECTION-TOWNSHIP-RANGE 17 49 27

OWNER INFORMATION:
BREWER, DONNIE L=& REBECCA L
1231 15TH STREET SW

NAPLES, FL 34117-4409

CONTRACTOR INFORMATION:

CERTIFICATE #: PHONE:

FCC CODE: 328 - OTHER RES/BLDGS. - SHED CARPORT 1 & 2 FA
CONSTRUCTION CODE: 10 / OTHER
JOB VALUE: 3,000.00 TOTAL SQFT: 892

SETBACKS FRONT: REAR: 30.00 LEFT: 30.00 RIGHT: 30.00
SEWER: SEPTIC WATER: WELL
CONTACT NAME: DONNIE
CONTACT PHONE: (239)353-0058

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 o Occupancy is issued.

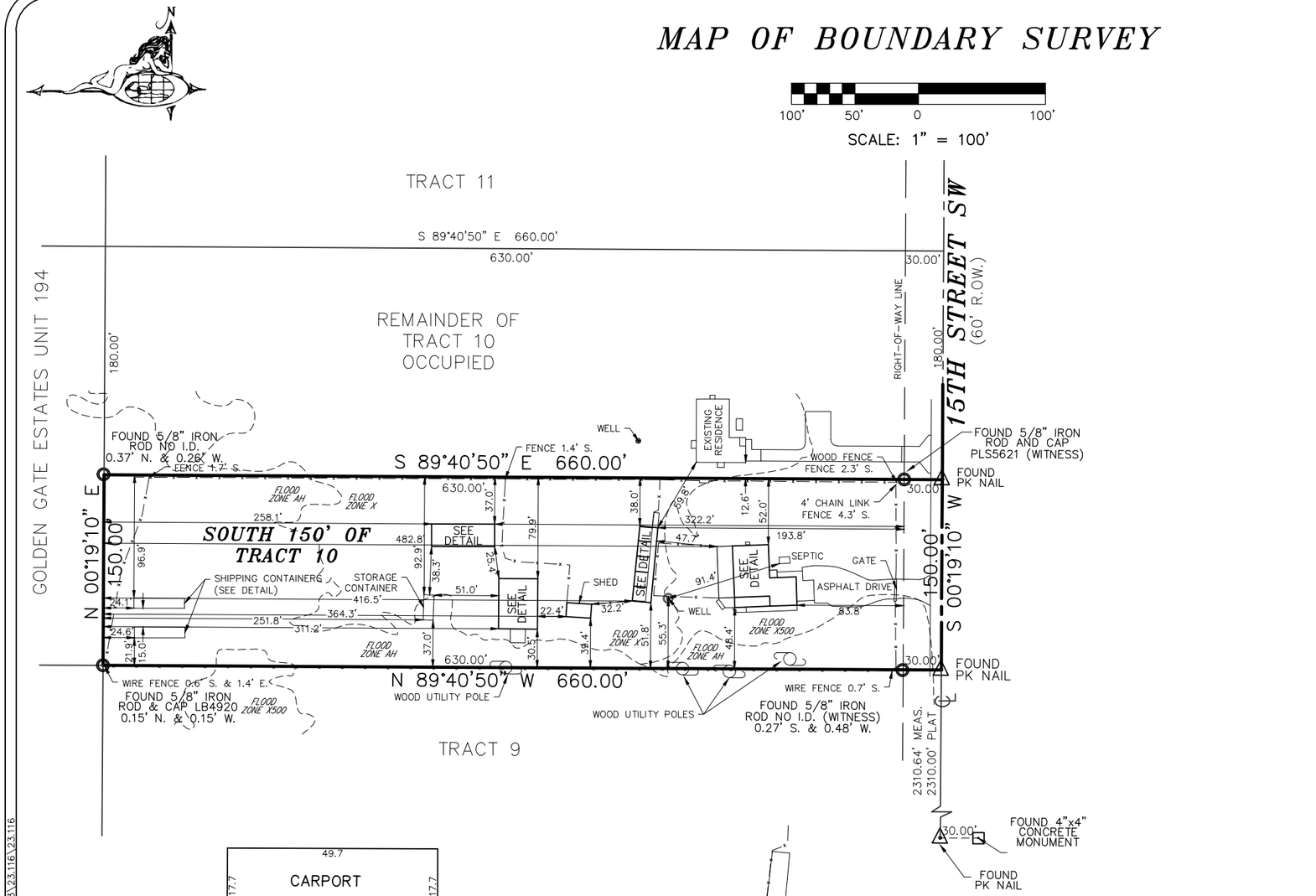
NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 332-6975.

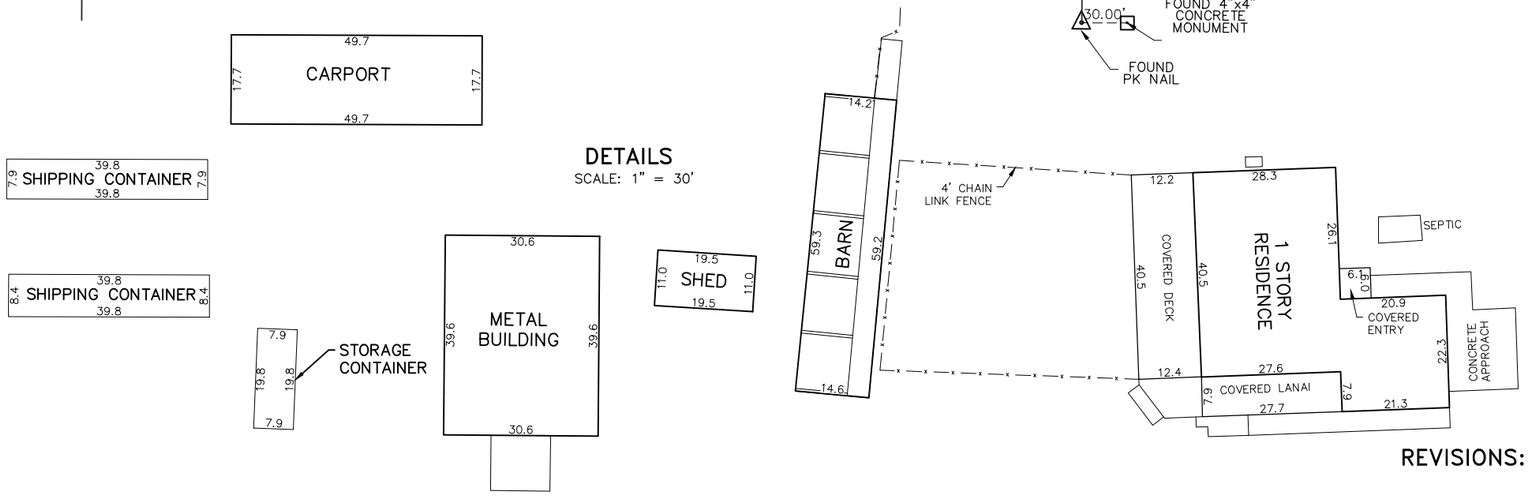
In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal 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 A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

MAP OF BOUNDARY SURVEY





REAL PROPERTY DESCRIPTION:

THE SOUTH 150 FEET OF TRACT 10, GOLDEN GATE ESTATES, UNIT NO. 193, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

PARCEL ID#: 45841040006
ADDRESS: 1231 15TH STREET SW
NAME: BREWER

FLOOD ZONE INFO: THE HEREON SHOWN PROPERTY LIES WITHIN FLOOD ZONES X & AH 12.5 PER F.I.R.M. 12021C – 0410 H, DATED 5/16/2012

I HEREBY CERTIFY TO:

DAWN BREWER

THAT A MAP OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON 06/26/2023 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE FLORIDA STANDARDS OF PRACTICE AS PER CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

WILLIAM A. MACRIDES CERTIFICATE No. 5621 STATE OF FLORIDA Professional Surveyor & Mapper

_____ P.L.S., DATE: _____
WILLIAM A. MACRIDES, PLS No. 5621
BILL MACRIDES LLC / NAPLES LAND SURVEYS LB 8054

5J–17.051(3)(b)4 – NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

5J–17.051(3)(b)6 – ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

5J–17.052(2)(d)4 – WHEN LOCATION OF EASEMENTS OR RIGHTS–OF–WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THE INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

NOTES:

1. BEARINGS SHOWN HEREON BASED ON THE CENTERLINE OF 15TH ST SW AS S 00°19'10" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF, ROUNDED TO NEAREST TENTH.
4. IMPROVEMENTS OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED UNDER SCOPE OF THIS SURVEY.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT, OR CLIENTS AGENT.
6. LOCATIONS SHOWN HEREON BASED ON ABOVE GROUND EVIDENCE.
7. ELEVATIONS IF SHOWN HEREON ARE BASED ON NAVD88 DATUM.
8. +/+ = NAVD ELEVATIONS AS FOUND IN THE FIELD.

REVISIONS:

FOR: DAWN BREWER

SCALE:	DATE:	DRAWN:	CHECKED:	BOOK: 387
1" = 100'	06/26/2023	W.A.M.	W.A.M.	PAGE: 17–19

Naples Land Surveys
6101 Lancewood Way
Naples, FL 34116
Phone: 239–353–9300
email: bill.macridespls@gmail.com

DATA FILE NO.:
FILE NO. 23.116

SAVED 6/27/2023 5:47 PM | PRINTED: 6/30/2023 | Z:\2023\23.116\23.116

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

3.B.b

SENT
APR 23 1984
RPD

BEDROOMS 2 ___ 3 X
BATHS 1½ ___ 2 X
LIVING AREA 1120
OTHER AREA 485
LOT S. 150' FR. 10 U. 193
ST. 15th St SW
CITY Naples
GAS ___ FRAME X
ROOFS: SINGLE ___ TILE ___
W. L. & PUMP X CENT. ___
SEPTIC X SEWER ___
OWNER Samuel Williams
La Belle Fla

PHONE 675-4051
ELEC. Beaumont Elec
PLUMB. Campbell & Sons
A/C M & M
EST. VALUE $ 35,610.00

REGISTERED CONTR. CORP.
4403 TAMIAMI TRAIL EAST
NAPLES, FLA. 33940
813 - 775-3316

84. 1379

BUILDING DEPT. COPY

	APPLIC'N'S INITIALS	DATE
	ES	5-7-84
		5/8/84
	DO	5-4
Fire Insp.		
Health		
Utilities		

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

SENT

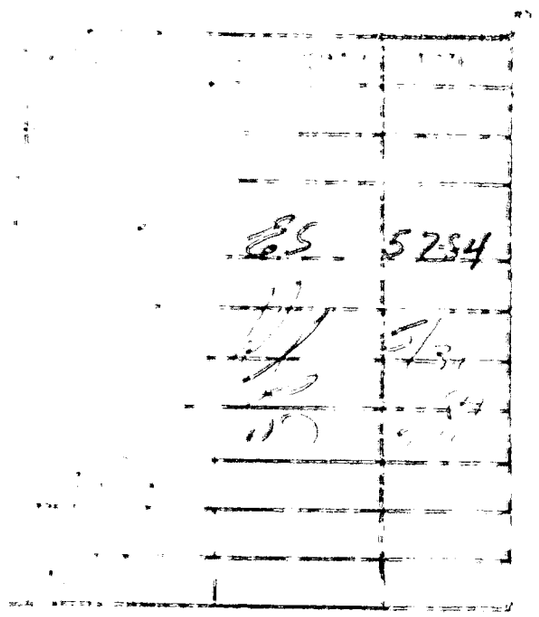
RPD

BEDROOMS 2 3 X
BATHS 1 2 X
LIVING AREA 1120
485
LOT S. 150' OUT R. 10 4.193
LOT 15th St SW
CITY naples
GAS X
X
X
X
OWNER Donald Williams
La Belle Fla
PHONE 675-4051
BLDG Beaumont Elec
PLUMB Campbell & Sons
N & M
35610.00

84-1379

BUILDING DEPT. COPY

ES	5284



FLORIDA MODEL ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

FORM 902
BOB GRAHAM
GOVERNOR

SECTION 9/9H POINTS METHOD
DEPARTMENT OF COMMUNITY AFFAIRS

CLIMATE ZONES
SOUTH 789

PROJECT NAME AND ADDRESS	Donald Williams 15th St. SW ZIP 33999	JURISDICTION	Collier
		ZONE	7
BUILDER	Reyn Homes	PERMIT NO.	
OWNER	66-0364 Williams 7312ES Clearwater East 2½ Ton	JURISDICTION NO.	2 1 1 0 0 0

STATISTICS

☐ RENOVATION
☐ ADDITION
☐ MULTI-FAMILY

IF MULTI-FAMILY, NO. OF UNITS COVERED BY THIS CALCULATION: ☐☐☐

(SEPARATE CALCULATIONS REQUIRED FOR EACH WORST CASE UNIT TYPE.) SEC. H901.1

GLASS AREA AND TYPE

CLEAR	TINT OR FILM
136 SGL	☐☐☐☐ SGL
☐☐☐☐ DBL	☐☐☐☐ DBL

GROSS WALL AREA AND INSULATION

CBS	R=	FRAME	R=
☐☐☐☐☐	☐☐	1020	11

CONDITIONED FLOOR AREA: 1120

CEILING INSULATION

UNDER ATTIC	SGL. ASSEMBLY
R- 19.☐	R- ☐☐.☐

COOLING SYSTEM

☒ CENTRAL ☐ NONE
☐ UNITARY
EER-SEER = 8.0

PRIMARY HEATING SYSTEM

☒ STRIP ☐ GAS ☐ NONE
☐ OIL ☐ SOLAR
☐ HEAT PUMP: COP = ☐.☐
☐ OTHER: _____

PRIMARY HOT WATER SYSTEM

☒ RESISTANCE ☐ SOLAR
☐ HEAT RECOVERY ☐ GAS
☐ DED. HEAT PUMP: COP = ☐.☐☐
☐ OTHER: _____

MAX. E.P.I. ALLOWED (from 9A): 110.☐ CALCULATED E.P.I.: 81.3

CHECK IF COMPLYING BY "ALTERNATE PRESCRIPTIVE COMPLIANCE APPROACH" (SEC. 903.11)* ☐

CERTIFIED BY: Linda Schuegraf (owner/agent) DATE 5/1/84

FORM COMPLETION CHECKED BY: (building official) DATE

9A MAX. E.P.I. ALLOWED (CALCULATED E.P.I. MUST NOT EXCEED VALUE SHOWN BELOW)

CONDITIONED FLOOR AREA	0-900	901-1100	1101-1300	1301-1500	1501-1700	1701-1900	1901-2100	2101-2300	2301-ABOVE
BASE E P I	120	115	110	105	100	95	90	85	80

DEDUCTIONS		
	A/C EFFICIENCY LESS THAN 8.0 EER/SEER (7.5 HEAT PUMP)	-10.0
	IF MULTI-FAMILY: COMMON WALLS (maximum of 5 points)	- 2.5
	IF MULTI-FAMILY: COMMON CEILING and/or FLOOR (maximum of 12 points)	- 6.0
	TOTAL DEDUCTIONS	

COMPUTE MAX. E.P.I. ALLOWED	BASE E.P.I.	DEDUCTIONS	MAX. E.P.I. ALLOWED
	110	0	110

*RESIDENCES WHICH COMPLY WITH THIS CODE BY THE "ALTERNATE PRESCRIPTIVE COMPLIANCE APPROACH" (SEC. 903.11) ARE REQUIRED TO MEET OR EXCEED ALL MINIMUM PRESCRIPTIVE LEVELS INDICATED BY SHADED BLOCKS ON THIS FORM, AND ALL OTHER APPLICABLE PRESCRIPTIVE REQUIREMENTS LISTED IN TABLE 9B. THE E.P.I. FOR A HOUSE COMPLYING UNDER THIS METHOD IS NOT CALCULATED BUT WILL BE THE MAXIMUM E.P.I. ALLOWED FOR THAT HOUSE SIZE AS SHOWN ON TABLE 9A. THE STATISTICS SECTION ABOVE SHALL BE COMPLETED AND SUBMITTED TO THE LOCAL BUILDING DEPARTMENT.

9B PRESCRIPTIVE MEASURES (MUST BE MET OR EXCEEDED BY ALL RESIDENCES)

INFILTRATION: windows/doors	903.1	K	HVAC DUCT CONSTRUCTION	903.5	K
WATER HEATER - ASHRAE LABEL	903.2	K	PIPING INSULATION	903.6	
SWIMMING POOLS	903.3		HVAC CONTROLS	903.7	K
SHOWER FLOW RESTRICTORS	903.4	K	HVAC SYSTEM EFFICIENCY SECTION	903.8	K
			CEILING INSULATION	903.10	K

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

RESIDENTIAL CALCULATION

FORM 902

CLIMATE ZONES 7 8 9

COMPONENT			WINTER NET AREA	WINTER WPM	GROSS WINTER POINTS	SUMMER NET AREA	SUMMER SPM	GROSS SUMMER POINTS
WALLS	CONCRETE	R 2.7 - 3.9		6.6			17.5	
		R 4-5.9		5.0			15.0	
		R 6 & UP		4.4			13.9	
	FRAME OR BRICK VENEER	R 11 - 18.9	847	2.5	2117	847	13.9	11,773
		R19-25.9		1.5			8.6	
		R26 & UP		1.1			6.5	
	COMMON			2.7			3.8	
DOORS	WOOD OR METAL			86.5			55.4	
	INSULATED		37	84.0	3108	37	22.2	821
	STORM DOOR			44.6			44.3	
	COMMON			21.6			6.9	
CEILING	UNDER ATTIC	R 18 - 21.9	1120	1.9	2128	1120	8.4	9408
		R22-29.9		1.7			7.6	
		R30 & UP		1.5			5.5	
	SINGLE ASSEMBLY NO ATTIC	R 6-7.9		5.4			22.6	
		R 8-9.9		4.0			17.3	
		R10-11.9		3.5			14.6	
		R12-18.9		2.5			10.6	
		R 19 - 21.9		1.9			8.4	
	COMMON			1.7			2.0	
FLOOR OVER UNCONDITIONED SPACE	WOOD	R 0-6.9		5.8			6.6	
		R 7-10.9		2.4			2.9	
		R 11 - 18.9		2.1			2.3	
		R19 & UP		1.4			1.5	
	CONCRETE	R 0-2.9		6.8			8.2	
		R 3-5.9		4.3			5.7	
		R 6-10.9		3.4			3.6	
		R 11 - 18.9		2.3			2.9	
		R19 & UP		1.5			1.9	
	COMMON			1.7			2.0	
SLAB ON GRADE	EDGE INSULATION	PERIMETER	PERIMETER	WPM				
	PERIMETER	R 0 - 2.9	122	28.3	3453			
		R 3-5.9		20.4				
		R 6 & UP		12.4				

2

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 458410400006)

WINTER

OR	AREA	SGL	DBL	WOF 9F	GWP
N		55.4	38.5		
NE		55.4	38.5		
E	40	55.4	38.5	.86	1906
SE		55.4	38.5		
S	36	55.4	38.5	.83	1655
SW		55.4	38.5		
W	60	55.4	38.5	1.0	3324
NW		55.4	38.5		
H		22.6	6.8		

GLASS — DO NOT INCLUDE INTERIOR SHADING

FOR ALTERNATE PRESCRIPTIVE COMPLIANCE, GLASS AREA MAY NOT EXCEED: SGL/CLR 30% OF FLOOR AREA, SGL/TINT 17% OF FLOOR AREA, DBL/CLR 16% OF FLOOR AREA, DBL/TINT 22% OF FLOOR AREA.

H = HORIZONTAL GLASS (SKYLIGHTS). FOR SC OTHER THAN 0.83 SEE SEC. 902.2d

SUMMER

OR	AREA	SINGLE CLR	SINGLE TIN	DOUBLE CLR	DOUBLE TIN	SOF 9F	GSP
N		204	176	163	139		
NE		309	264	258	218		
E	40	425	360	362	304	.95	16,150
SE		418	354	355	298		
S	36	346	294	287	242	1.0	12,456
SW		418	354	355	298		
W	60	425	360	362	304	.95	24,225
NW		309	264	258	218		
H		720	605	627	524		

TOTAL GROSS WINTER POINTS: 12,691

TOTAL GROSS SUMMER POINTS: 74,833

DUCT MULT

R = 3.5		1.15	
R = 5.0	12,691	1.12	19,814
R = 6.7		1.09	
DUCT IN COND. SPACE		1.00	

R = 3.5		1.15	
R = 5.0	74,833	1.12	83,813
R = 6.7		1.09	
DUCT IN COND. SPACE		1.00	

HSM FROM 9G: 19,814 × 1.0 = 19,814

CSM FROM 9H: 83,813 × .81 = 67,888

DIVIDE BY FLOOR AREA: 19,814 ÷ 1120 = 17.7 WINTER POINTS

DIVIDE BY FLOOR AREA: 67,888 ÷ 1120 = 60.6 SUMMER POINTS

CALCULATE E.P.I.

WINTER POINTS		SUMMER POINTS		HOT WTR PTS (9I)		CREDIT POINTS (9C) + (9D)		PENALTY POINTS (9E)		E.P.I.
17.7	+	60.6	−	0	−	0	+	3	=	81.3

FEWER TOTAL POINTS ARE ENCOURAGED FOR MAXIMUM ENERGY SAVINGS

9C DESIGN CREDIT POINTS (CP)

CEILING FAN IN COND SPACE (max 5 CP)	1	
MULTIZONE A/C SEPARATED BY DOOR	5	
CROSS VENTILATION (1 CP per room)	1	
WHOLE HOUSE FAN (min. 1.5 cfm/s.f.)	5	
WOOD STOVE	2	
FIREPLACE with outside combustion air	2	
9C TOTAL (not to exceed 12 points)		

9D HEATING SYSTEM CREDIT POINTS

NATURAL GAS/PROPANE HEATING	8.8
OIL HEATING	6.4

9E DESIGN PENALTY POINTS

WASHER AND DRYER IN COND SPACE	3
TOTAL GLASS OPENS LESS THAN 40%	5
FIREPLACE W/ INSIDE COMBUSTION AIR	5

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

9F WINTER OVERHANG FACTOR (WOF)

FEET	N	NE	E	SE	S	SW	W	NW
0-0.9	1.00	0.99	0.85	0.75	0.83	0.98	1.00	1.00
1-1.9	1.00	0.99	0.85	0.76	0.84	0.98	1.00	1.00
2-2.9	1.00	0.99	0.86	0.77	0.86	0.99	1.00	1.00
3-3.9	1.00	0.99	0.87	0.80	0.87	0.99	1.00	1.00
4-4.9	1.00	0.99	0.89	0.83	0.90	0.99	1.00	1.00
5-5.9	1.00	0.99	0.91	0.86	0.92	1.00	1.00	1.00
6-6.9	1.00	0.99	0.92	0.90	0.94	1.00	1.00	1.00
7-7.9	1.00	1.00	0.94	0.92	0.96	1.00	1.00	1.00
8-8.9	1.00	1.00	0.96	0.95	0.97	1.00	1.00	1.00
9-9.9	1.00	1.00	0.97	0.97	0.98	1.00	1.00	1.00
10-10.9	1.00	1.00	0.98	0.98	0.99	1.00	1.00	1.00
11-11.9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12 UP	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

9F SUMMER OVERHANG FACTOR (SOF)

FEET	N	NE	E	SE	S	SW	W	NW
0-0.9	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
1-1.9	1.00	1.00	0.99	0.99	0.98	0.99	0.99	1.00
2-2.9	1.00	0.98	0.95	0.93	0.92	0.93	0.95	0.98
3-3.9	1.00	0.95	0.89	0.87	0.86	0.87	0.89	0.95
4-4.9	1.00	0.91	0.84	0.81	0.80	0.81	0.84	0.91
5-5.9	0.99	0.88	0.80	0.76	0.76	0.76	0.80	0.88
6-6.9	0.99	0.85	0.76	0.72	0.72	0.72	0.76	0.85
7-7.9	0.99	0.83	0.72	0.68	0.70	0.68	0.72	0.83
8-8.9	0.98	0.81	0.69	0.66	0.68	0.66	0.69	0.81
9-9.9	0.98	0.79	0.67	0.64	0.66	0.64	0.67	0.79
10-10.9	0.98	0.78	0.65	0.62	0.65	0.62	0.65	0.78
11-11.9	0.97	0.76	0.63	0.61	0.65	0.61	0.63	0.76
12 UP	0.97	0.76	0.62	0.59	0.64	0.59	0.62	0.76

9G HEATING SYSTEM MULTIPLIER (HSM)

HEAT PUMP	COP	2.2-2.3	2.4-2.5	2.6-2.7	2.8-2.9	3.0-3.1	3.2-3.3	3.4 & UP
	HSM	0.45	0.42	0.38	0.36	0.33	0.31	0.29
SOLAR HEATING SYSTEM	(BACKUP SYSTEM FRACTION) x (BACKUP SYSTEM HSM)							
ELECTRIC STRIP HEAT	[redacted]							
NATURAL GAS / PROPANE	1.0 (SEE TABLE 9D FOR CREDITS)							
OIL	1.0 (SEE TABLE 9D FOR CREDITS)							

9H COOLING SYSTEM MULTIPLIER (CSM)

ELEC.	EER/SEER	6.8-6.9	7.0-7.4	7.5-7.9	[redacted]	8.5-8.9	9.0-9.4	9.5-9.9	10.0-10.4	10.5-10.9	11.0-11.9	12.0-UP
	CSM	1.00	0.93	0.87	0.81	0.76	0.72	0.68	0.65	0.62	0.59	0.54
GAS	COP	0.40-0.44	0.45-0.49	0.50-0.54	0.55-0.59	0.60-0.64	0.65-0.69	0.70 & UP				
	CSM	1.50	1.25	1.20	1.09	1.00	0.92	0.89				

*ALTERNATE PRESCRIPTIVE COMPLIANCE APPROACH MINIMUM AIR CONDITIONER EFFICIENCY LEVEL 8.0 SEER/EER FOR STRAIGHT COOL OR 7.5 FOR HEAT PUMPS.

NOTE: EER = COOLING MODE COP x 3.413 = ARI RATED COOLING OUTPUT IN BTUH ÷ TOTAL WATTS CONSUMED

9I HOT WATER CREDIT POINTS (HWCP)

ELECTRIC RESISTANCE WATER HEATER							0
GAS WATER HEATER							10
INSTANTANEOUS WATER HEATER	ELECTRIC						4.5
	GAS						12.6
HRU (A/C) WATER HEATER	ELECTRIC BACKUP						8.9
	GAS BACKUP						15.2
HRU (HP) WATER HEATER	ELECTRIC BACKUP						9.7
	GAS BACKUP						15.4
HEAT PUMP WATER HEATER (DEDICATED HEAT PUMP)	COP	1.80 - 1.89	1.90 - 2.19	2.20 - 2.49	2.50 - 2.79	2.80 - 3.00	
	CREDIT POINTS	9.0	11.4	13.1	14.4	15.4	

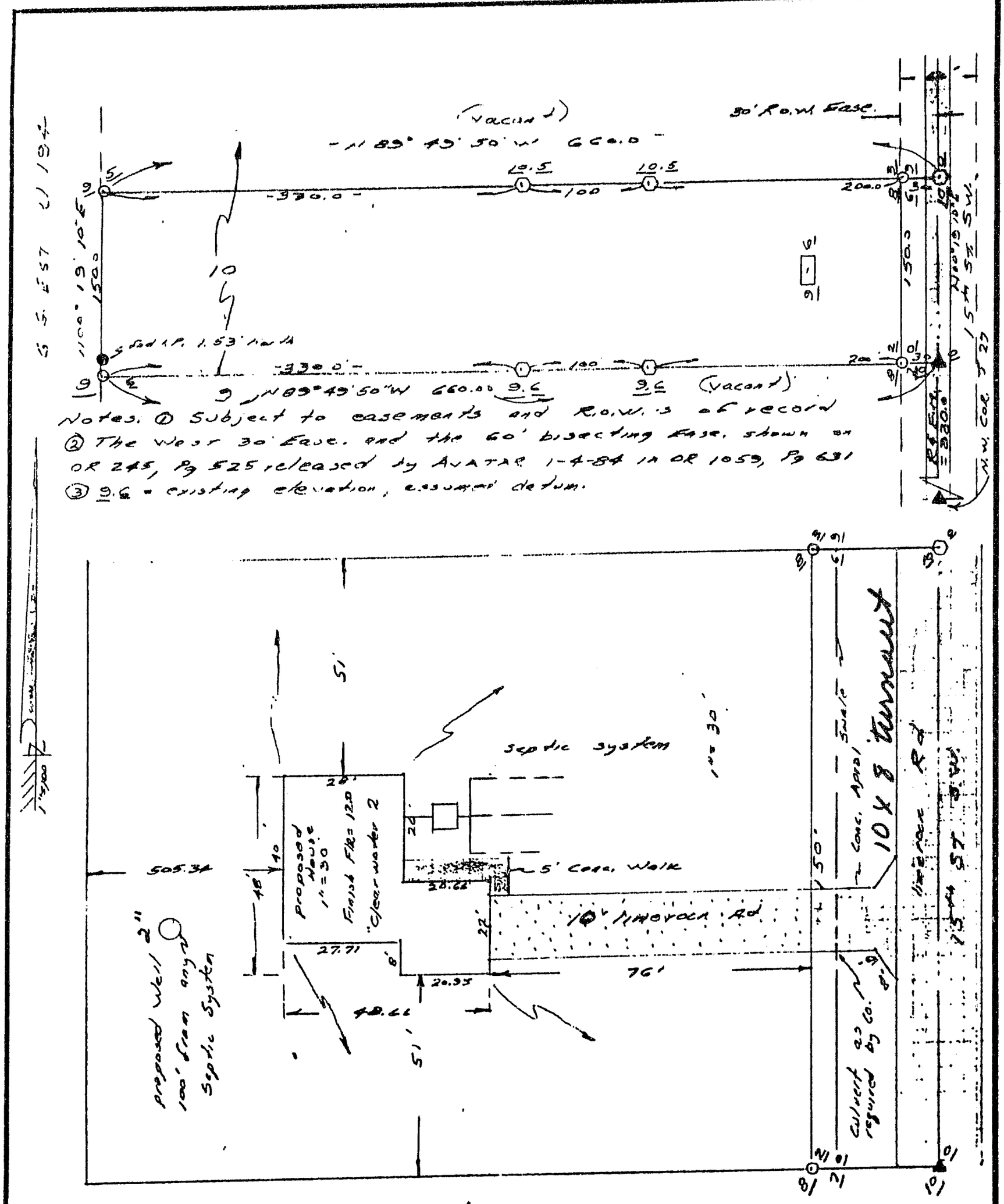
SOLAR HOT WATER	OVERALL SOLAR FRACTION*	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	1.0
	CREDIT POINTS: ELECTRIC BACKUP	2.4	4.8	7.2	9.6	12.0	14.4	16.8	19.2	21.6	24.0
	CREDIT POINTS: GAS BACKUP	11.4	12.8	14.2	15.6	17.0	18.8	19.8	21.2	22.6	24.0

*PERCENT OF ANNUAL HOT WATER PROVIDED BY SOLAR SYSTEM ÷ 100 = OVERALL SOLAR FRACTION

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

SURVEY

(Williams)



for. Ryan "Williams"

SOUTH 150' OF TRACT 10 OF UNIT 193

□ = Test hole
○ = coil space set
▲ = nail set

LEGEND:
F.M. Indicates field measurement
● = I.P. Found ■ = Conc. Mon. Found
o I.P. Set with Cap LS #1645 □ = Conc. Mon. Set

F.B. 277
PAGE 47
DATE 4-20-89

I HEREBY CERTIFY that the survey of the captioned property shown hereon was made under my direction, that no visible encroachments were found unless otherwise shown,.and is true and correct to the best of my knowledge and belief.

ROBERT G. WHITMORE
Professional Land Surveyor
Florida Certificate No. 1645
FIRM NAME: BOB WHITMORE & ASSOC.
2200 44th STREET, S.W., NAPLES, FLA. 33999
THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS ADOPTED BY THE STATE OF FLA. CHAPTER 21 HH-6, F.A.C.

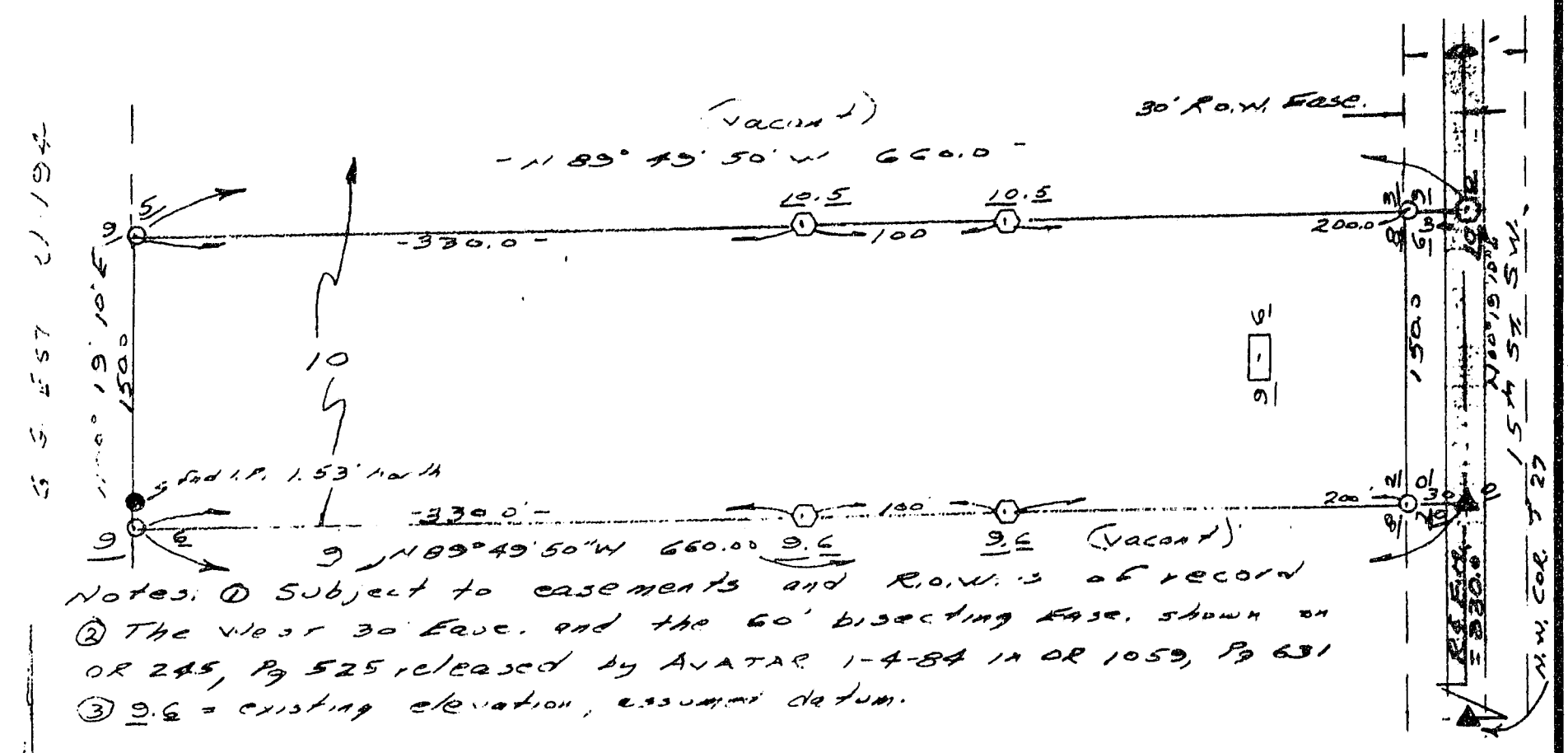
DESCRIPTION: Lot , Block , of "Golden Gate Estates"

according to the plat thereof as recorded in Plat Book 7 pages 100 through of the Public Records of Collier County, Florida.

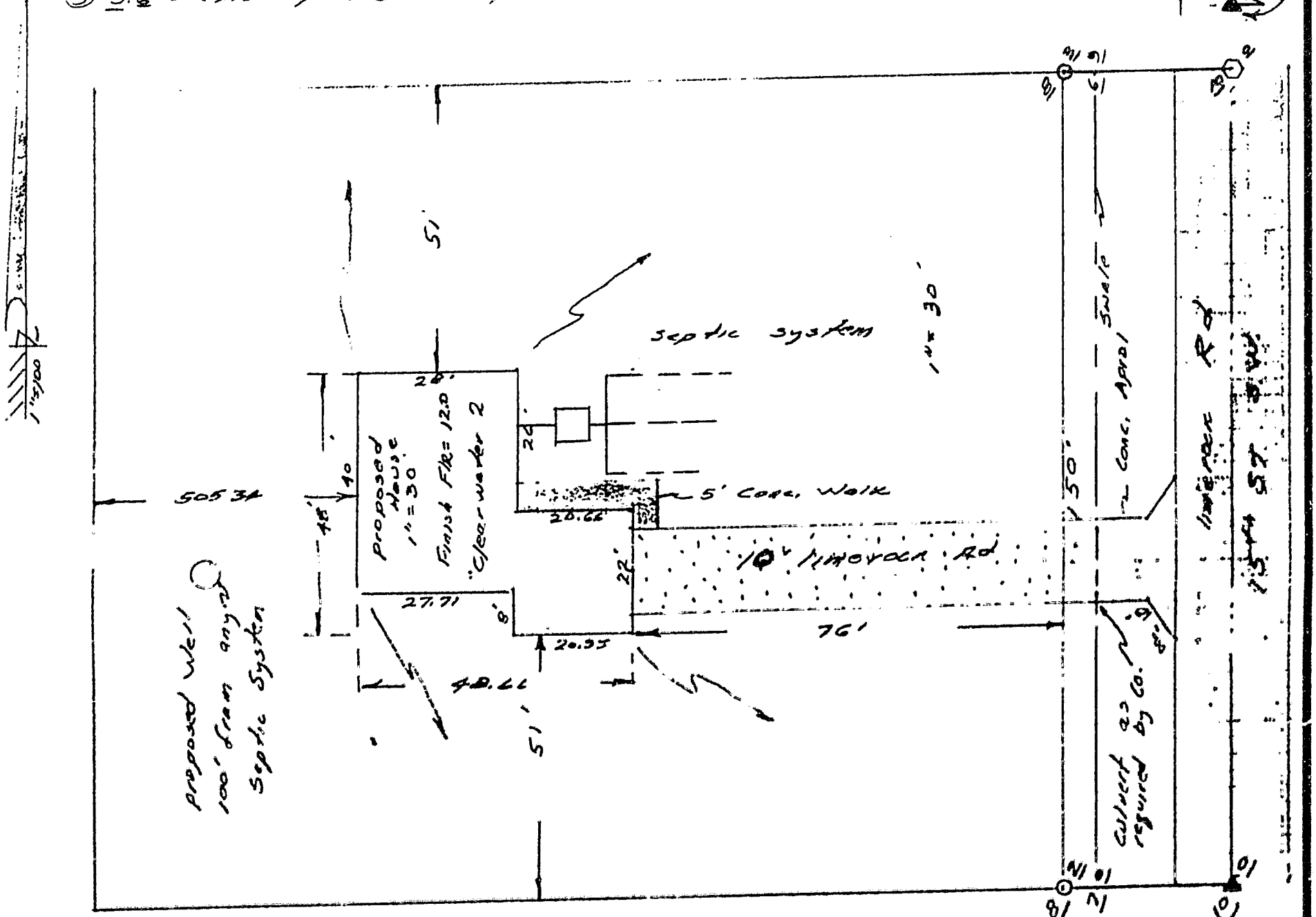
Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

SURVEY

Williams



Notes: ① Subject to easements and R.O.W.'s of record
② The West 30' Ease. and the 60' bisecting Ease. shown on OR 245, Pg 525, released by AVATAR 1-4-84 in OR 1059, Pg 631
③ 9.6 = existing elevation, assumed datum.



Sec. Ryan "Williams"

SOUTH 150' OF
TRACT 10 OF
UNIT 193

□ = Test Hole
○ = Coil Spike Set
▲ = Nail Set

LEGEND:
F.M. Indicates field measurement
● = I.P. Found ■ = Conc. Mon. Found
○ I.P. Set with
Cap LS #1645 □ = Conc. Mon. Set

F.B. 279
PAGE 47
DATE 4-20-84

I HEREBY CERTIFY that the survey of the captioned property shown hereon was made under my direction, that no visible encroachments were found unless otherwise shown,.and is true and correct to the best of my knowledge and belief.

ROBERT G. WHITMORE
Professional Land Surveyor
Florida Certificate No. 1645
FIRM NAME: BOB WHITMORE & ASSOC.
2200 44th STREET, S.W., NAPLES, FLA. 33999
THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS ADOPTED BY THE STATE OF FLA. CHAPTER 21 HH-6, F.A.C.

DESCRIPTION: Lot , Block , of "Golden Gate Estates"
according to the plat thereof as recorded in Plat Book 7 pages 100 through of the Public Records of Collier County, Florida.

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

COLLIER COUNTY HEALTH DEPT.
SEPTIC SYSTEM SITE EVALUATION

Permit Number:

Name of Applicant Ryan Williams

Telephone 775-3316 Mailing Address/Applicant 4403 Tamiami Trl. E

To be installed at (street address) 15th St. S.W. South 150' of Trailer

Subdivision "Golden Gate Est." Unit 193 Lot Block

Size of lot 150 x 660' Distance to sanitary sewer N.A.

Distance to lake, stream, canal 2700' ± Distance to public water supply N.A.

Distance to private wells 500' ± Is area subject to flooding No

Does site have natural drainage yes Direction lot drains South

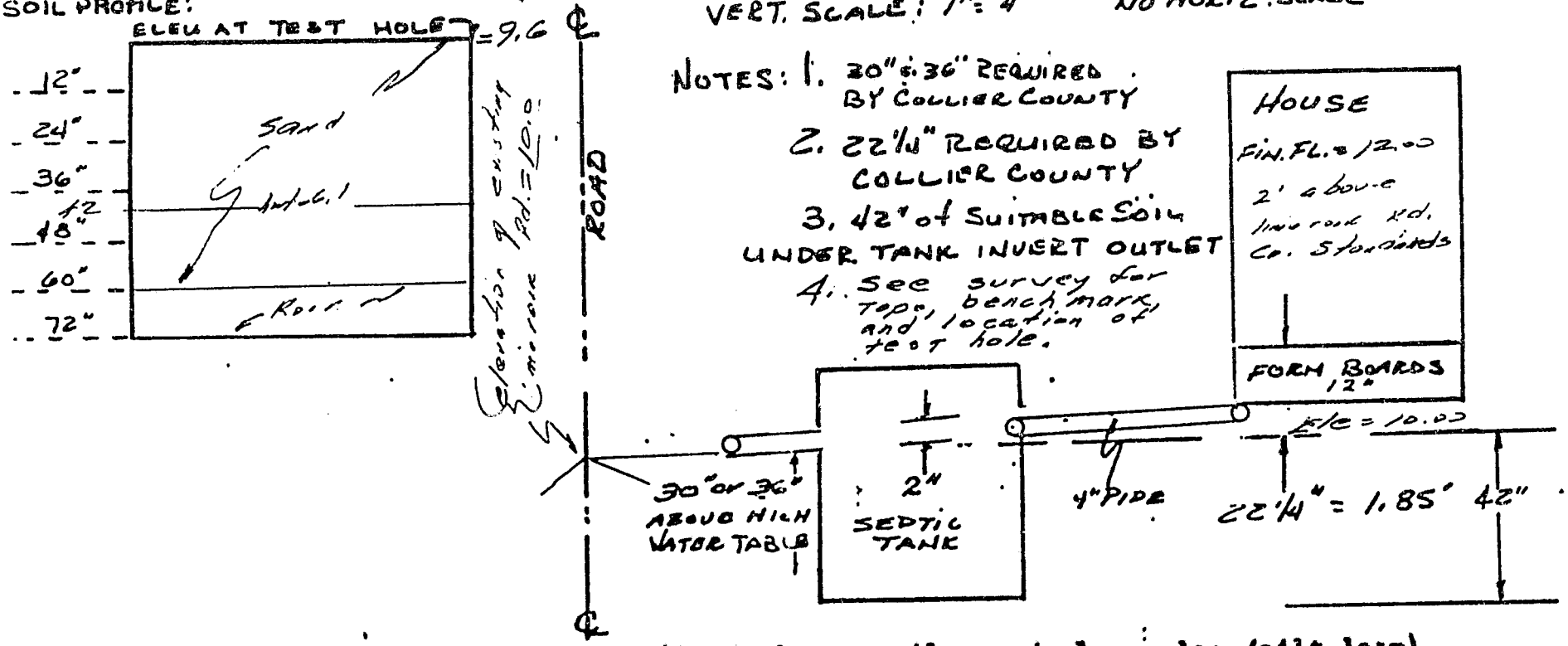
Any perimeter ditches Swales Depth of ditches 3' Depth of water in ditches none

SOIL PROFILE/OPTIONAL PERCOLATION DATA

Water Table: ACTUAL WATER TABLE Unknown INCHES WETTEST SEASON 42" INCHES

Method used to determine above: Previous Tests in Area

SOIL PROFILE: VERT. SCALE: 1" = 4' NO HORIZ. SCALE



SLIGHT LIMITED SOILS AT 0-60 INCHES(Sand, loamy soil, sandy loam, loam/silt loam)

MODERATE LIMITED SOILS AT _____ INCHES(silt, sandy clay loam, clay loam, silty clay loam, sandy clay and silty clay)

SEVERE LIMITED SOILS AT 60-72 INCHES(clay, bedrock-included limerock, organic soil, very coarse sand)

The elevation of the septic tank outlet invert shall be a minimum of thirty (30) inches above the high ground water table. This elevation shall be referenced to a benchmark at the crown of the public paved road. If the public road is unpaved add six (6) inches to the elevation.

THE ELEVATION OF THE SEPTIC TANK OUTLET INVERT SHALL BE 0 INCHES ABOVE CROWN OF PUBLIC ROAD. In your opinion is this site suitable for the installation of a septic tank and drainfield? YES ✓ NO ____. If no, how can site be made suitable? Fill 2.4' ± suitable soil in house pad, add and spread sand

This is to certify that the above information was acquired in accordance with the requirements of Chapter 100-6 Florida Administrative Code on-date(s) 4-20-84 by a person possessing the necessary soils training as outlined in Chapter 100-6.44(3).

J. P. K.
Signature

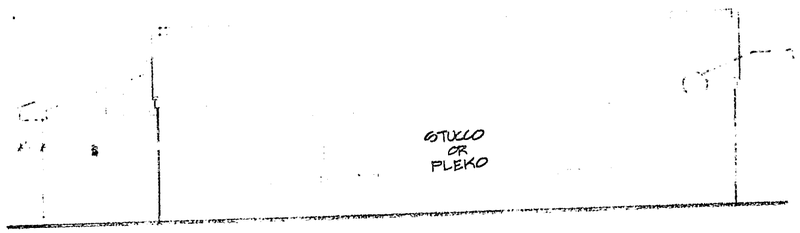
4-21-84
Date

Test Certified by:
Original Seal

Signature Engineer/Land Surveyor LS#1645

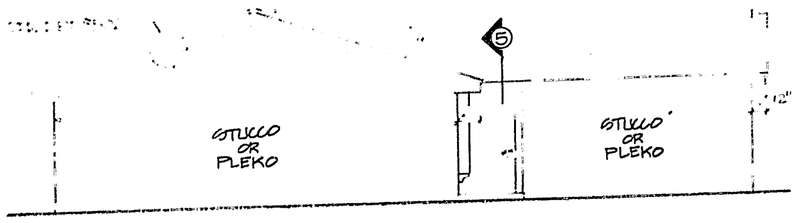
Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

1984 MAY -2 AM 8 12



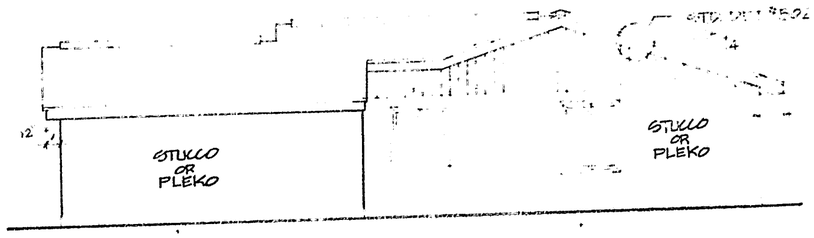
REAR ELEVATION

SCALE: 1/8"=1'-0"



LEFT SIDE ELEVATION

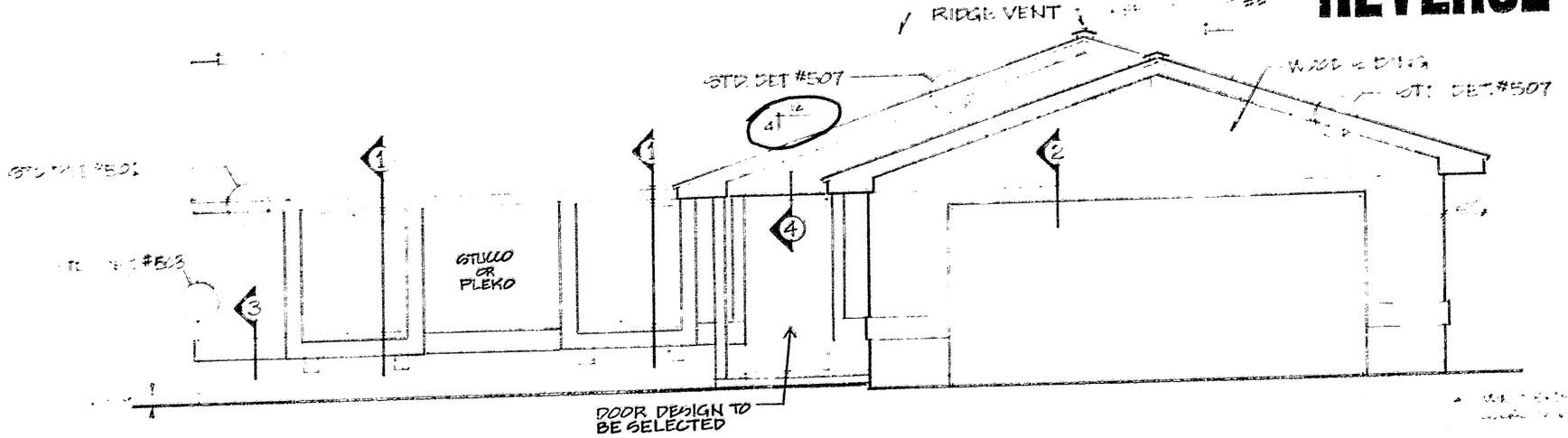
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"

REVERSE PLAN

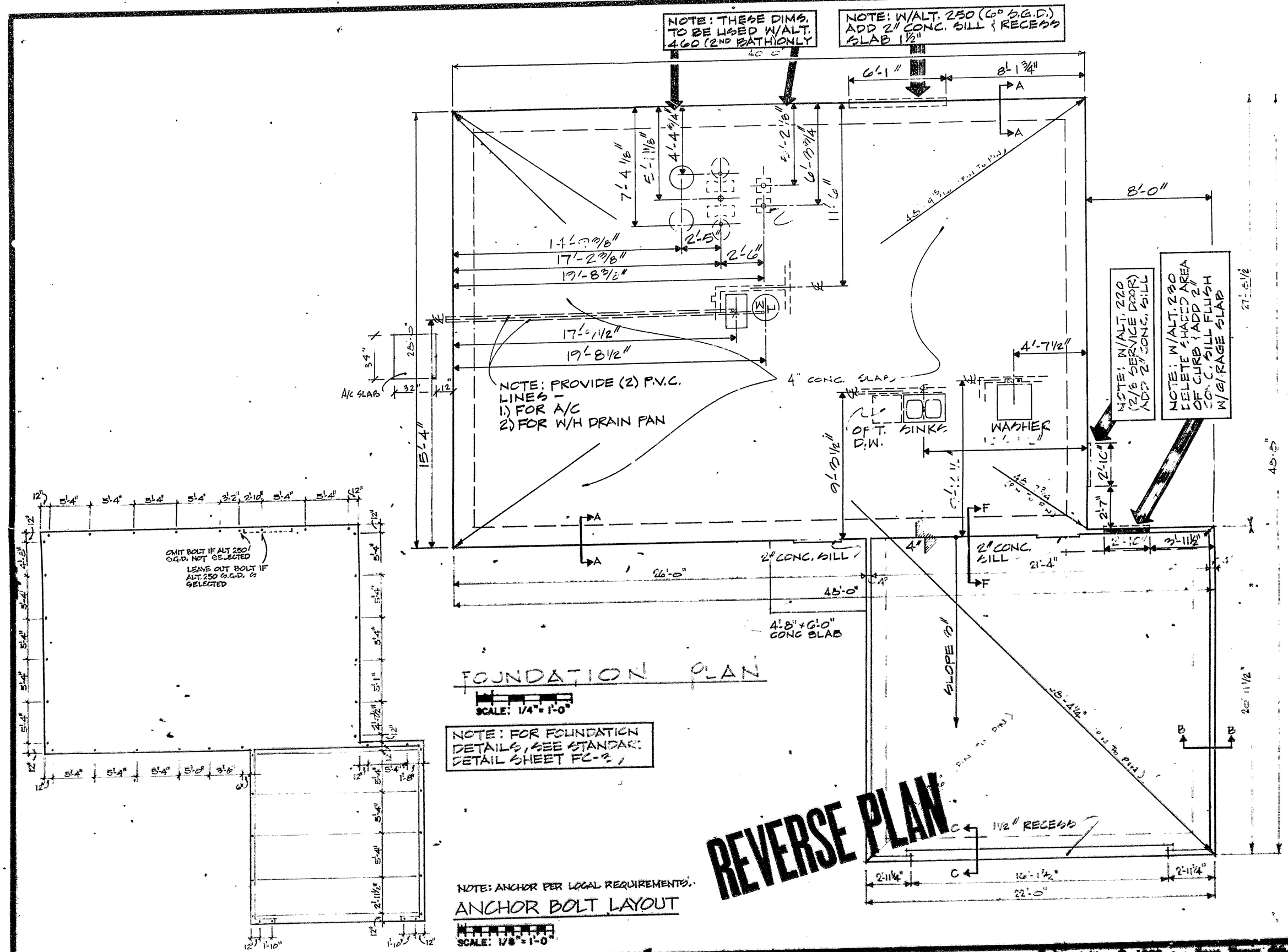


FRONT ELEVATION

SCALE: 1/4"=1'-0"

DRAWN BY DHD DATE	SCALE AS NOTED	REVISIONS: 1-24-83 - DDHB - SEC. ARROWS, TRIM, ETC. 3-14-83 " - STUCCO/PLEKO		SET NO 73L12--	Copyright © 1982 - - Ryan Homes, Inc. MODEL "CLEARWATER II" ELEVATIONS

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)



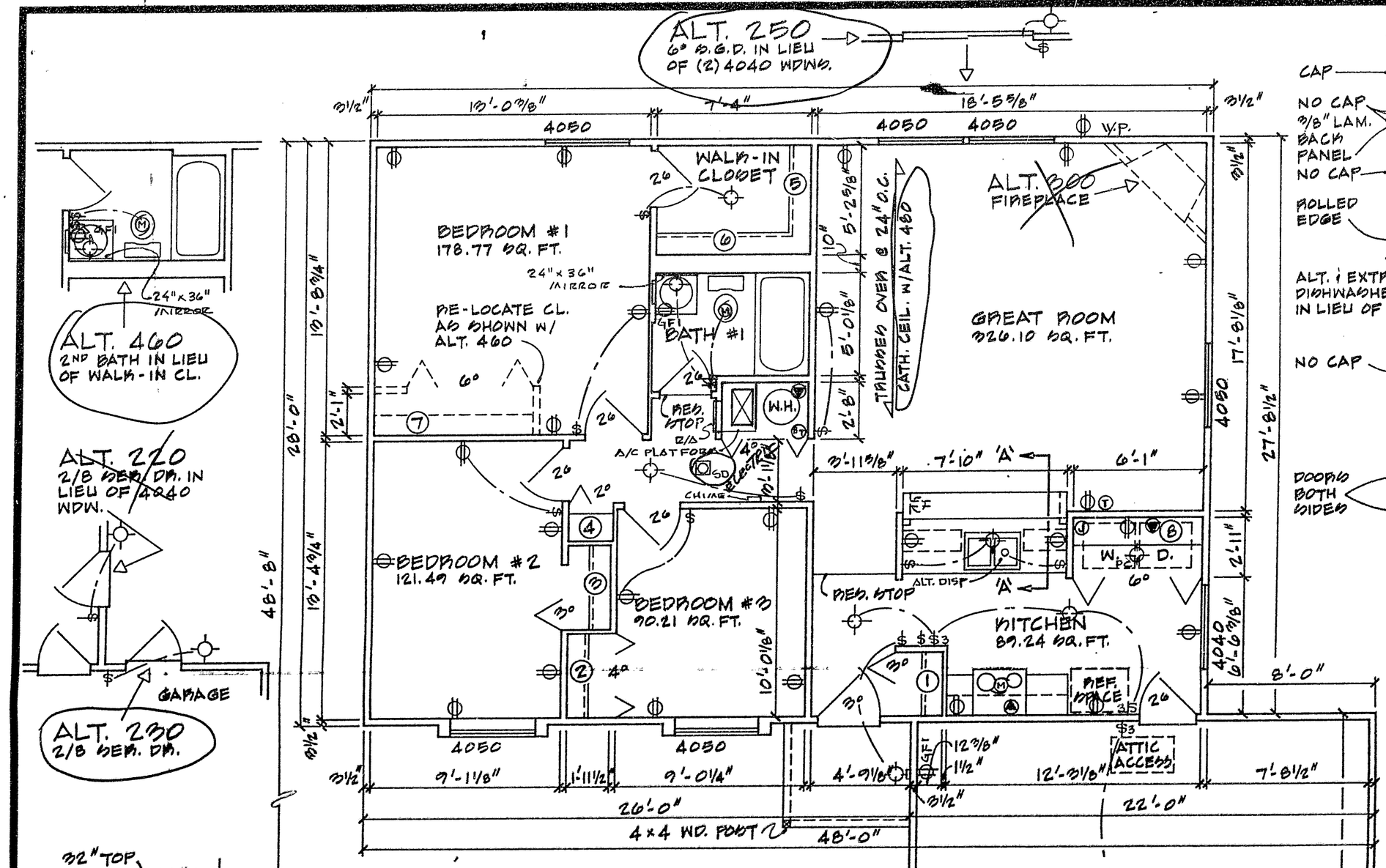
DRAWN BY DHS DATE 14 OCT. 82	SCALE AS NOTED	REVISIONS PLUMBING, DETAILS, DIMENSIONS, 14 OCT. 82, C.M.	ANCHOR BOLTS 3-9-83 DONG. CORRECT PLUMB DIM. 6-24-83 BD CORRECT PLUMB. DIM. 11-18-83 BD A/C PAD - 3-30-84 BD	Ryan Homes, Inc. [illegible], Va. Jamestown, [illegible]	SET NO. 73L12__

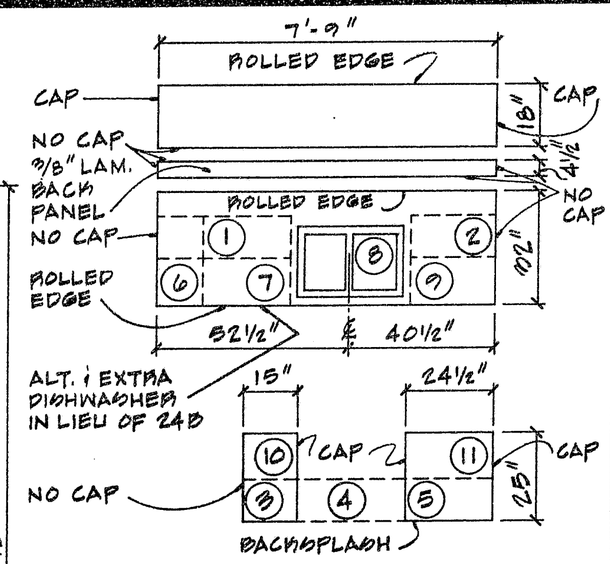
Copyright © 1982 [illegible]
MODEL ... "CLEARWATER II"
SLAB FOUNDATION

FC-223

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

FC-224



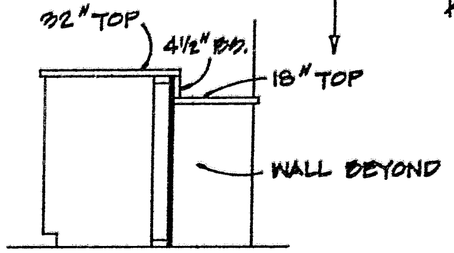


NO.	DESCRIPTION	FIN. SIDE	SHLF. SQ. FT.	DWR. SQ. FT.
1	3630	R	9	
2	2430 FRONT R BACK L	L	6	
3	1530 HINGE R	L	3.75	
4	3018		5	
5	2430 HINGE L	BOTH	6	
6	12B " L		3	2
7	24B " R		6	4
8	33 SF		5.5	
9	24B HINGE R		6	4
10	15 DB	L		7.5
11	24B HINGE L	BOTH	6	4

DOORS BOTH SIDES

BASE STORAGE = 24.5 SQ. FT.
(ADD 2 SQ. FT. FOR KIT. #1)
WALL STORAGE = 29.75 SQ. FT.
DRAWERS = 17.5 SQ. FT.
(ADD 4 SQ. FT. FOR KIT. #1)

Shall Meet
Collier County Electrical Code
Ordinance 83-11
Referencing National Electrical Code
Article 210 Section 52
Receptacle — Min. Required & Spacing



SECTION 'A'-'A' SCALE: 1/2" = 1'-0"

CL. SHELF SCHEDULE	
NO.	DESCRIPTION
1	(1) 3'-0" (S/R-12)
2	(1) 3'-11½" (S/R-12)
3	(1) 3'-11" (S/R-12)
4	(4) 1'-11½" (L-16)
5	(1) 5'-0⅝" (S/R-12)
6	(1) 6'-2" (S/R-12)
7	(1) 7'-5" (S/R-12)
8	(1) 5'-11" (L-16)

TABLE OF LIVE LOADS SEE STANDARD DETAIL #59

INSULATION SPECIFICATION		
AREA	"U" VALUE	"R" VALUE
EXT. WALL	.073	13.55
CEILING	.032	31.23
WINDOWS	.62	1.61
ENT. DOOR	.077	12.98

NATURAL LITE & VENT MIN. COND.	REQUIRED		4040		4050		FRONT ENTRY DOOR	
	LT. (8%)	VNT. (4%)	LT. (8%)	VNT. (4%)	LITE	VENT	LITE	VENT
BEDRM. #1	14.3	7.15			18.2	8.7		
BEDRM. #2	9.7	4.85			18.2	8.7		
BEDRM. #3	7.2	3.6			18.2	8.7		
GREAT RM.	26.1	13.1			54.6	26.1	0	19.3
KITCHEN	7.13	3.6	14.5	6.9				

FLOOR PLAN SCALE: 1/4" = 1'-0"

REVERSE PLAN

"ALL INTERIOR WALLS 3½" UNLESS OTHERWISE NOTED"

DRAWN BY CEM
DATE 8-10-83
SCALE AS NOTED
REVISIONS: CLOS. SHELF SCHED., BATHS, DIM'S - 18 OCT. C.M. SEC. A-A, DIM'S, 1-24-83 DON S.
7-26-83 KLP REVISED BATH #1 PARTITION.
8-24-83 KLP BOTH MIRRORS
10-14-83 - R/A LOCATION & A/C PLATFORM - KLP

Ryan Homes, Inc.
Thurmont, Md. Jefferson, Ga.
Eighty-Four, Pa. Plant City, Fl. Jamestown, Oh.

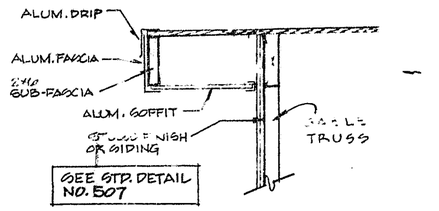
SET NO. 73L12__
1120 SQ. FT. HABITABLE
1605 SQ. FT UNDER ROOF

Copyright [illegible] Ryan Homes, Inc.
MODEL ... CLEARWATER 2

FC-224

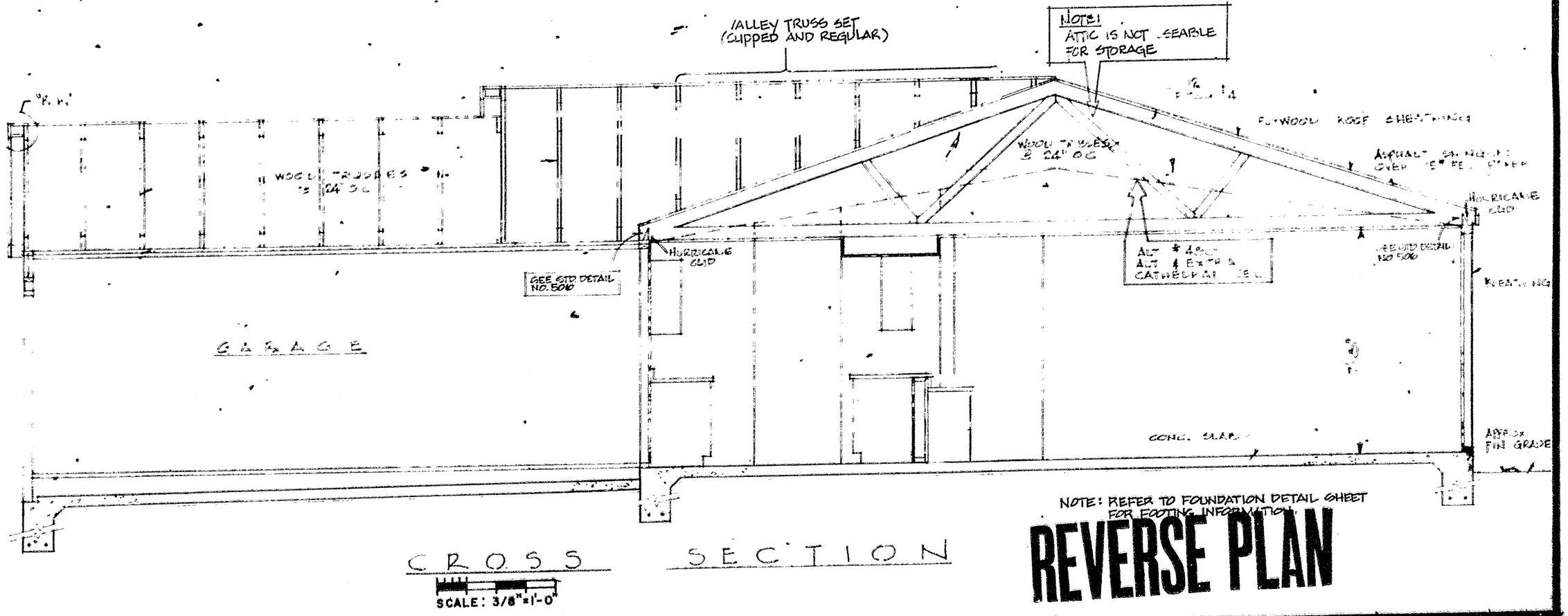
Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 4584104006)

FC-228



SECTION A-A

SCALE: 1"=1'-0"



CROSS SECTION

SCALE: 3/8"=1'-0"

NOTE: REFER TO FOUNDATION DETAIL SHEET FOR FOOTING INFORMATION.

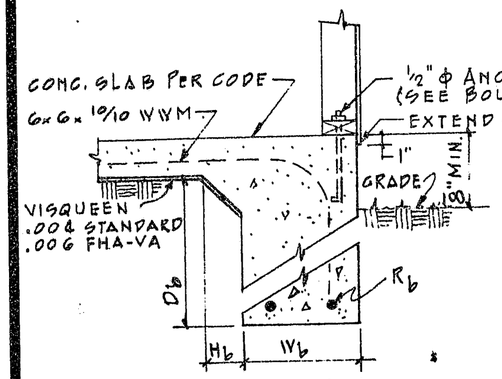
REVERSE PLAN

DRAWN BY DHS DATE 18 OCT. 82	SCALE AS NOTED	REVISIONS: 1-24-83 DONG: BAR		Ryan Homes, Inc. Eighty-Four, Pa. Fredericksburg, Va. Jamestown, Oh.	SET NO. 73L12__ Copyright MODEL ... "CLEARWATER I" CROSS SECTION - SLAB

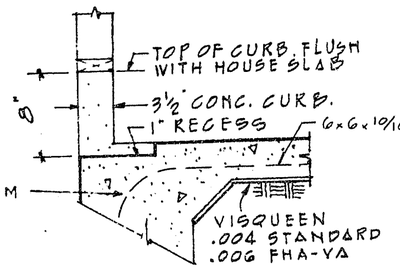
FC-228

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

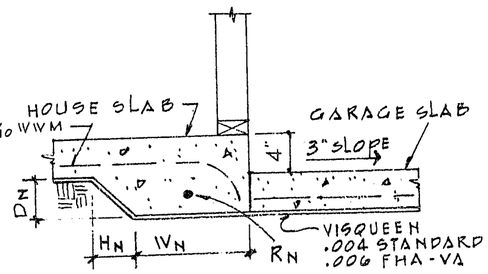
FC 39



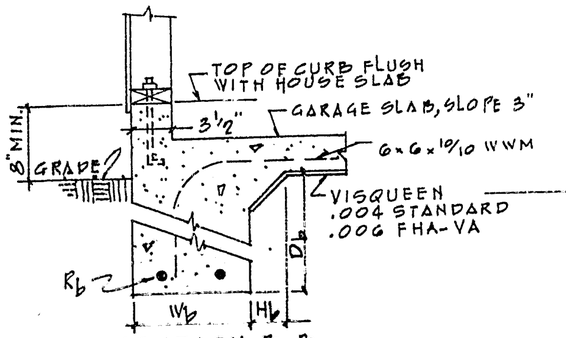
— SECTION A-A —
(HOUSE EXTERIOR-LOAD BEARING)



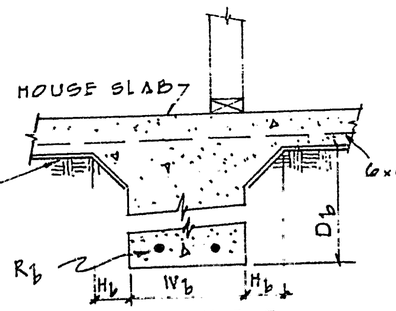
— SECTION C-C —
(GARAGE DOOR WEATHER LIP)



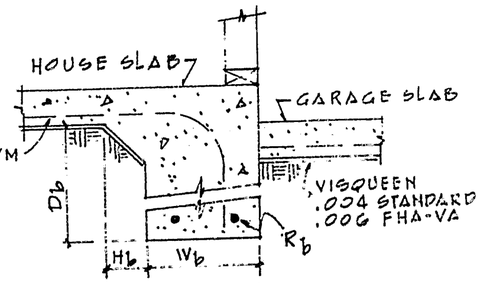
— SECTION D-D —
(HOUSE TO GARAGE-NON LOAD BEARING)



— SECTION B-B —
(GARAGE EXTERIOR-LOAD BEARING)



— SECTION E-E —
(INTERIOR LOAD BEARING)



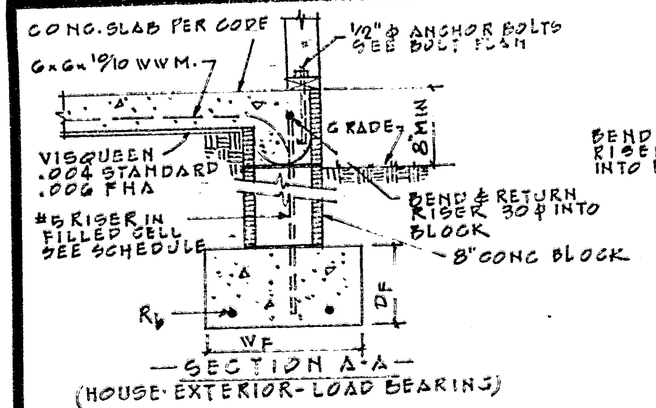
— SECTION F-F —
(HOUSE TO GARAGE-LOAD BEARING)

MONOLITHIC FOUNDATION DETAILS

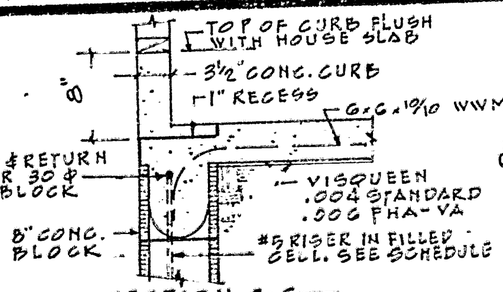
SCALE: 1"=1'-0"

FOOTING SCHEDULE

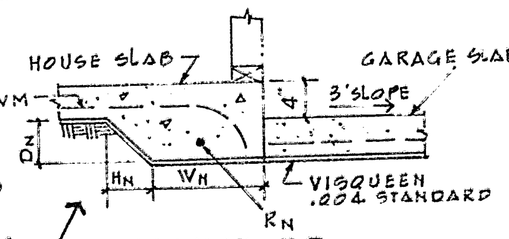
AREA OR COUNTY	MONO-FTGS LOAD BR'G.			MONO-FTGS. NON LOAD BR'G.			STEM WALL FTG'S		FTG. REBARS LOAD BRG	FTG. REBARS NON-LOAD BRG.
	W_b	D_b	H_b	W_N	D_N	H_N	W_F	D_F	R_b	R_N
PINELLAS	16"	12"	4"	12"	6"	6"	16"	8"	(2)#5	(1) #5
MANATEE	16"	12"	4"	8"	4"	4"	16"	8"	(2)#5	(1) #5
SARASOTA	16"	12"	4"	16"	4"	4"	16"	8"	(2)#5	(1) #5
COLLIER	16"	8"	4"	4"	4"	4"	16"	8"	(3)#5	NONE
CHARLOTTE	16"	8"	4"	8"	4"	4"	16"	8"	(2)#5	(1) #5
LEE	12"	16"	4"	4"	4"	4"	16"	8"	(2)#5	NONE
CAPE CORAL	12"	16"	4"	4"	4"	4"	16"	8"	(2)#5	NONE
ORLANDO	16"	8"	4"	4"	4"	4"	16"	8"	(2)#5	NONE



— SECTION A-A —
(HOUSE EXTERIOR-LOAD BEARING)

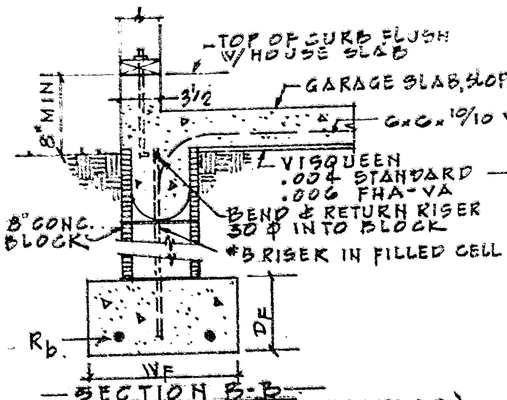


— SECTION C-C —
(GARAGE DOOR WEATHER LIP)

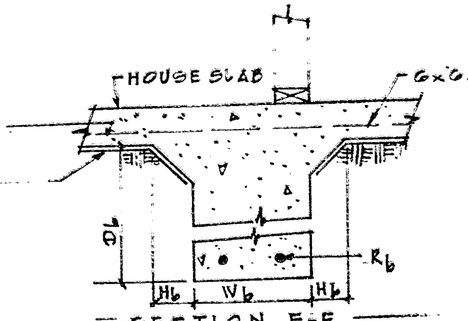


— SECTION D-D —
(HOUSE TO GARAGE-NON LOAD BEARING)

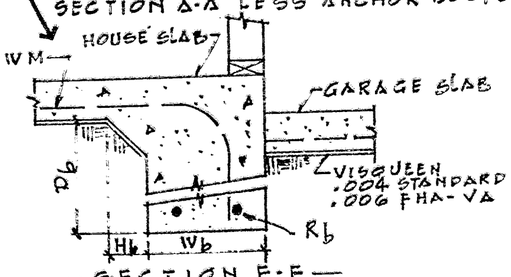
NOTE:
IF GARAGE FLOOR IS DROPPED MORE THAN 8" FROM HOUSE SLAB USE STEM WALL DETAILS OF SECTION A-A LESS ANCHOR BOLTS



— SECTION B-B —
(GARAGE EXTERIOR LOAD BEARING)



— SECTION E-E —
(INTERIOR LOAD BEARING)



— SECTION F-F —
(HOUSE TO GARAGE-LOAD BEARING)

ALT. #280

STEM WALL FOUNDATION DETAILS

SCALE: 1"=1'-0"

REVERSE PLAN

DRAWN BY SAL P.	SCALE: AS NOTED	REVISIONS: ADDITION OF FOOTING SCHEDULE & DIMENSION INDICATORS 3/14/03 SP.	Ryan Homes, Inc. Thurmont, Md. Jefferson, Ga. Eighty-Four, Pa. Plant City, Fl. Jamestown, Oh.	SET NO. ALL FRAME	MODEL . . . ALL FRAME
DATE 3/14/03					

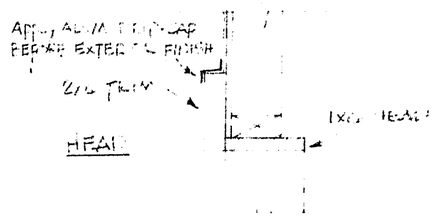
FC 39

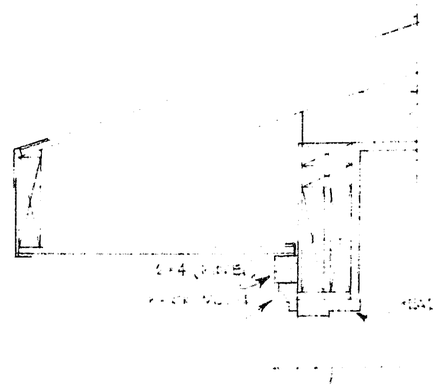
FC 39

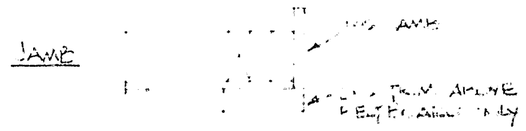
Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

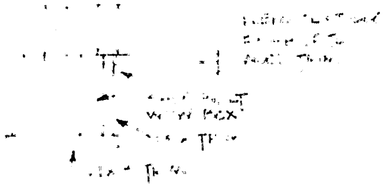
FC-229

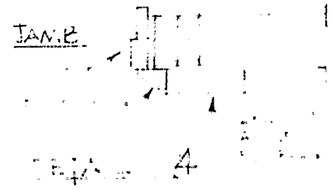


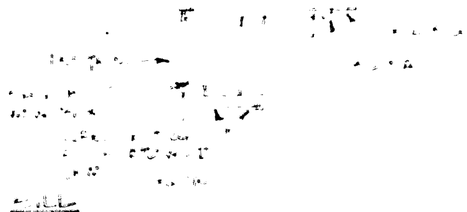


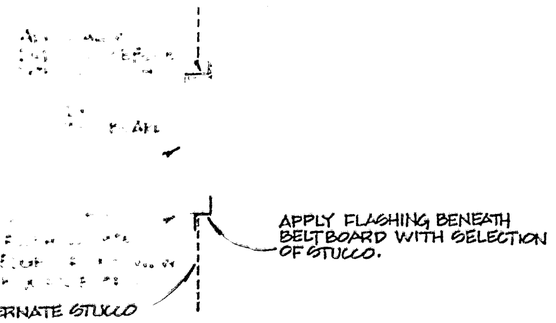


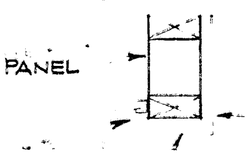












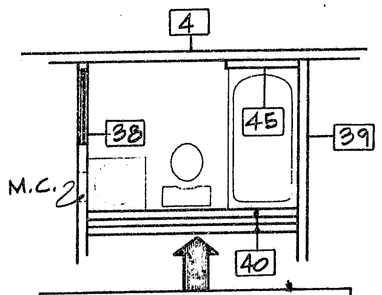
NOTE:
IF PKO OPTION SELECTED,
ALL TRIM ABOVE TO BE
1x MATERIAL

REVERSE PLAN

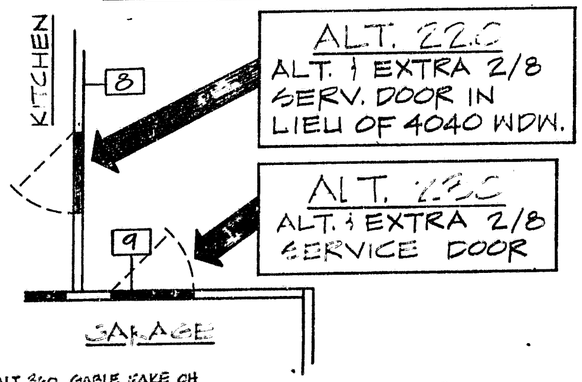
DRAWN BY PAP DATE 3-27-84	SCALE 1/2" = 1'-0"	REVISIONS 3-17-89 - BELTBD. FLASHING, DETAILS.		Ryan Homes, Inc. Thurmont, Md. Jefferson, Ga. Eighty-Four, Pa. Fredericksburg, Va. Jamestown, Oh	SET NO 73L12--	Copyright © 1982 - - Ryan Homes, Inc. MODEL "CLEARWATER II" DETAILS

FC-229

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

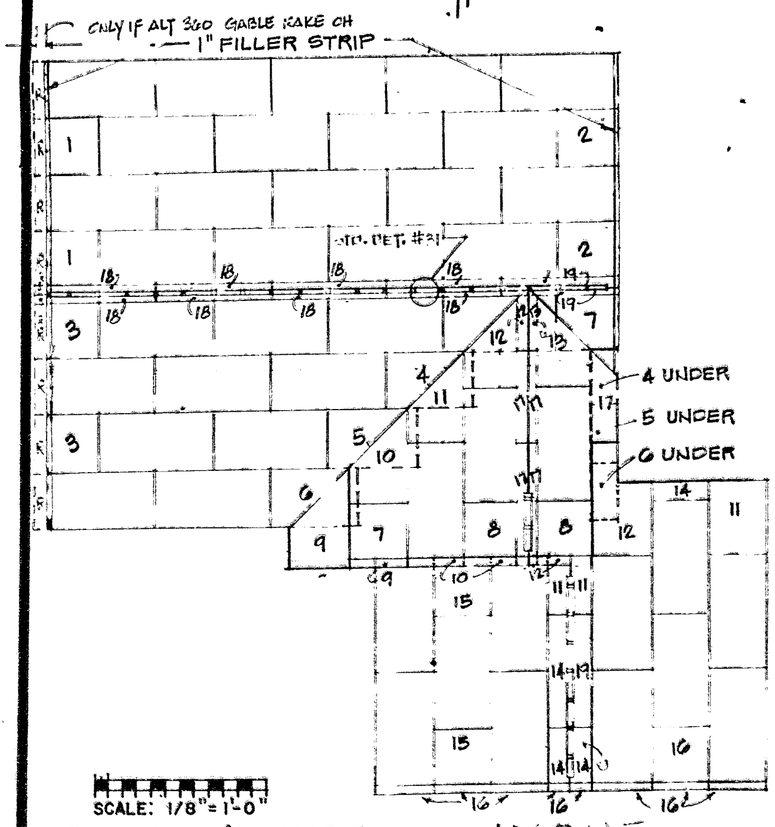


ALT. 460
ALT. 1 EXTRA 2ND BATH IN LIEU OF WALK-IN CLOSET



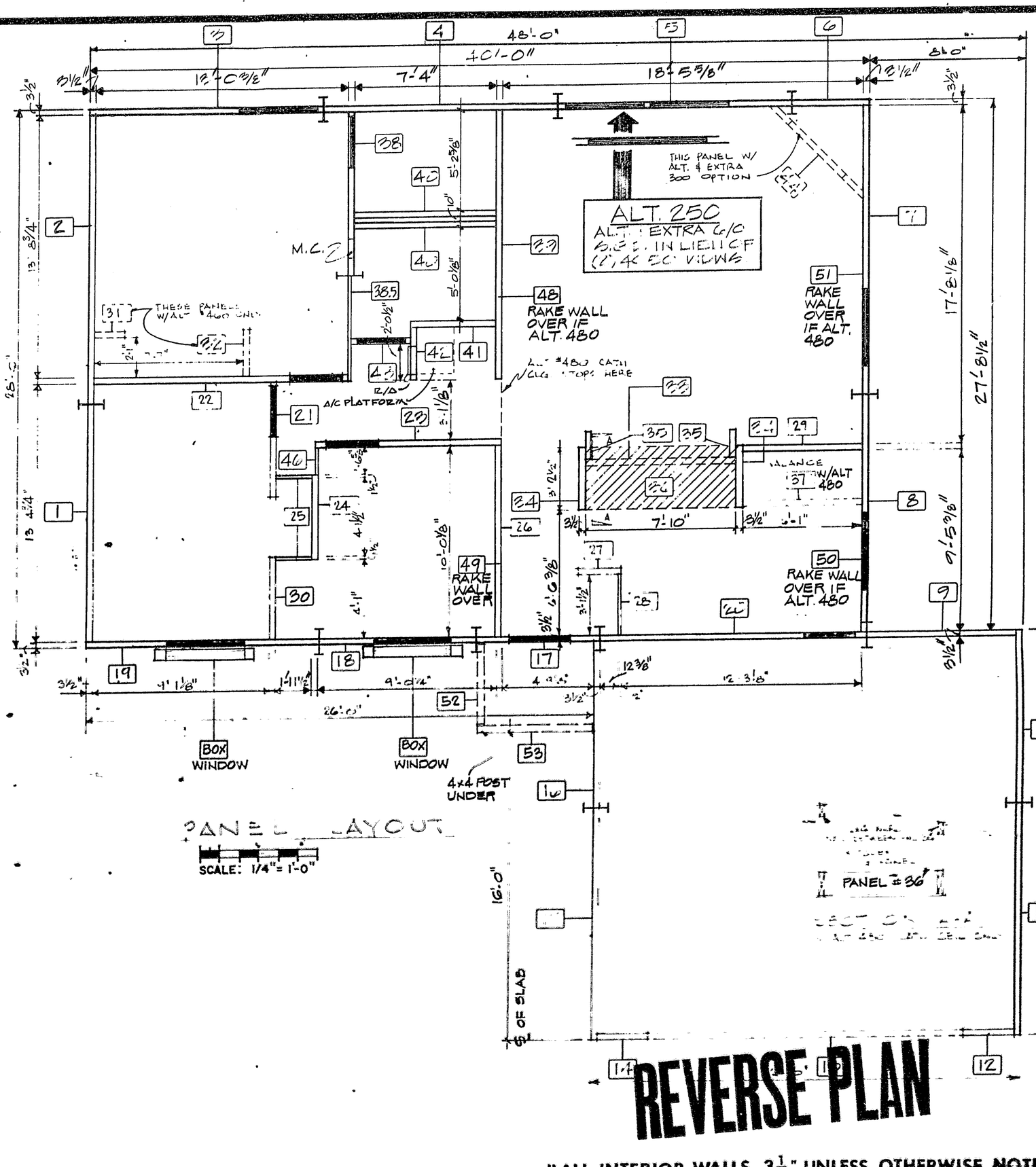
ALT. 22.C
ALT. 1 EXTRA 2/8 SERV. DOOR IN LIEU OF 4040 WDW.

ALT. 22.C
ALT. 1 EXTRA 2/8 SERVICE DOOR



SCALE: 1/8"=1'-0"

ROOF PLYWOOD LAYOUT
62 PCS OF PLYWOOD



PANEL LAYOUT
SCALE: 1/4"=1'-0"

PANEL #36

SECTION A-A

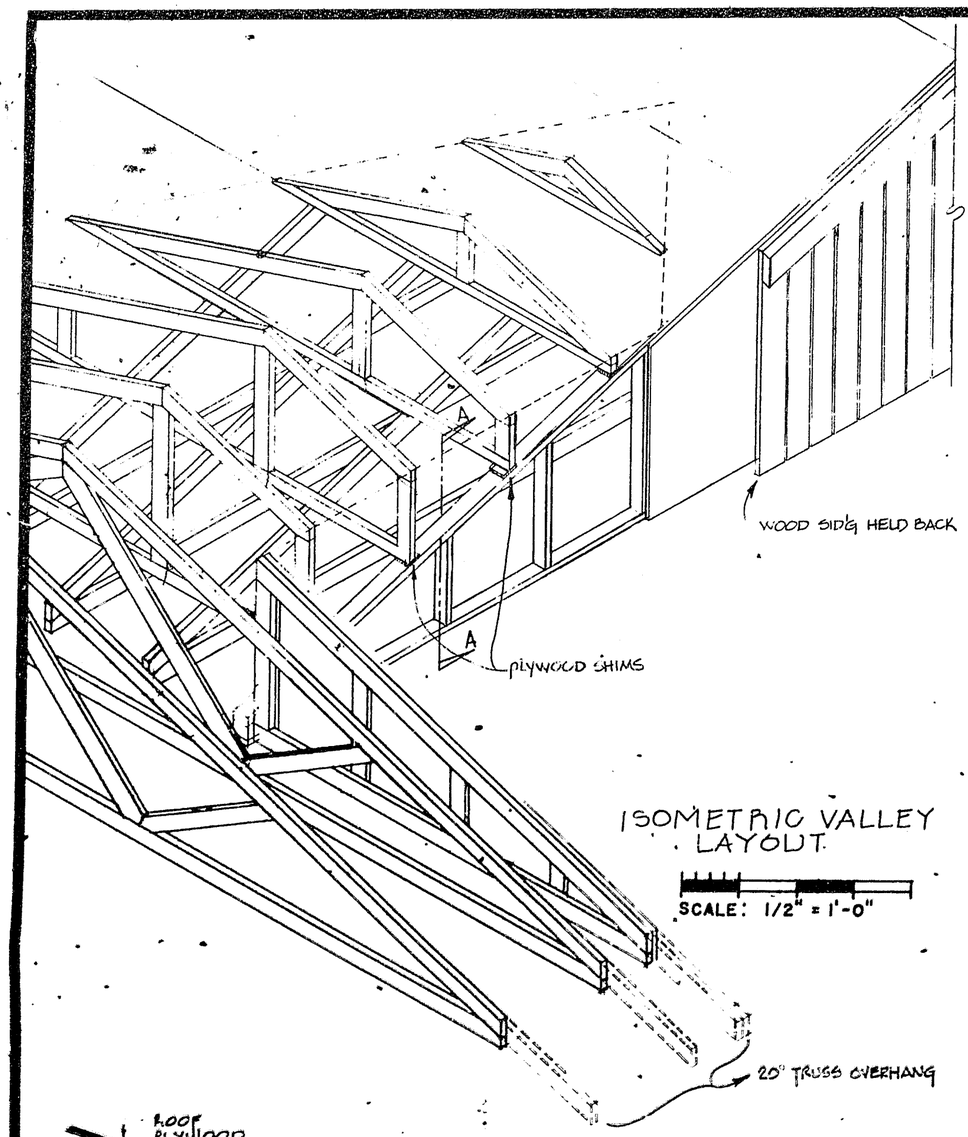
REVERSE PLAN

"ALL INTERIOR WALLS 3½" UNLESS OTHERWISE NOTED"

DRAWN BY DHG DATE 12 OCT. 82	SCALE: AS NOTED	REVISIONS! PANEL LAYOUT, 12 OCT., C.M. 1-24-83 DIMS.-VARIOUS DIMENSIONS 7-26-83 KLP-REVISED PANEL #3 & 10-14-83-R/A F A/C PLATFORM LOCATION-KLP	Ryan Homes, Inc. Eighty-Four, Pa. Fredericksburg, Va. Jamestown, Oh.	SET NO 73L12__	Copyright © 1982 - - Ryan Homes, Inc. MODEL . . "CHALLENGER II" PANEL LAYOUT

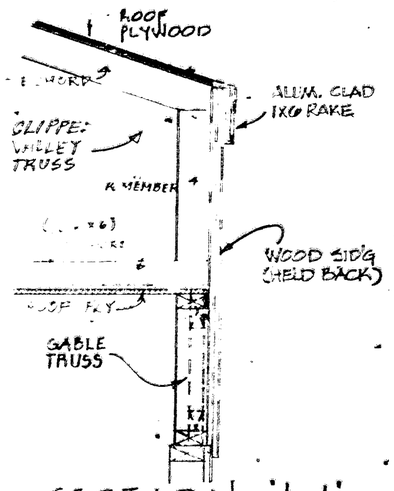
Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

FF-112



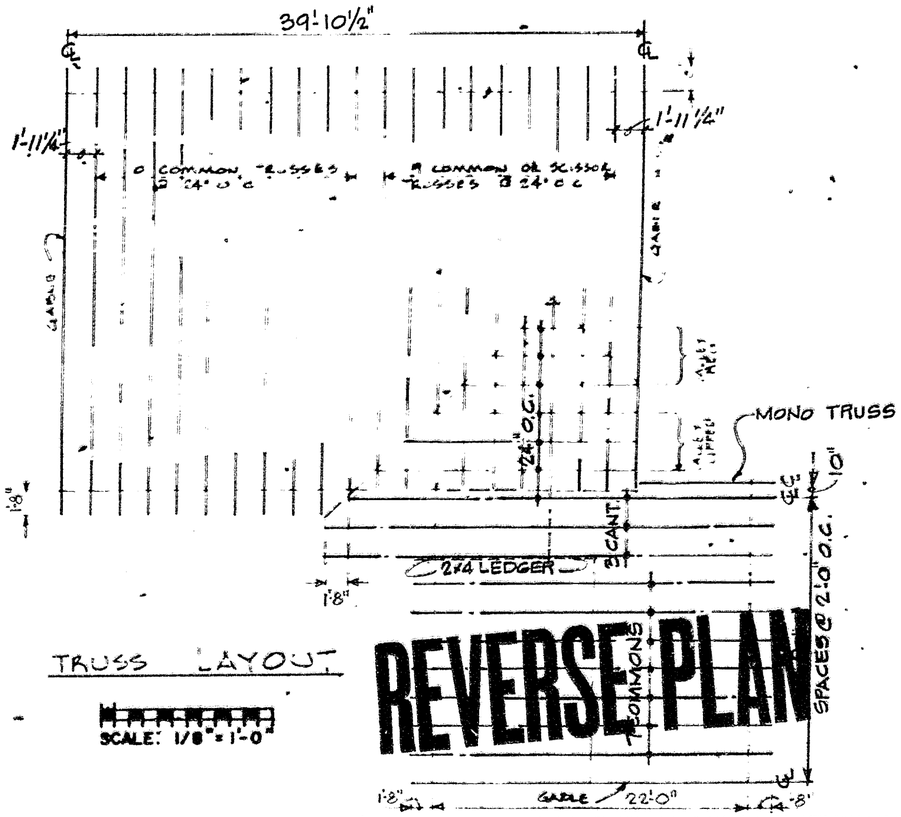
ISOMETRIC VALLEY LAYOUT

SCALE: 1/2" = 1'-0"



SECTION 'A-A'

SCALE: 1" = 1'-0"



TRUSS LAYOUT

SCALE: 1/8" = 1'-0"

REVERSE PLAN

DRAWN BY BAP DATE 18 OCT 82	SCALE: AS NOTED	REVISIONS:		Ryan Homes, Inc. Eighty-Four, Pa. Fredericksburg, Va. Jamestown, Oh.	SET NO. 73L12 __

Copyright © 1982 - - Ryan Homes, Inc.

MODEL ... "CLEARWATER II"
ROOF DTLS. & TRUSS LAYOUT

FF-112

Attachment: ATTACHMENT A - Backup Package (26997 : PL20230003394 Barn Variance - 45841040006)

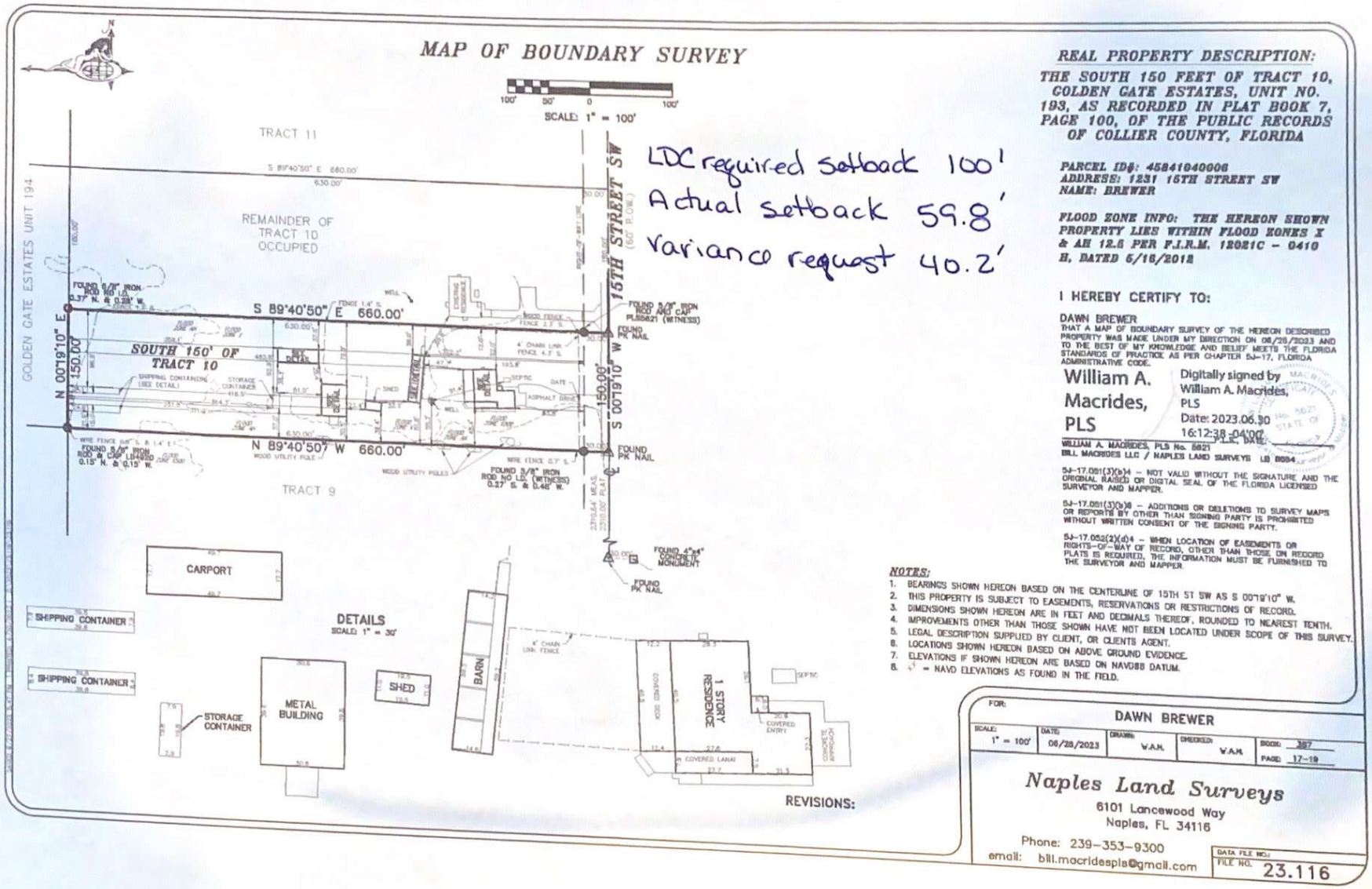
Updated Survey-

1231 15h ST SW-Brewer Residence

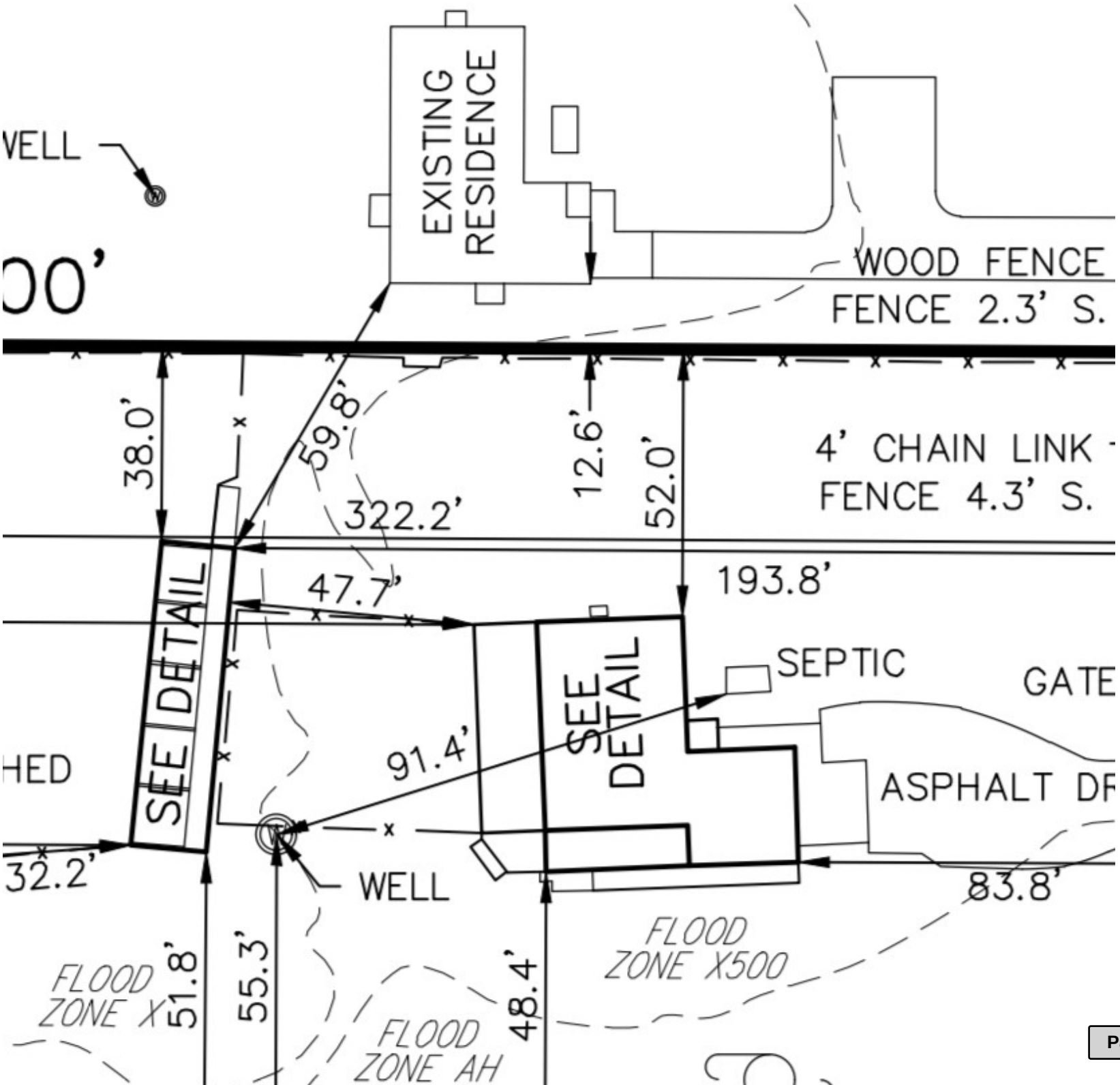
Attachment: ATTACHMENT B - Boundary Survey (26997 : PL20230003394 Barn Variance - 45841040006)

PL20230003394

Variance Request - 1231 15th ST SW



Attachment: ATTACHMENT B - Boundary Survey (26997 : PL20230003394 Barn Variance - 45841040006)



Attachment: ATTACHMENT B - Boundary Survey (26997 : PL20230003394 Barn Variance - 45841040006)

PROPERTY RECORD CARD COLLIER COUNTY, FLORIDA

CODE

45841040006 3

SCALE 1" = 30'

OF 1200 Q-20
3/19/08 ADH

40

30

Q-20
1200

PROPERTY ADDRESS

PLOTTED		DRAWN BY	DATE / /
RANDOM		CLASSED BY	DATE / /

CONSTRUCTION DATA

BUILDING	1	2	3	4
1. STEEL BLDG				
2.				
3.				
4.				
SUB-STRUCTURE				
Slab	O			
Piers				
Continuous Wall				
Conc. Bsmt. Floor				
Finished Bsmt.				
Notes				
FRAME				
Wood - Light				
Wood - Heavy				
Block				
Tile				
Brick				
Rf. Concrete				
Steel	O			
Rf. Conc. & Steel				
Stone				
Notes				
EXTERIOR WALLS				
Sheathing				
Unfinished				
Roll				
Sheet				
Shingles				
Composition				
Metal	O			
Stucco				
Wood				
Tile				
Block				
Common Brick				
Face Brick				
None				
Plain Front				
Average Front				
Elaborate Front				
Notes				

BUILDING	1	2	3	4
ROOF FRAME				
Wood				
Steel	O			
Rf. Concrete				
Notes				
ROOF TYPE				
Flat				
Shed				
Gable				
Hip				
Gambrel				
Monitor				
Sawtooth				
Deck				
Notes ARCHED	O			
ROOFING				
Roll				
Sheet				
Shingles				
Composition				
Metal	O			
Wood				
Asbestos				
Tile				
Rf. Concrete				
Built-Up T & G				
Notes				
FLOORS				
Dirt				
Single				
Double				
Pine				
Hardwood				
Concrete	O			
Tile				
Terrazzo				
Notes				
INTERIOR WALLS				
Unfinished				
Wall Board				
Ceiling				
Plaster				
Plywood-Pine Pan.				
Furring				
Drywall				
Notes				

BUILDING	1	2	3	4
ROOMS				
Store Units				
Office Units				
Rooms				
Efficiency Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
Notes				
PLUMBING				
None				
1 Fixtures				
2 Fixtures				
3 Fixtures				
4 Fixtures				
5 Fixtures				
___ Fixtures				
Rest Rooms				
Tile Floor				
1/2 Tile Walls				
Full Tile Walls				
Notes				
HEATING				
None				
Steam				
Hot Water				
Hot Air				
Unit Heaters				
Electric				
H & AC				
ELECTRICITY				
Yes	O			
None				
EQUIPMENT				
Vent Fan				
Sprinklers				
Elevators				
___ # Cap.				
___ # Cap.				
Air Condition				
___ Ton Cap.				
Notes				
INTERIOR				
Type				
Condition				
Notes				

CARDS	MAP NO	SEC	TWP	RNG	
/		17,18	49	27	10

SUBDIVISION NAME: GOLDEN GATE ESTATES UNIT 193 — BLOCK

LOTS OR DESCRIPTION:

NOTES

(N) 11X20 mtl Shed on Skids NV
3-19-08 RDM + RDH

OF PER Dell-1259 3/18/07 (Q-20) 15 MM

ENTERED

(N) WEL 4-9-07 (A) Fence

NO.	PHY.	ADJUSTMENT	CO
1			
2			
3			
4			

NO.	STYS.	SH.	CLASS	AREA	SQ. CU.	100 INDEX	RATE	ADDITIONS	REPL. COST	DATE BUILT	COND.	ADJ.	VALUE
1	1		Q-20	1200						2007			

ACRES	QUANTITY - TYPE DESCRIPTION	DIMENSIONS SQUARE FEET	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
2.27			800 —				182

YEAR	VALUE 19 78	VALUE 19 81	VALUE 19	VALUE 19	VALUE 19	VALUE 19	VALUE 19	VALUE 19	VALUE 19	VALUE 19
LAND	1825	4 1625								
IMPRS.										
TOTAL	1825	DP								

11R

3.B.d

Attachment: ATTACHMENT C - Property Card & Deed (26997 : PL20230003394 Barn Variance -

458410400064

N

PLOT PLAN GRAPH

RANDOM ☐ PLOTTED ☐

SCALE 1"= 30' ☐ 60' ☐

OWNERSHIP RECORD

DATE	OWNER AND ADDRESS	SALE PRICE	O.R.	PAGE
[illegible]	[illegible] 7934 S. [illegible] [illegible]	(4100)	963	14
6/19/[illegible]	[illegible]	600	[illegible]	2
6/22/90	Dennie [illegible] [illegible] Naples [illegible] 33962	68500	1540	519

Attachment: ATTACHMENT C - Property Card & Deed (26997 : PL20230003394 Barn Variance -

PROPERTY RECORD CARD

45841040000/6
4776920000/7

G1

45841040000061

Donnie L Brewer

CARDS	MAP NO.	SEC.	TWP.	RNG.	PA
1	46/17	1718	49	27	10

SUBDIVISION NAME — BLOCK

GOLDEN GATE ESTATES UNIT 193

LOTS OR DESCRIPTION:

LOT ~~10 N 195' + S 150' - TR 10~~

TR.

05 per 0402-0945 NOC 23-04 (Shed) 4,
05 per 0403-1300 " (ARC) 3,000
NOA-Est-Fence

1984 Perm 84-1379 - 10/1/84 (Res)

RWP ASOS 8/9/00 LWH
RIDE By 6/20/96 RLM

ENTERED

ADDITIONS
100 INDEX
RES 100+
POOL
(N) CANVAS PC NP
L=70+
T=70-
100+

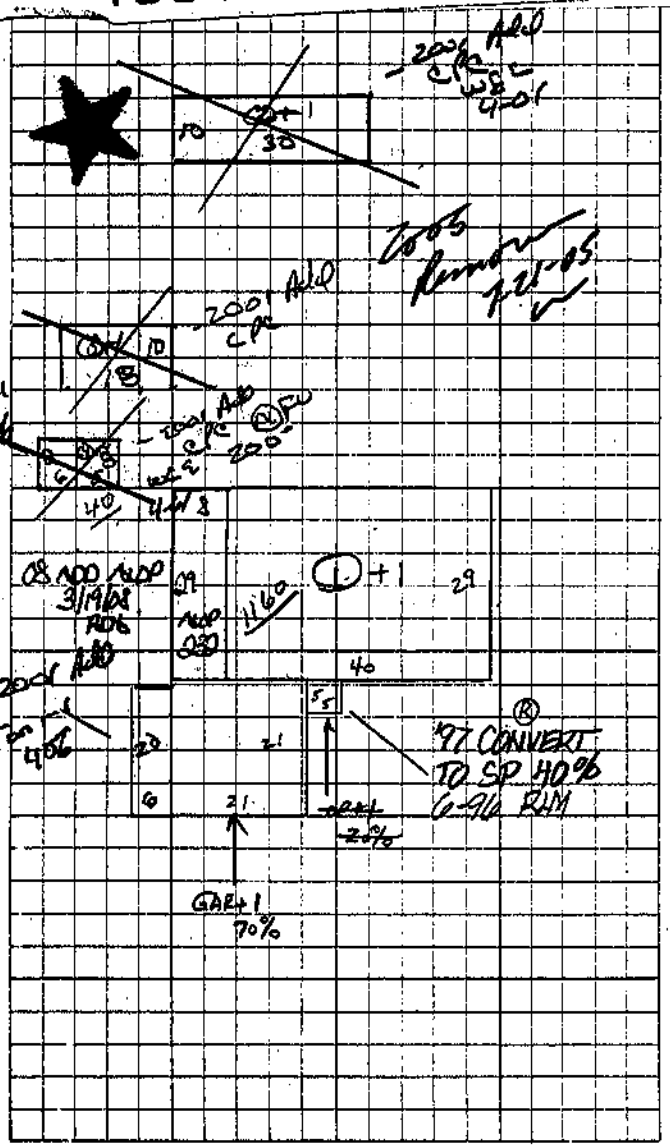
NO.	PHY.	ADJUSTMENT	CO
1			
2			
3			
4			

CONSTRUCTION DATA

BUILDING	1	2	3	4
RCS				
~~CBS~~				
~~CBC~~				
Pole Barn				
SUB-STRUCTURE				
Piers	D			
Continuous Wall				
Conc. Bsmt. Floor				
Finished Bsmt				
Notes				
FRAME				
Wood - Light				
Wood - Heavy	D			
Block				
Tile				
Brick				
Rf. Concrete				
Steel				
Rf. Conc. & Steel				
Stone				
Notes				
EXTERIOR WALLS				
Sheathing				
Unfinished				
Roll				
Sheet				
Shingles				
Composition				
Metal				
Stucco				
Wood				
Tile				
Block				
Common Brick				
Face Brick				
None				
Plain Front				
Average Front				
Elaborate Front				
Notes				

BUILDING	1	2	3	4
ROOF FRAME				
Wood				
Steel				
Rf. Concrete				
Notes				
ROOF TYPE				
Flat				
Shed				
Gable				
Hip				
Gambrel				
Monitor				
Sawtooth				
Notes				
ROOFING				
Roll				
Sheet				
Shingles				
Composition				
Metal				
Wood				
Asbestos				
Tile				
Rf. Concrete				
Built-Up T & G				
Notes				
FLOORS				
Dirt				
Single				
Double				
Pine				
Hardwood				
Concrete				
Tile				
Terrazzo				
Notes				
INTERIOR WALLS				
Unfinished				
Wall Board				
Ceiling				
Plaster				
Plywood-Pine Pan.				
Furring				
DW				
Notes				

BUILDING	1	2	3	4
ROOMS				
Store Units				
Office Units				
Rooms			5	
Efficiency Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
Notes				
PLUMBING				
None				
1 Fixtures				
2 Fixtures				
3 Fixtures			2	
4 Fixtures				
5 Fixtures				
___ Fixtures				
Rest Rooms				
Tile Floor				
1/2 Tile Walls				
Full Tile Walls				
Notes				
HEATING				
None				
Steam				
Hot Water				
Hot Air				
Unit Heaters				
Electric H&AC				
ELECTRICITY				
Yes				
None				
EQUIPMENT				
Vent Fan				
Sprinklers				
Elevators				
___ #Cap.				
___ #Cap.				
Air Condition				
___ Ton Cap.				
Notes				
INTERIOR				
Type				
Condition				
Notes				



1231 15th Street, S.W.
PROPERTY ADDRESS

NO.	STYS.	SH.	CLASS	AREA	SQ. CU.	100 INDEX	RATE	ADDITIONS	REPL. COST	DATE BUILT	COND.	ADJ.	VALUE
1	1		R-4+	1527 +494				100+		1984	99		
2	1		CBC	300						1992			
3	1		CBC	180						1993			
4	1		CBC	45						1994		(G) FC	200
ALOP				230						2006			
21			APC	900						2004			

ACRES	QUANTITY - TYPE DESCRIPTION	DIMENSIONS SQUARE FEET	UNIT PRICE	D F	C.F.	PRICE PER FRONT FOOT	VALUE
5		1200	~~300~~ -				~~3000~~ 1500
5.86		~~600~~	~~600~~ -				~~2325~~ 3000
		255' R.F.	=			192.31	

YEAR	VALUE 19 67	VALUE 19 71	VALUE 19 73	VALUE 19 74	VALUE 19 75	VALUE 19 77
LAND	750		3000	2325	3850	3100
IMPRS.						
TOTAL	750	1500	3000		3850	
H.H.P.P.	1			G		

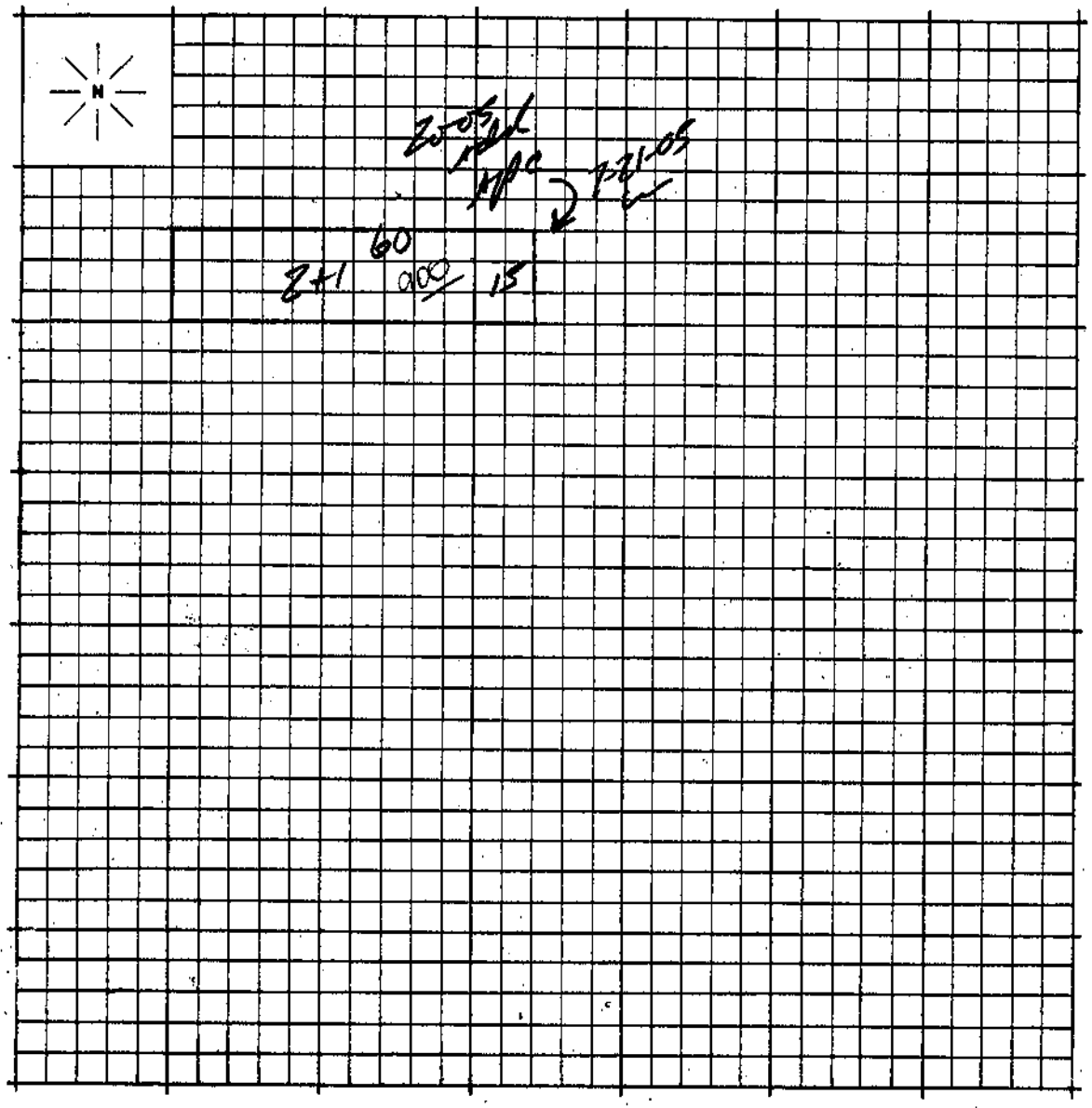
PLOTTED		DRAWN BY RF	DATE 3/26/85
RANDOM		CLASSED BY RF	DATE 3/26/85

Attachment: ATTACHMENT C - Property Card & Deed (26997 : PL20230003394 Barn Variance -

LOTS OR DESCRIPTION

458410400062

PLOT PLAN GRAPH RANDOM ☐ PLOTTED ☐ SCALE 1"= 30' ☐ 60' ☐



OWNERSHIP RECORD

DATE	OWNER AND ADDRESS	SALE PRICE	D.B.	PAGE

Warranty Deed

1231 15th ST SW, Naples, FL 34117

Attachment: ATTACHMENT C - Property Card & Deed (26997 : PL20230003394 Barn Variance - 45841040006)

Return to: (enclose self-addressed stamped envelope)
Name:
Craig "Red" Holland, Esq.
Address:
Same as below

REC 5.00
PRM 7.00
DOC 376.75
INT
IND
Copy 68,500.00

This instrument Prepared by:
Craig "Red" Holland, Esq.
1207 Third Street South
Suite 2
Naples, FL 33940

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID TO INDIVID

NAPCO FORM 01

001540
OR BOOK

000509
PAGE

Recorded $ 376.75 DOC. STAMP TAX
Rec'd $ N.A.
COLLIER COUNTY CLERK
BY Debi Craig DC

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

1990 JUN 27 AM 8:51
RECORDED
01394144
COLLIER COUNTY

This Warranty Deed Made the 25th day of June A. D. 19 90 by

Donald Williams and Toni L. Martin Williams, husband and wife

hereinafter called the grantor, to

Donnie L. Brewer and Rebecca L. Brewer, husband and wife

whose postoffice address is 5409 Trammell St. Naples, Fl. 33962

hereinafter called the 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)

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

The South 150 feet of Tract 10, GOLDEN GATE ESTATES, Unit 193, according to the plat thereof, as recorded in Plat Book 7, at Page 100, Public Records of Collier County, Florida.

Subject to a mortgage to Barnett Bank of Naples, dated January 6, 1987 and filed January 14, 1987, in O.R. Book 1244, Page 704, Public Records of Collier County, Florida, in the sum of $58,000.00, which sum Donnie L. and Rebecca L. Brewer expressly assume and agree to pay all the obligations of Donald Williams and Toni L. Martin Williams under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the*

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 90. *above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

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

Signed, sealed and delivered in our presence:

Craig Holland
John Hampson

Donald Williams L.S.
Donald Williams
Toni L. Martin Williams L.S.
Toni L. Martin Williams

STATE OF FLORIDA
COUNTY OF COLLIER

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

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

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of June

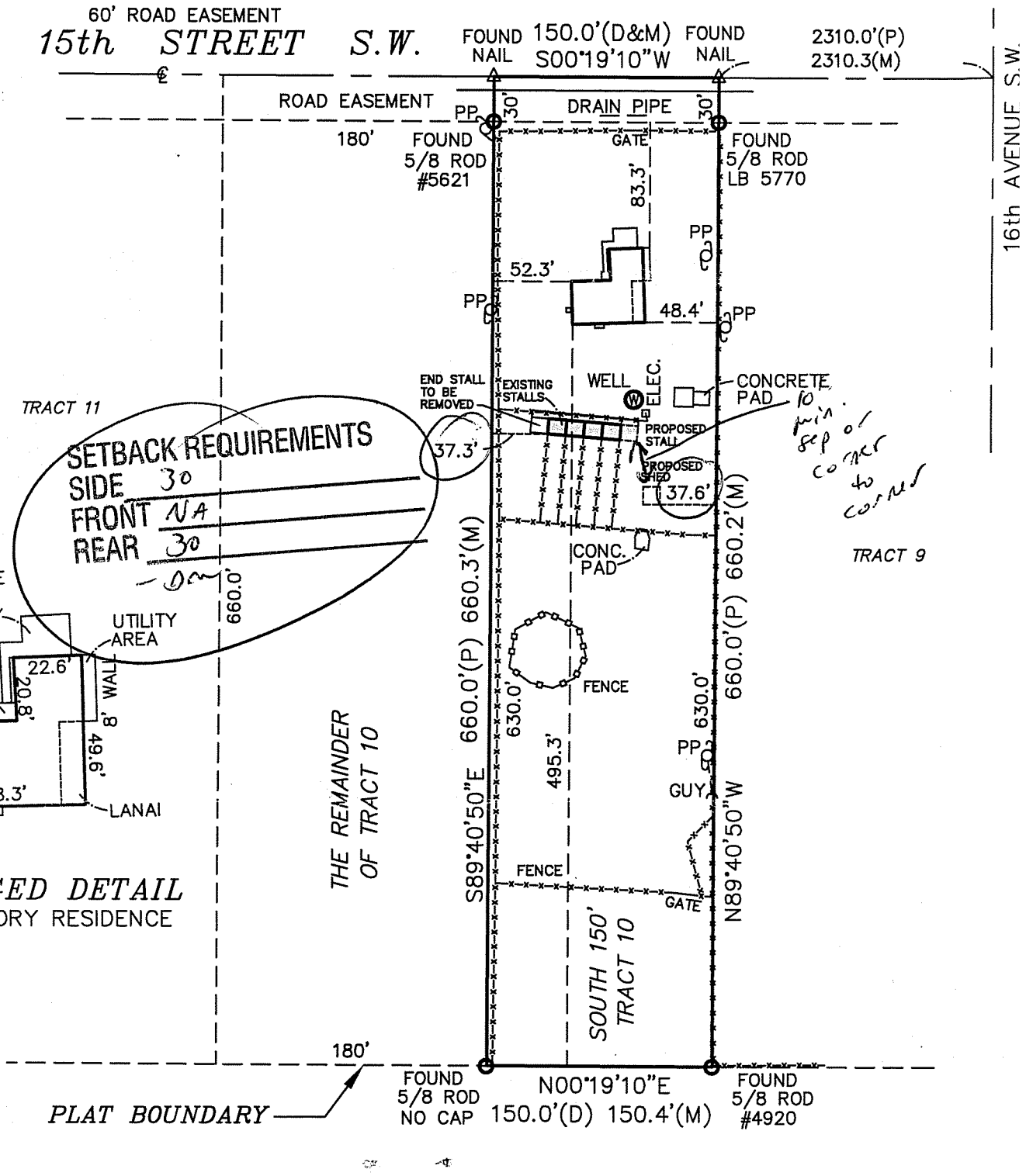
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 21,1991
BONDED THRU GENERAL INS. UND.

Debi Craig

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

Attachment: ATTACHMENT C - Property Card & Deed (26997 : PL20230003394 Barn Variance - 45841040006)

BOUNDARY SURVEY



ENLARGED DETAIL
ONE STORY RESIDENCE

LEGEND/ABBREVIATIONS

- SET IRON PIN W/CAP #5013
- FND. NAIL AND TIN TAB
- FND. CONC. MON.
- FND. IRON PIN
- BENCH MARK
- POWER POLE
- WELL
- C = CALCULATED
- M = MEASURED
- P = PLAT, D = DEED
- ℄ = CENTERLINE
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- A/C = AIR CONDITIONER
- WM = WATER METER
- CB = CATCH BASIN
- MH = MANHOLE
- PE = POOL EQUIPMENT
- CONC = CONCRETE
- UTS = UTILITIES
- TOB = TOP OF BANK

THIS SURVEY IS PREPARED FOR:
DONNIE BREWER and REBECCA BREWER

LEGAL DESCRIPTION

S. 150 FEET OF TRACT 10, GOLDEN GATE ESTATES, UNIT NO. 193 recorded in Plat Book 7, page 100 of the Public Records of Collier County, Florida.

ADDRESS OF PROPERTY:
1231 15th STREET S.W.

NOTES:

FLOOD ZONE "X" – PANEL 120067 0425 D.
BEARINGS BASED ON PHYSICAL CENTERLINE OF 15th STREET S.W. AS BEING S00°19'10"W.
ELEVATIONS ARE BASED ON N.G.V.D. 1929 DATUM.

NOT VALID UNLESS EMBOSSED WITH SEAL

I hereby certify that this survey meets the minimum technical standards as per Chapter 61G17–6 F.A.C.
This is not a certificate of Title, Zoning, or Freedom of encumbrances.
Abstract has not been reviewed and other easements and restrictions may apply to this parcel. All other easements that exist are required to be provided to the surveyor by the client of his or her agent per Florida Statute 61G17–6.003 (10) F.A.C.

Carol E. Nelson 01/26/04

Carol E. Nelson, P.L.S. #5013
330 Wilson Boulevard South
Naples, Florida 34117–9364
(239) 304–0055 Office
(239) 304–0047 Facsimile

Jan. 26, 2004
Date of Survey:

Scale: 1" = 100'
Project No. GGE193T10
FB No. 054, P. 13
Job No. 04032

COPYRIGHT 2004 BY CAROL E. NELSON, P.A., ALL RIGHTS RESERVED.

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)

200403130D

NOTICE OF COMMENCEMENT

I HEREWITH GIVE NOTICE IN SECTION 713.13 FLORIDA STATUTES THAT IMPROVEMENTS, DESCRIBED AS HORSE STALLS WILL BE COMMENCED WITHIN 30 DAYS AFTER RECORDING OF THIS NOTICE UPON THE REAL PROPERTY SITUATED AT THE FOLLOWING

ADDRESS: 1231 15TH St SW

PERMIT # 200403130D

FOLIO #

LEGAL DESCRIPTION FOR SAID PROPERTY BEING AS FOLLOWS:
S. 150 Ft OF TRACT 10 GOLDEN GATE ESTATES UNIT NO. 193 RECORDED IN PLAT BOOK 7, PAGE 100 Public Records

OWNED BY DONNIE L AND Rebecca L BREWER

ADDRESS 1231 15TH St SW

NAME AND ADDRESS OF FEE SIMPLE TITLE HOLDER (IF OTHER THAN OWNER):

THE FIRM MAKING SAID IMPROVEMENTS UNDER DIRECT CONTRACT(S) IS:

CONTRACTOR'S NAME: OWNER/BUILDER

CONTRACTOR'S ADDRESS:

THE NAME AND ADDRESS OF THE SURETY ON THE PAYMENT BOND IF ANY AS PROVIDED UNDER SECTION 713.13 FLORIDA STATUTES IS:

AND THE AMOUNT OF SUCH BOND IS $

THE NAME AND ADDRESS OF THE LENDER IS

COPY OF NOTICE TO OWNER AND OTHER DOCUMENTS AS PROVIDED IN SECTION 713.13(1)(A)7 AND SECTION 713.13(1)(B) FLORIDA STATUTES IS ALSO TO BE SENT TO:

AS DESIGNATED BY OWNER.

EXPIRATION DATE OF NOTICE OF COMMENCEMENT:
(1 YEAR FROM DATE OF RECORDING UNLESS SPECIFIED DIFFERENTLY)

Donnie Brew
SIGNATURE OF OWNER

DONNIE L BREWER
PRINTED NAME OF OWNER

1231 15TH St SW NAPLES, FL 34117
ADDRESS OF OWNER

STATE OF FLORIDA
COUNTY OF COLLIER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF MARCH, 2004
BY DONNIE L BREWER WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FL DRIVERS LICENSE AS IDENTIFICATION.
DWIGHT E BROCK, CLERK OF CIRCUIT COURT

SIGNATURE OF DEPUTY CLERK

LORELEI W DENUM
PRINTED NAME OF DEPUTY CLERK

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC

Retn:
DONNIE L BREWER
1231 15TH ST SW
NAPLES FL 34117

*** 3366368 OR: 3527 PG: 2818 ***
RECORDED in the OFFICIAL RECORDS of COLLIER COUNTY, FL
03/24/2004 at 02:21PM DWIGHT E. BROCK, CLERK

REC FEE	6.00
COPIES	1.00
MISC	3.00

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued persuant to the requirments of the Standard Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

ERMIT NBR: 2004031300 CO NBR: 264314 STATUS: ISSUED

CO TYPE: COMP ISSUED DATE: August 23, 2004

ADDRESS: 1231 15TH ST SW

BDIVISION: 701 Golden Gate Estates Unit 193

LOT: 0 BLOCK: 10 T.R.S.:

LUC CODE: 1 UTILITY COMPANY:

JOB DESC: HORSE STALLS/NO ELEC,NO SLAB NO PLUMB NUMBER OF METERS:

OWNER: BREWER, DONNIE L=& REBECCA L
1231 15TH STREET SW

NAPLES
FL 34117-4409

EGAL DESCRIPTION

GOLDEN GATE EST UNIT 193 S
150FT OF TR 10 OR 1540 PG 509

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate of prior date.

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)

COLLIER COUNTY GOVERNMENT

EXPRESS PERMIT NO. 20061031 [illegible]

APPLICATION FOR BUILDING PERMIT

COLLIER COUNTY, FLORIDA 941-403-2400

Property I.D.: 45841040006 **Application Date:** 3/11/04 **Approved Date:** / / **CSA**

___ALRF Aluminum Roof Over	___FNCE Fence	___SCWR Screen Room/WoodRoof
___AWNG Awnings - Residential	___GDWD Sliding Glass Doors/Windows	___SDNG Siding/Vinyl/Aluminum/Wood
___CHKE Chickee - S/F	___INPT Residential Interior Partition	___SEWL Seawall/Rip-rap/New/Repairs-Eng. Req.
___CLST Combustible Liquid Storage Tank	___IRRG Lawn Sprinkler System	___SHED S/F Storage Shed
___CRPT Carport/Wood/Aluminum/CBS	___LPGP Propane Gas Piping ONLY	___SHRF Shingle/Composite Roofing
___DECK Wood Deck	___LPGT Propane Gas Tank System	___SHTC Shutters - Commercial
___DEMO Demolition	___LVTG Low Voltage	___SHTR Shutters - Residential
___DOCK Dock & Davits	___MNEL Minor Electrical Work	___SLAB Concrete Slab
___EXHD Exhaust Hood System	___PLAL Plumbing Repairs/Alterations	___SLRH Solar Heating System
___EXWL Exterior Wall Alteration	___PLNC Pilings - Commercial	___STDH Satelite Dish Installation
___FALR Fire Alarm System	___PLNG Pilings - Residential	___SWRT Sewer Tap
___FPMP Fire Pump System	___POOL S/F Swimming Pool/Spa	___TENT Tent Errection
___FRPF Fireproofing	___PRMV Pre-moving Inspection	___TLRF Tile Roofing
___FRWL Fire Barrier Wall	___REAC A/C Replacement	___TPOL Electrical Service
___FSPK Fire Sprinkler System	___REFR Refrigeration	___UGFS U/G Pvt Fire Service/Wtr Main
___FSPS Fire Standpipe System	___SCCG Screen Enclosure/Screen Roof	___BCOT Commercial Other
___FSUP Fire Suppression System	___SCPR Screen Room/Pan Roof	___BROT Residential Other

RESIDENTIAL - USE / OCC CODE

___998 - Express Residential Other
Specify: HORSE STALLS 15X60 892 SQ FT

___328 - Other Residential Buildings
Shed / Carport 1 & 2 Family
Sq/Ft___

___329 - Structures other than buildings : Fence/Dock/Seawall/Pool - Ext Barrier__Fence__Screen/Int. Barrier__Alarm__Fence__Cover
Sq/Ft___ By:___
Specify:___

NON-RESIDENTIAL - USE / OCC CODE

___999 - Express Non-Residential Other
Specify:___

___528 - Other Non-Residential Buildings
Cooler / Freezer / Shed $150
Specify:___

___529 - Structures other than Buildings
Fence / Dish / Seawall / Tank / Tower / Roof Structure
Specify: 12743 ✓

Applicant: DONNIE L BREWER
Address: 1231 15TH ST SW
City: NAPLES **State:** FL **Zip:** 34117
Job Representative:
Phone Number: 239 353-0058
Contracted Value of Construction/Improvement $ 3800.00

CONSTRUCTION ADDRESS: 1231 15TH ST SW
NAPLES FL 34117
Subdivision: GOLDEN GATE ESTATES
Section: 17 **Township:** 49 **Range:** 27
Block:___ **Lot/Parcel:**___ **Unit:** 193 **Tract:** 10 ✓
Wind Borne Debris Zone___ **MPH** ✓

Property Owner of Record: DONNIE BREWER
Address: 1231 15TH ST SW
City: NAPLES **State:** FL **Zip:** 34117
Phone Number: 239 353-0058

Zoning: E **T.A.Z.** 195 / X / 0425

Setbacks - Front NA **Rear** 30 **L.Side** 30 **R.Side** 30

___99 Notice of Commencement	___129 Seawall/Engr. Cert.	___501 Electric Rough
___100 Footings	___133 Monolithic Slab	___502 Final Electrical
___101 Pile Caps	___134 Final Roofing	___503 Service Change
___102 Grade Beam	___200 Plumbing Rough	___506 Underground Elect.
___103 Slab	___201 Tubset	___508 Rough Low Voltage
___104 Tie Beam	___203 Sewer Tap	___509 Final Low Votlage
___107 Sheathing Metal Fascia	___204 Final Plumbing	___618 Final Fire
___108 Framing	___205 Irrigation	___619 Pollution Control
___110 Tie Down	___300 Mechanical Rough A/C	___700 Pool Steel & Ground
___111 Roofing in Progress	___301 Final Mechanical	___701 Final Pool
___115 Final Building	___400 Rough Gas	___702 Pool Deck
___122 Spot Survey - 10 Days	___401 Final Gas	___800 Right-of-Way
	___403 U/G Gas Piping	___801 Site Drainage

REVIEWED FOR CODE COMPLIANCE COUNTY DEPTS.

	Initial	Date	Fee
Zoning / Building	VF	3/ VF	$ 100
Electric	___	___	$___
Engineering	___	___	$___
Fire Plan Review	___	___	$___
Fire Inspection	___	___	$___
Data Conversion	___	___	$ 3.00
BCAI	___	___	$___
TOTAL PERMIT FEE			$___

WARNING - WORK IN COUNTY RIGHT-OF-WAY

This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right-of-way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from Transportation/ROW Permits & Inspections (239) 659-5767

OWNER-BUILDER DISCLOSURE STATEMENT

(Disregard if Applicant is not an Owner-Builder)

State Law and Collier County Ordinance requires construction to be done by licensed contractors. If you are applying for a permit under an exemption to that law, the exemption allows you, as the owner of the property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence or a farm building. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease a building you have built yourself within two (2) years after the Certificate of Occupancy has been issued, the law will presume that you built it for sale or lease, which is a violation of this exception. Moreover, an owner-builder applying for, or receiving more than one (1) building permit for the construction of a one-family or two-family dwelling in any two year period shall be prima facie evidence of building/contracting without a license which is a violation of the Collier County Code. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. Any person working on your building, who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

NOTICE: In addition to the requirements 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.

Applicants Name/Company DONNIE L BREWER **Certificate #**___
State Registration No. (if Contractor)___
Social Security No. (If Owner-builder) 284-56-5378
Address 1231 15TH ST SW **City** NAPLES **State** FL **Zip** 34117 **Phone** 353-0058

Applicant's Signature (must be notarized) Donnie L Brewer
Date 3-11-04 **State of Florida, County of Collier,**
This building permit application was subscribed before me this 11 **day of** MAR **,** 2004
by X DONNIE L BREWER **, who is personally known to me or produced** FLDL B660172571610 **as identification, and who stated upon oath or affirmation (circle one) that he/she has read this building permit application, that the information and statements in this building permit application are true to the best of his/her knowledge, and that the work to be done is authorized by the owner.**

JAN A. LOPATA
MY COMMISSION # DD 178721
EXPIRES: January 20, 2007
Bonded Thru Notary Public Underwriters
(SEAL ABOVE)

Notary Public
JAN A. [illegible]

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)

ZONING CHECKLIST FOR BP # 04031300

PRINCIPAL _____ ACCESSORY ✓

The following items have been verified for accuracy:

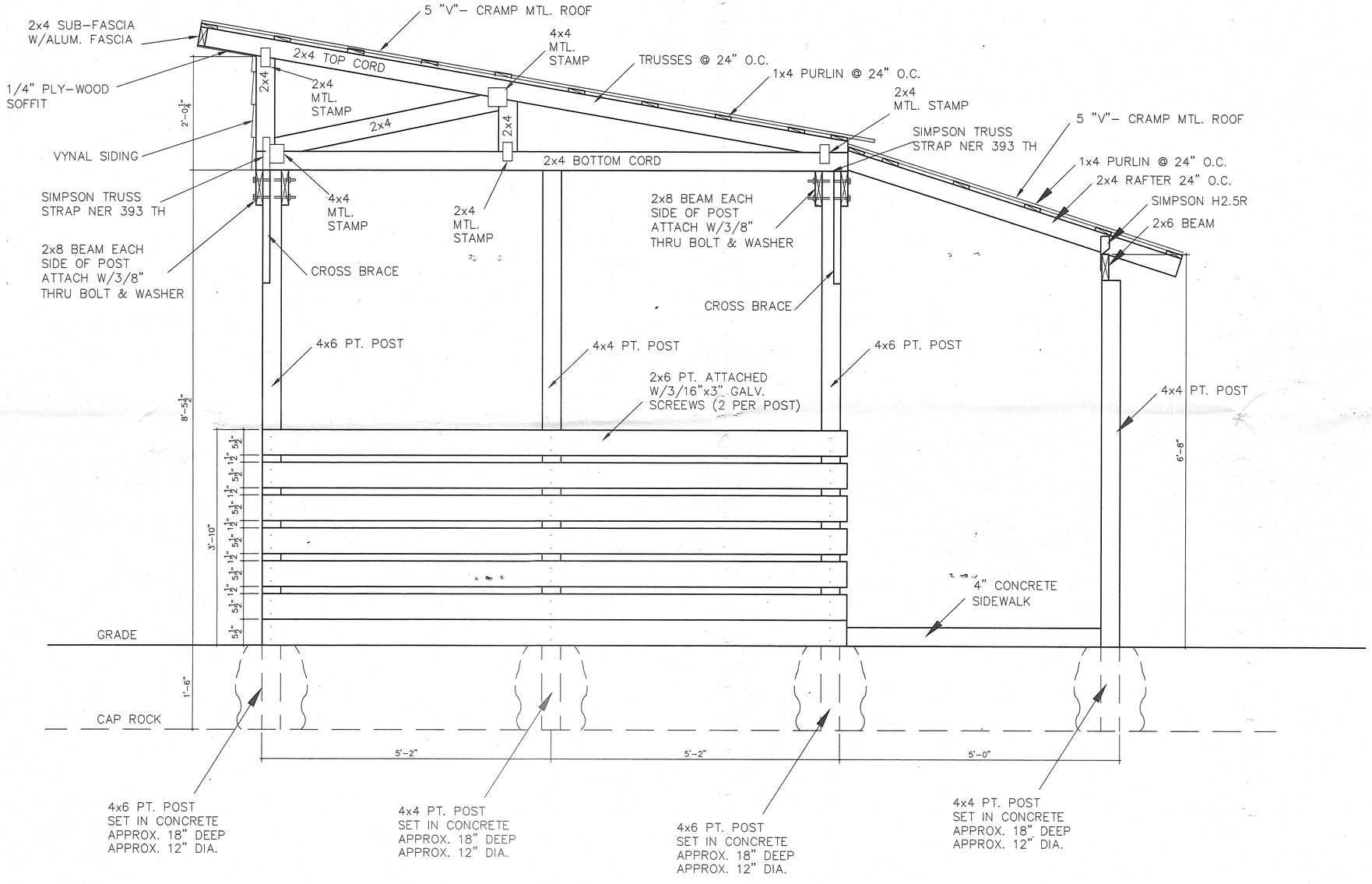
	List or check as completed
1. Legal description (site plan and/or survey)	✓
2. Zoning classification (PUD, RSF, RMF, etc.)	E
3. Permitted use (S/F, duplex, ZLL, etc.)	acc
4. Lot width, depth, and area*	✓
*Property identified as: Corner lot	NA
Waterfront lot	✓
Non-conforming lot	✓
*Easements identified	✓
5. Building floor area (living)	NA
6. Building height*	NA
*Number of stories _____	
7. Required minimum setbacks	✓

FRONT No SIDES 30 REAR 70

SEPARATION BETWEEN STRUCTURES ✓

DM 3/18/04
PLANNING TECHNICIAN / DATE

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)



TYPICAL SECTION

SCALE: 1/4"=1'-0"

Daniel L. Worthington Studio's

• design services • drafting • consultation
• portrait artist • pastel • pencil

2900 14th St. N
Suite 56, Naples
Florida 34103
(239)216-0592

THIS DRAWING AND OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF ***DANIEL L. WORTHINGTON STUDIOS*** FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE DESIGNER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

THE OWNER OR CONTRACTOR: SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION PHASE OF THIS PROJECT AND STRICTLY FOLLOWS THE FLORIDA BUILDING CODE 2001, NFPA101, LIFE SAFTY 2000, AND LOCAL LAND DEVLOPEMENT CODES AND ORDINANCES. THEY SHALL ALSO NOTIFY THE DESIGNER IN WRITING FOR ANY ERRORS, OMISSIONS, OR NON-CONFOMMANCE OF SUCH CODES AND ORDINANCES IN THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REVISION	DATE

PROJ. NAME: DONNIE & BECKY BREWER STALLS
1231 15TH STREET S.W.
NAPLES, FLORIDA

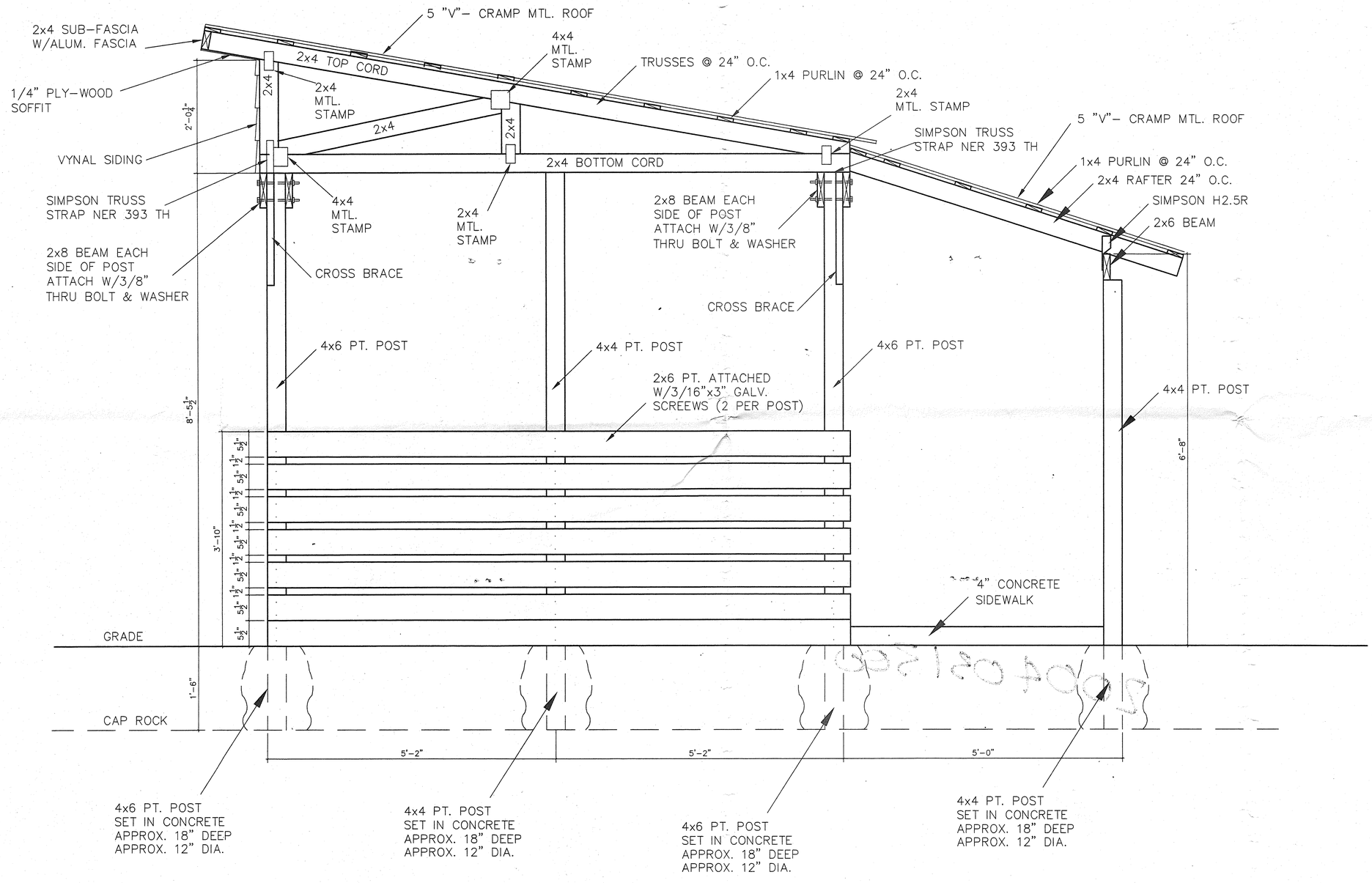
DESCRIPTION: TYPICAL SECTION

DATE: 3-3-04
PROJ. NO: 04-21
CAD FILE: 2004
SCALE: AS NOTED
DRAWN: DLW
CHECKED: BO

STRUCTURAL ENGINEERING BY:
Shore Engineers, Inc.
Consulting Engineers (E.B.# 0005413)
5100 Tamiami Tr. N., Suite 201, Naples, Fl. 34103
(941) 643-6633 FAX. (941) 643-6709
shoreng@gate.net http://www.shore-eng.com

DRAWING NO. A2/S2

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)



TYPICAL SECTION

SCALE: 1/4"=1'-0"

Daniel
Worthin
Studio
• design services •
• drafting
• consultation
2900 14th
Suite 56, N
Florida 34
(239)216-0

THIS DRAWING AN
RELATED DOCUM
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REVISION	DA

PROJ. NAME:
DONNIE & BECKY BREWER STALLS
1231 15TH STREET S.W.
NAPLES, FLORIDA

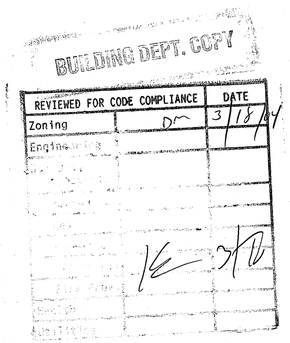
DATE: 3-3-
PROJ. NO: 04-2
CAD FILE: 2004
SCALE: AS N
DRAWN: DI
CHECKED:

DRAWING NO. A2/

STRUCTURAL ENGINEERING BY:
Shore Engineers, Inc.
Consulting Engineers (E.B.# 0005413)
5100 Tamiami Tr. N., Suite 201, Naples, Fl. 34103
(941) 643-6633 FAX. (941) 643-6709
shoreng@gate.net http://www.shore-eng.com

Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 4584104006)

200403130





Attachment: ATTACHMENT D - Subject Property Building Permit Number 2004031300 (26997 : PL20230003394 Barn Variance - 45841040006)

1221 15th ST SW, Naples, FL 34117

Building Permits

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 : PL20230003394 Barn Variance -

JOB NO.: 1236 CLIENT: VARGAS

ADDRESS: 1221 15TH ST SW

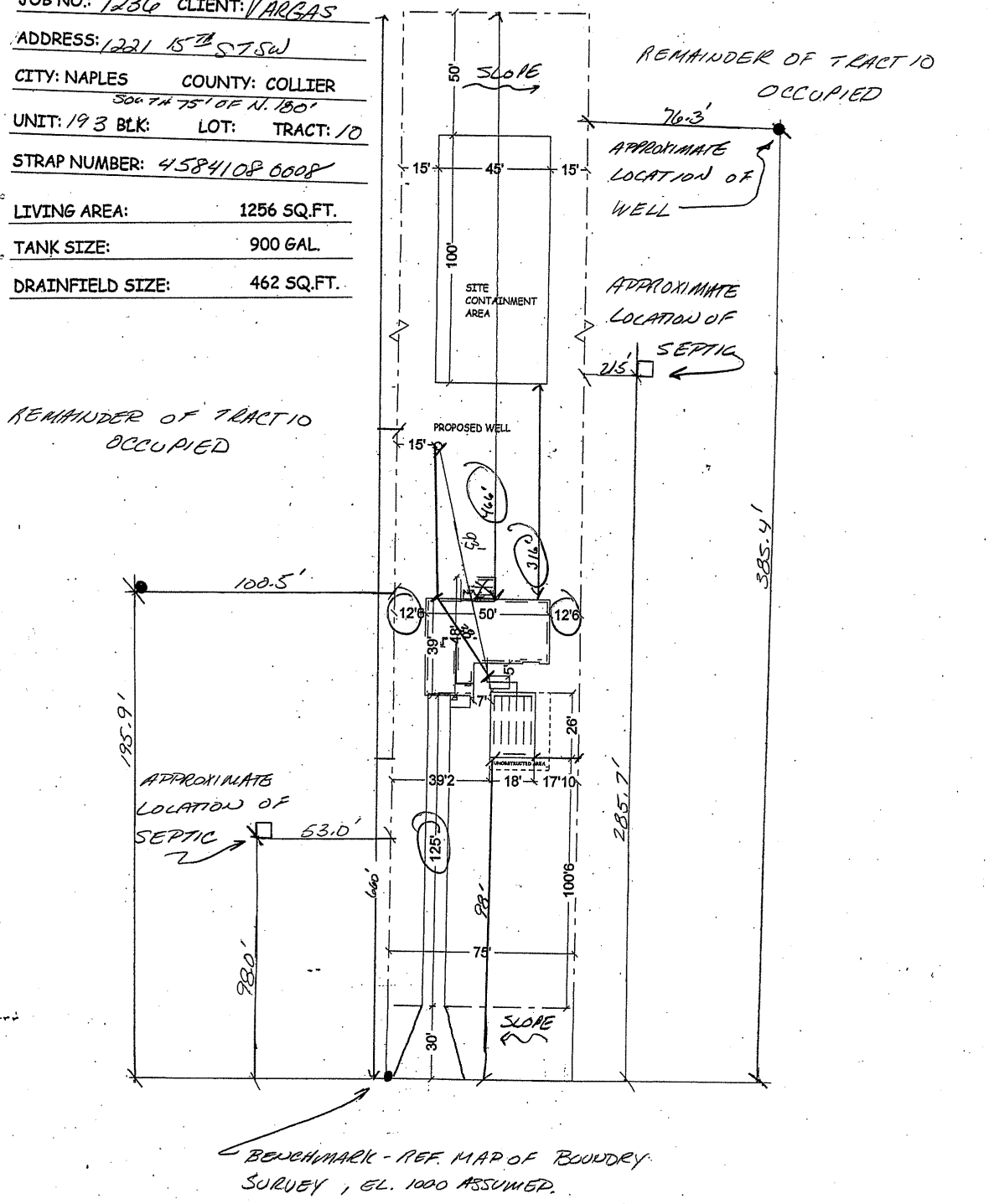
CITY: NAPLES COUNTY: COLLIER

SOUTH 75' OF N. 180'

UNIT: 193 BLK: LOT: TRACT: 10

STRAP NUMBER: 45841080008

LIVING AREA:	1256 SQ.FT.
TANK SIZE:	900 GAL.
DRAINFIELD SIZE:	462 SQ.FT.



NORTH ARROW →

HIBISCUS (3 BDR.)
LEFT HAND GARAGE
FOR 3 : 1 SLOPE

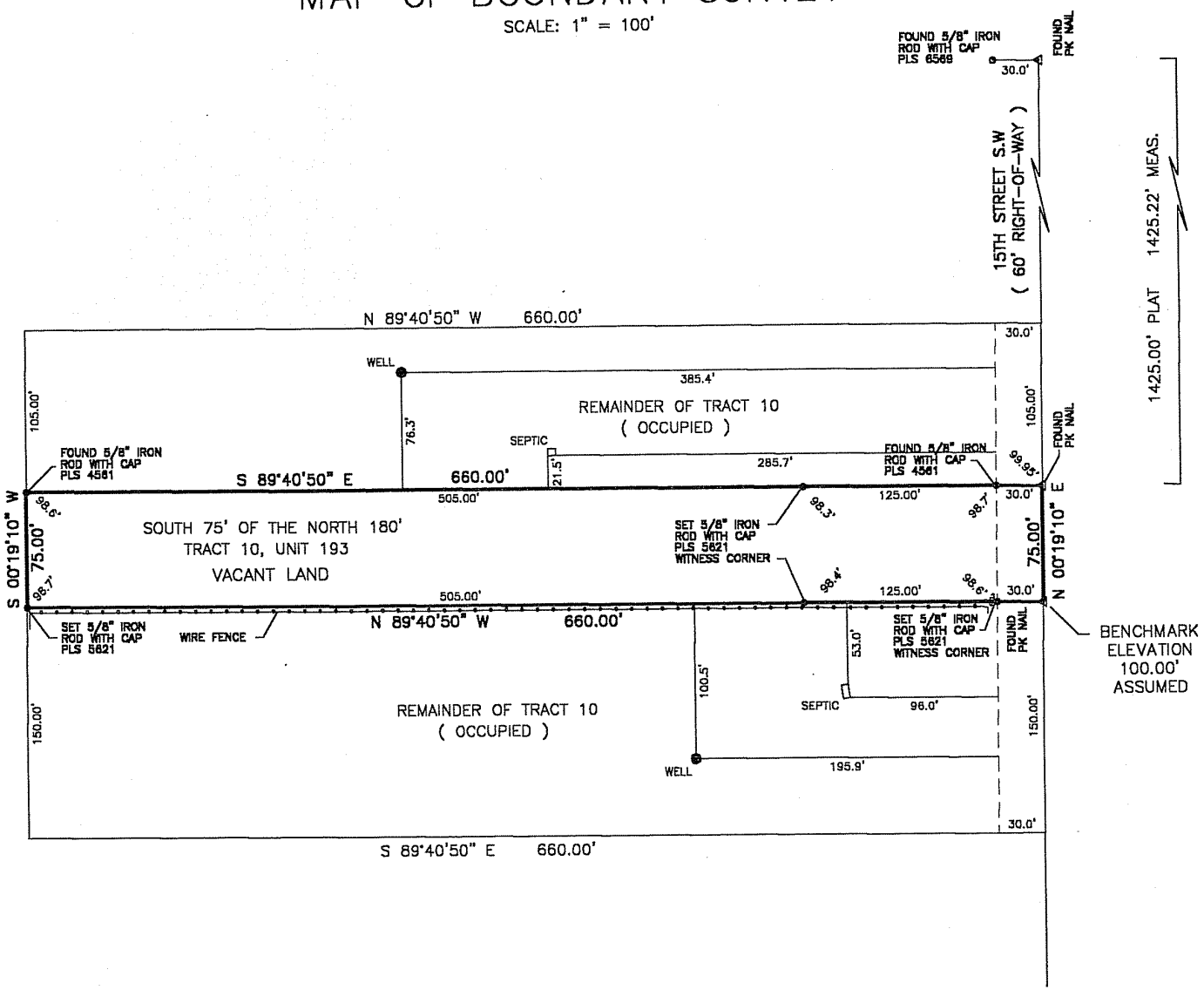
ALLIED ENGINEERING & TESTING, INC.
5300-A LEE BOULEVARD
Lehigh Acres, Florida 33970
(941) 334-6833 (800) 490-6833
FAX (941) 334-6614

CLIENT: Creative Homes #1236	DATE: 1-17-02	APPROVED BY: R. MORGAN DICKINSON, P.E. 1/17/02
PROJECT No: AET# 32-5328, VARGAS	DRAWN BY: cb	FLORIDA REGISTRATION NO.: 37557
PROJECT NAME: 1221 15TH ST SW	SCALE 1"=40'	

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 : PL20230003394 Barn Variance -

MAP OF BOUNDARY SURVEY

SCALE: 1" = 100'



NOTE:
BEARINGS BASED ON PHYSICAL CENTERLINE OF 15TH STREET S.W. AS BEING S00°19'10"W.

CLIENT JOB # 1236

BILL MACRIDES, P.L
961 22ND STREET S
NAPLES, FLORIDA 34
OFFICE: 941-353-9300 *** FAX 941-

FOR: CREATIVE HOM

DESCRIPTION:

THE SOUTH 75' OF THE NORTH 180'
GOLDEN GATE ESTATES, UNIT

AS RECORDED IN PLAT BOOK 7, PAGE 1
SHOWN IN THE PUBLIC RECORDS IN THE
COUNTY COURTHOUSE IN NAPLES, FLORI

THIS SURVEY HAS BEEN PREPARED FOR:

JOSE VARGAS / RAYMIX DENIS
MORTGAGE EXPRESS OF AMERICA, INC.
FIRST COMMUNITY BANK OF SWFL/SOUTHTF
FIRSTAR BANK, N.A.
SURETY TITLE CORP.
OLD REPUBLIC NATIONAL TITLE INSURANCE

ON 1/14/02 UNDER MY DIRECTION AND TO THE
OF MY KNOWLEDGE AND BELIEF IS A TRUE AND
DEPICATION OF THE HEREON DESCRIBED PARCEL

WILLIAM A. MACRIDES, P.L.S. #5621

THIS SURVEY IS NOT VALID UNLESS SIGNED AN
WITH THE EMBOSSED RAISED SEAL OF A FLORI
PROFESSIONAL SURVEYOR AND MAPPER.

THIS IS NOT A CERTIFICATE OF TITLE, ZONING
OF ENCUMBRANCES. THE ABSTRACT HAS NO
REVIEWED AND OTHER EASEMENTS AND RESTF
APPLY TO THIS PARCEL, ALL OTHER EASEMEN
ARE REQUIRED TO BE PROVIDED TO THE SUR
CLIENT OR HIS OR HER AGENT PER FLORIDA
61G17-6.003 (10) F.A.C.

REVISIONS

DRAWN BY: WAM
FIELD BOOK: 51 PAGE: 59

FILE NUMBER

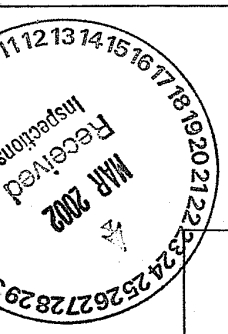
Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :

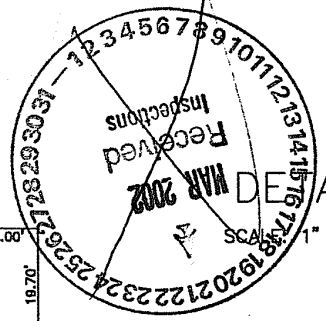
PERMIT # 20020[illegible]398

MAP OF BOUNDARY SURVEY

SCALE: 1" = 100'

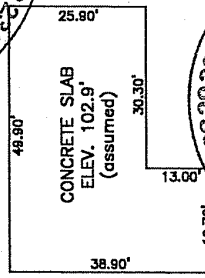
Set Backs - OK
Date 2-25-02 Initials
Collier County
Building Review and Permitting





DETAIL

SCALE: 1" = 30'



NOTE:
BEARINGS BASED ON PHYSICAL CENTERLINE OF 15TH STREET S.W. AS BEING S00°19'10"W.

CLIENT JOB # 1236

BILL MACRIDES, P.
961 22ND STREET
NAPLES, FLORIDA 3 7

OFFICE: 941-353-9300 *** FAX 941-

FOR: CREATIVE HO S

DESCRIPTION:

THE SOUTH 75' OF THE NORTH 180
GOLDEN GATE ESTATES, UNIT

AS RECORDED IN PLAT BOOK 7, PAGE
SHOWN IN THE PUBLIC RECORDS IN THI
COUNTY COURTHOUSE IN NAPLES, FLOR

THIS SURVEY HAS BEEN PREPARED FOR:

JOSE VARGAS / RAYMIX DENIS
MORTGAGE EXPRESS OF AMERICA, INC.
FIRST COMMUNITY BANK OF SWFL/SOUTHT
FIRSTAR BANK, N.A.
SURETY TITLE CORP.
OLD REPUBLIC NATIONAL TITLE INSURANCE

ON 1/14/02 UNDER MY DIRECTION AND TO THE
OF MY KNOWLEDGE AND BELIEF IS A TRUE AND
DEPICATION OF THE HEREON DESCRIBED PARCEL

WILLIAM A. MACRIDES, P.L.S. #5621

THIS SURVEY IS NOT VALID UNLESS SIGNED AI
WITH THE EMBOSSED RAISED SEAL OF A FLOR
PROFESSIONAL SURVEYOR AND MAPPER.

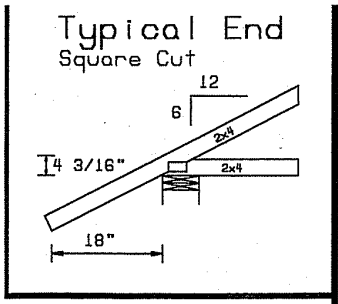
THIS IS NOT A CERTIFICATE OF TITLE, ZONINC
OF ENCUMBRANCES. THE ABSTRACT HAS NC
REVIEWED AND OTHER EASEMENTS AND REST
APPLY TO THIS PARCEL, ALL OTHER EASEMEI
ARE REQUIRED TO BE PROVIDED TO THE SUR
CLIENT OR HIS OR HER AGENT PER FLORIDA
61G17-6.003 (10) F.A.C.

REVISIONS: A3/20/02 - ADDED FOUNDATION

DRAWN BY: WAM
FIELD BOOK: 51 PAGE: 59

FILE NUMBER C OC

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :



(1)-Uplift From 1000# To 1195#
(2)-Uplift From 1196# To 2390#
(3)-Uplift From 2391# To 3685#
(4)-Uplift From 3686# To 5420#
(5)-Uplift => 5000#
(*)-Vertical Reaction => 5000#
See Reaction List and Shop Drawings

Hanger Key

(A)-LUS24		(H)-THGBH3	
(B)-HUS26		(I)-THGBH4	
(C)-HUS28		(J)-THJA26	
(D)-HHUS28-2		(K)-SUL26	
(E)-HGUS28-2		(L)-SUR26	
(F)-HGUS28-3		(M)-HHUS46	
(G)-HSU80		(N)-THA422	

Design Criteria

50#

GRAVITY	WIND
TC LL 20 PSF	TC DL 5 PSF
TC DL 20 PSF	BC DL 5 PSF
BC DL 10 PSF	TOTAL 10 PSF
TOTAL 50 PSF	

DURATION 1.25 | WIND - 110 MPH

SPACING-24" O.C.

Your Signature WILL Acknowledge:

1) Authorization for FABRICATION.
2) Verification of ALL Dimensions, Conditions and Trusses. Trusses will be made in STRICT accordance with this Placement Plan. It is YOUR responsibility to check this plan.
3) Erection of trusses per TPI Bulletin HIB-91.
4) ALL permanent and temporary bracing, is CONTRACTOR'S responsibility.
5) Any Valleys or Ceiling drops NOT provided by Truss Plant are to be FIELD FILLED by Contractor.
6) Truss Plant supplies only TRUSS to TRUSS Connections.
7) NO back charges or crane charges of any kind will be accepted unless SPECIFICALLY AUTHORIZED in writing by Truss Plant Management.
8) Hip Jacks & Corner Jacks are DOUBLE beveled 0 Rs. Jacks requiring an angle other than this are to be cut in Field by OTHERS.

Signed :

Return One Approved Placement Plan to Truss Plant. Scheduling will NOT start until RETURNED!!

Date :

Revisions

#	Date	Remarks	By
1	04/05 2001	REVISED PER NEW PLAN SENT IN FOR HIBISCUS WITH LANAI	AJH
2	06/08 2001	CORRECTED ENTRY PER RED LINED TBLOCK DATED 7/6/01.	AJH

Raymond Building Supply Corp

North Fort Myers
P.O. Box 3484
N. Ft. Myers, Fl. 33918-3484
Tel (941)731-8300
Fax (941)731-0383

North Port Tel (941)429-1212

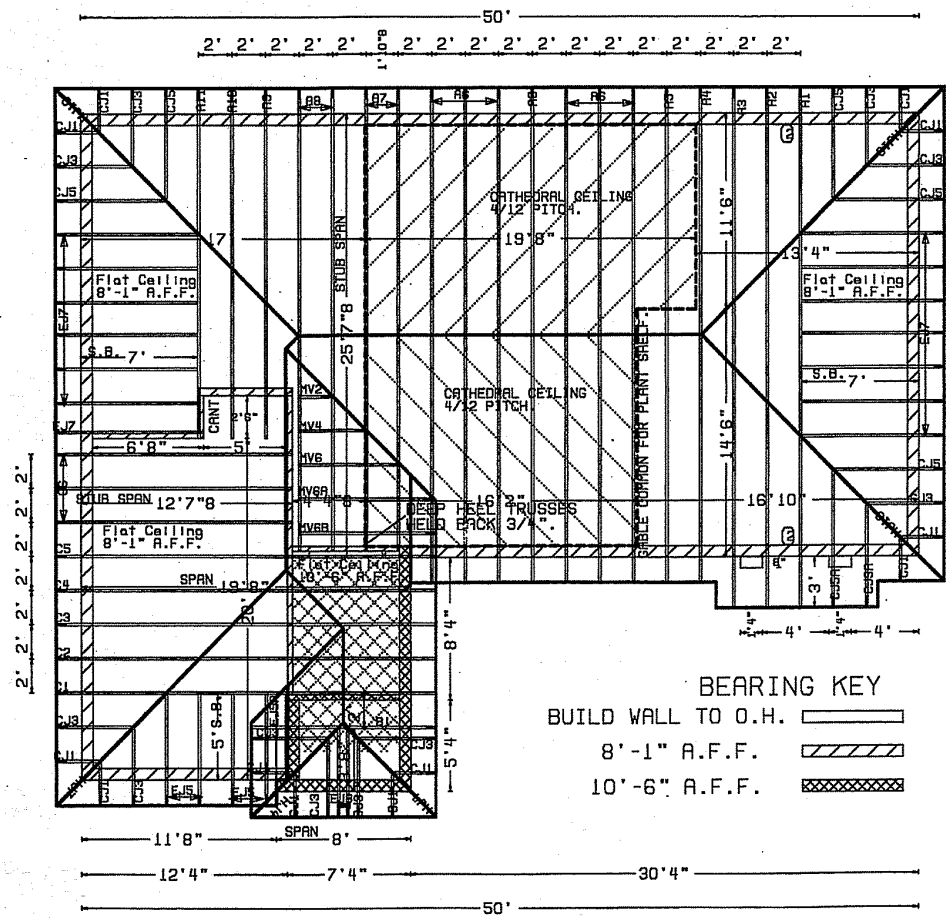
Naples Tel (941)643-3202

Job Information

RBS# : M000227
BUILDER : CREATIVE HOMES
OWNER : MCRE_HIBSCUS__1_
COUNTY : COLLIER
CITY :
ADDRESS :
LOT :
BLOCK :
SUB :
MODEL : HIBISCUS

ROOF COVERING: SHINGLE
SCALE : 1/8
DATE : 12/13/00
DRAWN BY: AJH

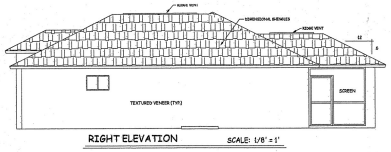
NOTE: NO MECHANICAL EQUIPMENT IN OR HUNG FROM TRUSSES.

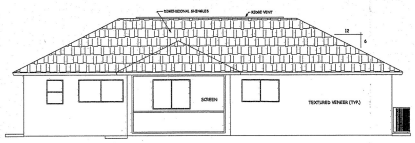


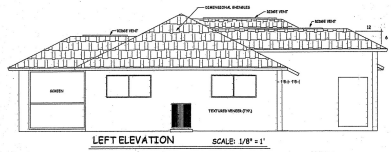
BEARING KEY
BUILD WALL TO O.H.
8'-1" A.F.F.
10'-6" A.F.F.

LH GARAGE

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :







ALL BEAMS ARE POURED TO COLLIER CO. CODE BEAM SCHEDULE BELOW

8" X 12" TIE BEAM SPAN SCHEDULE

8" X 12" CONC. BEAM SPAN (FEET)

ROOF SPAN (FEET)	8'	9'	10'	11'	12'	13'	14'	15'	16'	17'	18'	19'
8'	C	C	C	D	D	D	D	D	D	E	E	
10'	C	C	C	D	D	D	D	D	D	E	E	
12'	C	C	D	D	D	D	D	D	E	E		
14'	C	D	D	D	D	D	D	D	E			
16'	D	D	D	D	D	D	D	E	E			
18'	D	D	D	D	D	D	E	E				
20'	D	D	D	D	D	D	E	E				
22'	D	D	D	D	D	E	E					
24'	D	D	D	D	D	E	E					
26'	D	D	D	D	E	E						
28'	D	D	D	D	E	E						
30'	D	D	D	D	E	E						
32'	D	D	D	D	E	E						
34'	D	D	D	E								
36'	D	D	D	E								
38'	D	D	D	E								
40'	D	D	E									
42'	D	D	E									
44'	D	D	E									
46'	D	D	E									

1. ALL TIES MUST BE FULLY ANCHORED AT TOP.
2. CALCULATIONS ARE BASED ON SINGLE SPAN, UNIFORMLY LOADED BEAM.
3. SPAN BASED ON OUTSIDE BUILDING ENVELOPE
4. CONCRETE SHALL BE A MINIMUM 3000 PSI IN 28 DAYS.
5. REINFORCING STEEL SHALL HAVE A MINIMUM Fy OF 60 KSI.

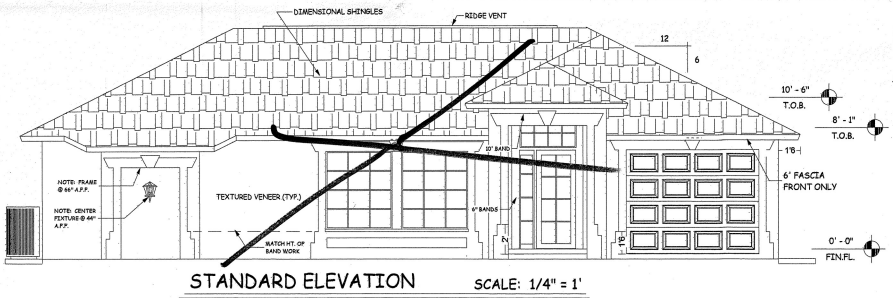
BEAM	TOP REINF.	BOTTOM REINF.	TIES
c	(2) #5 BARS	(2) #5 BARS	HANGERS/CHAIRS FOR SUPPORT
b	(2) #5 BARS	(2) #5 BARS	#3 AT 7"O.C.
a	(2) #5 BARS	(2) #6 BARS	#3 AT 7"O.C.

WINDOW SCHEDULE FOR HORIZONTAL SLIDERS

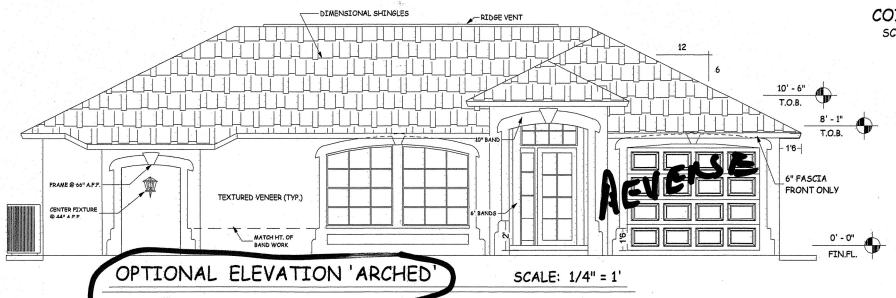
UNIT	FRAME OPENING	BLOCK OPENING	UNIT	FRAME OPENING	BLOCK OPENING
2020	24-3/8 X 24-1/2	25 X 24-1/4	6020	72-3/8 X 24-1/2	73 X 24-1/4
2030	24-3/8 X 36-1/2	25 X 36-1/4	6030	72-3/8 X 36-1/2	73 X 36-1/4
3020	36-3/8 X 24-1/2	37 X 24-1/4	6040	72-3/8 X 48-1/2	73 X 48-1/4
3030	36-3/8 X 36-1/2	37 X 36-1/4	6050	72-3/8 X 60-1/2	73 X 60-1/4
3040	36-3/8 X 48-1/2	37 X 48-1/4	7030	84-3/8 X 36-1/2	85 X 36-1/4
3050	36-3/8 X 60-1/2	37 X 60-1/4	7040	84-3/8 X 48-1/2	85 X 48-1/4
4020	48-3/8 X 24-1/2	49 X 24-1/4	8020	96-3/8 X 24-1/2	97 X 24-1/4
4030	48-3/8 X 36-1/2	49 X 36-1/4	8030	96-3/8 X 36-1/2	97 X 36-1/4
4040	48-3/8 X 48-1/2	49 X 48-1/4	8040	96-3/8 X 48-1/2	97 X 48-1/4
4050	48-3/8 X 60-1/2	49 X 60-1/4	8050	96-3/8 X 60-1/2	97 X 60-1/4
5020	60-3/8 X 24-1/2	61 X 24-1/4	9030	108-3/8 X 36-1/2	109 X 36-1/4
5030	60-3/8 X 36-1/2	61 X 36-1/4	9040	108-3/8 X 48-1/2	109 X 48-1/4
5040	60-3/8 X 48-1/2	61 X 48-1/4	9050	108-3/8 X 60-1/2	109 X 60-1/4
5050	60-3/8 X 60-1/2	61 X 60-1/4			

FIXED WINDOW SCHEDULE

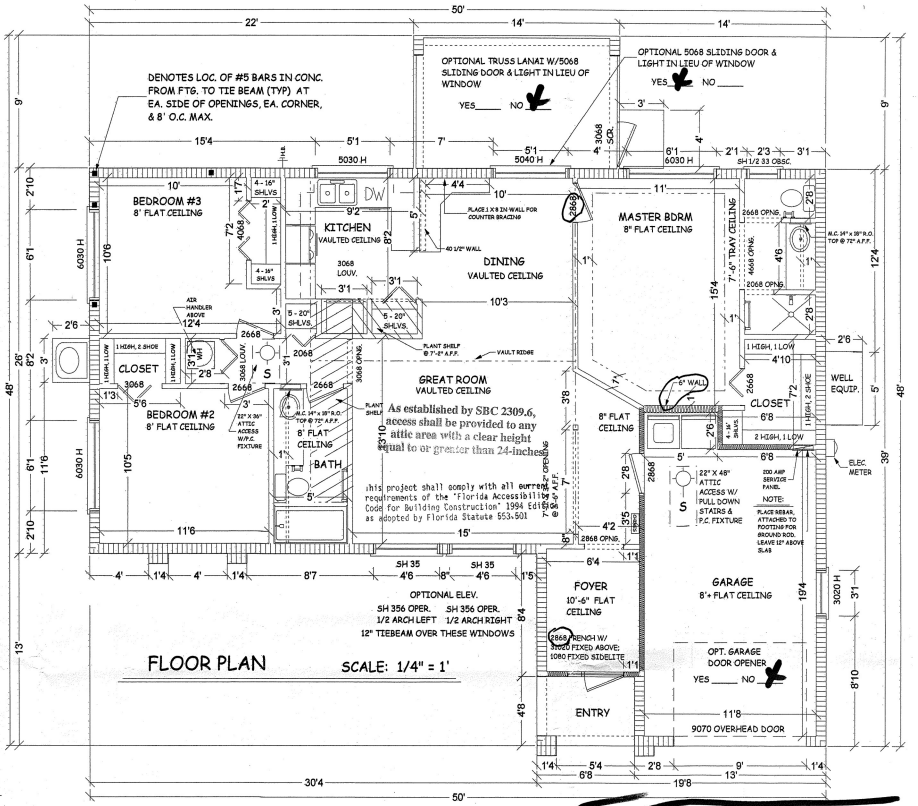
UNIT	FRAME OPENING
1068	13 X 80
31020	47 X24



STANDARD ELEVATION SCALE: 1/4" = 1'



OPTIONAL ELEVATION 'ARCHED' SCALE: 1/4" = 1'



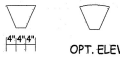
FLOOR PLAN SCALE: 1/4" = 1'

SINGLE HUNG WINDOW SCHEDULE

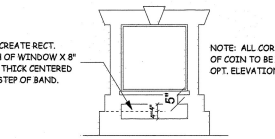
UNIT	FRAME OPENING	BLOCK OPENING	UNIT	FRAME OPENING	BLOCK OPENING
12	19 1/4 X 20 1/4	19 7/8 X 26	22	37 1/8 X 26 1/4	37 3/4 X 26
13	19 1/4 X 26 5/8	19 7/8 X 33 3/8	23	37 1/8 X 26 5/8	37 3/4 X 33 3/8
14	19 1/4 X 50 7/8	19 7/8 X 50 5/8	24	37 1/8 X 50 7/8	37 3/4 X 50 5/8
15	19 1/4 X 63 1/4	19 7/8 X 63	25	37 1/8 X 63 1/4	37 3/4 X 63
16	19 1/4 X 72 1/2	19 7/8 X 72 1/4	26	37 1/8 X 72 1/2	37 3/4 X 72 1/4
1/2 26	26 5/8 X 26 1/4	27 1/4 X 26	32	53 1/4 X 26 1/4	53 7/8 X 26
1/2 33	26 5/8 X 26 5/8	27 1/4 X 33 3/8	33	53 1/4 X 26 5/8	53 7/8 X 33 3/8
1/2 34	26 5/8 X 50 7/8	27 1/4 X 50 5/8	34	53 1/4 X 50 7/8	53 7/8 X 50 5/8
1/2 35	26 5/8 X 63 1/4	27 1/4 X 63	35	53 1/4 X 63 1/4	53 7/8 X 63
1/2 36	26 5/8 X 72 1/2	27 1/4 X 72 1/4	35s		53 7/8 X 68
			36	53 1/4 X 72 1/2	53 7/8 X 72 1/4

AREAS Revised

A/C LIVING AREA	1256 SQ.FT.
ENTRY	27 SQ.FT.
GARAGE	260 SQ.FT.
SUB-TOTAL	1543 SQ.FT.
~~OPT. LANAI~~	~~126 SQ.FT.~~
~~TOTAL~~	~~1669 SQ.FT.~~



COIN DETAIL
SCALE: 3/8" = 1'



TYPICAL BANDING DETAIL FOR WINDOWS, ENTRY, GARAGE.
SCALE: 3/8" = 1'

GENERAL NOTES

1. The sub-contractor shall verify all conditions and dimensions of the job site prior to commencing work. The sub-contractor shall report all discrepancies between the drawing and existing conditions to the designer prior to commencing work.
2. General contractor reserves the right to adjust dimensions as may be required at his discretion, due to field conditions or for any reason.
3. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work except where a different detail is shown.
4. All trusses shall be designed and certified by the truss manufacturer's state of Florida registered engineer.
5. Refer to boundry survey completed by professional land surveyors for existing conditions and grade elevations.
6. The structure is designed to be self supporting and stable after the building is complete. It is the sub-contractor's sole responsibility to determine erection procedures and sequence to ensure safety of the building and its components during erection. This includes the addition of necessary shoring, sheathing, temporary bracing, guys, or tie downs.

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DESIGN: L.
DRAWN BY:
DATE: 31
SCALE: AS
JOB NO.:
REVISION DATES: 19
26
3
11
20
OWNERS APPROVAL:
APPROVAL DATE:

MODEL: THE HIBISCUS
SILVER SERIES

CREATIVE HOMES
OF SOUTHWEST FLORIDA, INC.

PAGE A.

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :

STRUCTURAL NOTES

1. All construction must be in strict conformance with the 1997 edition of the standard building code section 1606 and all other applicable amendments and codes. Buildings design is based upon ASCE 7-88 for 110 MPH winds and applicable gravity dead and live loads.
2. Soil bearings have not been made. Footings have been designed for allowable soil bearing pressure of 2000 PSF.
3. Concrete shall have a minimum compressive strength of 3000 PSI at 28 days. Unless noted otherwise placement shall be in accordance with ACI 318.
4. All concrete slabs on grade shall be the thickness indicated on the drawings. Over min. 6 mil. poly vapor barrier. Such slabs shall be reinforced with 6" x 6" #10/10 welded wire (or equal) fabric lapped 8" at edges and ends.
5. Fill under concrete slabs shall be clean sand or rock and free of debris and other deleterious material. Fill shall be compacted to a density of at least 95% of standard proctor maximum dry density (ASTM D 1557).
6. Sub-contractor shall build into, and attach to all concretete work, all heels, anchors, plates, etc., as may be required to attach other work located in cooperation with other trades, and secured in position before concrete is placed.
7. All steel reinforcing shall be deformed bars, grade 60 steel, free of all scale, dirt, oil, excessive rust, etc., and shall be in conformance with ASTM A6 15 and shall be detailed per ACI 315.
8. Do not scale drawings for structural information.
9. Steel reinforcement shall have the following coverage: beams, girders, and columns = 1-1/2" over (top,bottom,sides); grade beams = 2" (3" when cast against earth), unless otherwise noted.
10. Support chairs or wire shall be used for all reinforcing, spaced a minimum 5'-0" O.C. maximum 4"x4"x3" solid bricks may be used in the foundation only.
11. Lap all top steel at midspan in beams and lap all bottom steel at supports or over masonry.
12. Steel reinforcement in beams and grade beams shall have th following minimum splices: (25" for #5 bars; 30" for #6 bars; 36" for #7 bars). Filled cell #5 bars shall have a minimum lap of 30".
13. Welded wire mesh (wwm) shall conform to ASTM A 185.
14. Grouted cells are required as shown on the plans and shall be placed a maximum of 8'-0" O.C. Each grouted cell shall have (1) #5 vertical dowell tied to the foundation & the tie beam, unless otherwise shown on the plan.
15. Reinforced vertical block cells shall be aligned and sufficiently clean to allow entire length of the cell to fill with grout.
16. Cleanout openings shall be provided at the bottom of all grouted cells at each lift for field inspection and alignment of reinforcing. Openings shall be sealed prior to grouting operation.
17. Masonary walls shall cure a minimum of 24 hours prior to grouting operation.
18. Concrete beams may be up to 6" deeper than depicted on the plan without additional steel reinforcement. Steel reinforcement must be positioned 1-1/2" from the top, bottom, and sides of the beam.
19. Fasten each end of all roof trusses (except girder trusses) to concrete tie beam with simpson HETA 16 straps. Fasten all girder trusses according to truss design uplifts on truss engineering sheets. Fasten each roof truse to wood beam in lanai with Simpson TS 16 twist strap.
20. All wood construction shall be in conformance with the National Design spec., and the Timber Construction manual.
21. Simpson connectors are specified in this design. Substitutions are permited if they have a capacity equal to or greater than those depicted herein. All connectors shall be hot dipped galvanized.
22. Roof sheathing shall be fastened to roof trusses per table 2306.1 unless shown otherwiseon this plan.
23. P.T. 3/4" window bucks for windows and doors are to be fastened to reinforced masonry cells with TTW ranset/redhead tapcons with 1-1/4" penetration into the masonry as specified below. Fasten one-half of fastener to each side of openings 3'-0" wide or less; openings: (6)-3/16" dia, or (4)-1/4" dia. 6'-0" wide or less openings: (8)-3/16" dia, (6)-1/4" dia.
24. Provide two corner bars (one top, one bottom) at each corner of all tie beams. Corner bars to be #5 bars, each leg 24". Provide two corner bars (top) at all "T" intersections or hook discontinuous ends of all top reinforcement.

LOAD CALCULATIONS

GENERAL LOAD

SQUARE FOOTAGE:	1256	3 VA =	3,768
KITCHEN CIRCUITS:	2	1,500 VA =	3,000
LAUNDRY:	1	1,500 VA =	1,500
DISHWASHER:	1	1,200 VA =	1,200
RANGE:	1	12,000 VA =	12,000
WATER HEATER:	1	4,500 VA =	4,500
DRYER:	1	5,000 VA =	5,000

SUBTOTAL GENREAL LOAD: 30,968 VA

FIRST 10KVA OF GENERAL LOAD AT 100% = 10,000 VA

REMAINDER OF GENERAL LOAD AT 40% = 8,387 VA
20,968 X 40%

TOTAL NET GENREAL LOAD = 18,387 VA

HEAT

10 KW X 1000 = 10,000 VA

TOTAL HEAT = 10,000 VA

TOTAL GENERAL LOAD 18,387 VA
TOTAL HEAT 10,000 VA
28,387 VA

28,387 / 240V = 118 AMPS

THIS HOME WILL BE SERVICED BY A 200 AMP SERVICE

ELECTRICAL LEGEND

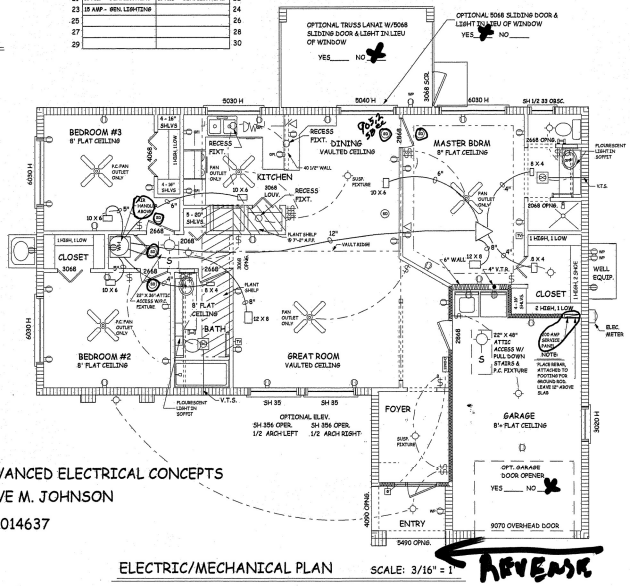
- SINGLE OUTLET
- A.F.I. OUTLET 42" AFF.
- 220-VOLT OUTLET
- WEATHER-PROOF OUTLET
- CEILING OUTLET
- SINGLE POLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- TELEPHONE
- TELEVISION
- LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- PRE-WIRE FOR CEILING FAN
- RECESSED FLOOR LIGHT FIXTURE
- SURFACE MOUNT SMOKE DETECTOR
- EXHAUST FAN
- SERVICE PANEL BOX (AMP. & TYPE PER 2126 SPECS)
- ELEC. PUSH BUTTON DOORBELL
- ELEC. DOORBELL CHIMES

PANEL SCHEDULE

30/40 200 AMP
MAIN BREAKER PANEL

1	30 AMP - 2.5 TON A/C	60 AMP - HEAT STRIP	2
3			4
5	30 AMP - WATER HEATER	40 AMP - RANGE	6
7			8
9	30 AMP - DRYER	20 AMP - WELL PUMP	10
11			12
13	20 AMP - KIT. COUNT.	20 AMP - REFRIGERATOR	14
15	20 AMP - KIT. COUNT.	20 AMP - DISHWASHER	16
17	20 AMP - DINING SECT.	20 AMP - WASHER	18
19	20 AMP - BATH #1 SECT.	20 AMP - WELL EQUIP.	20
21	15 AMP - 6RN. LIGHTING	15 AMP - 6RN. LIGHTING	22
23	15 AMP - 6RN. LIGHTING		24
25			26
27			28
29			30

TYPICAL ELECTRICAL RISER DIAGRAM
N.T.S.

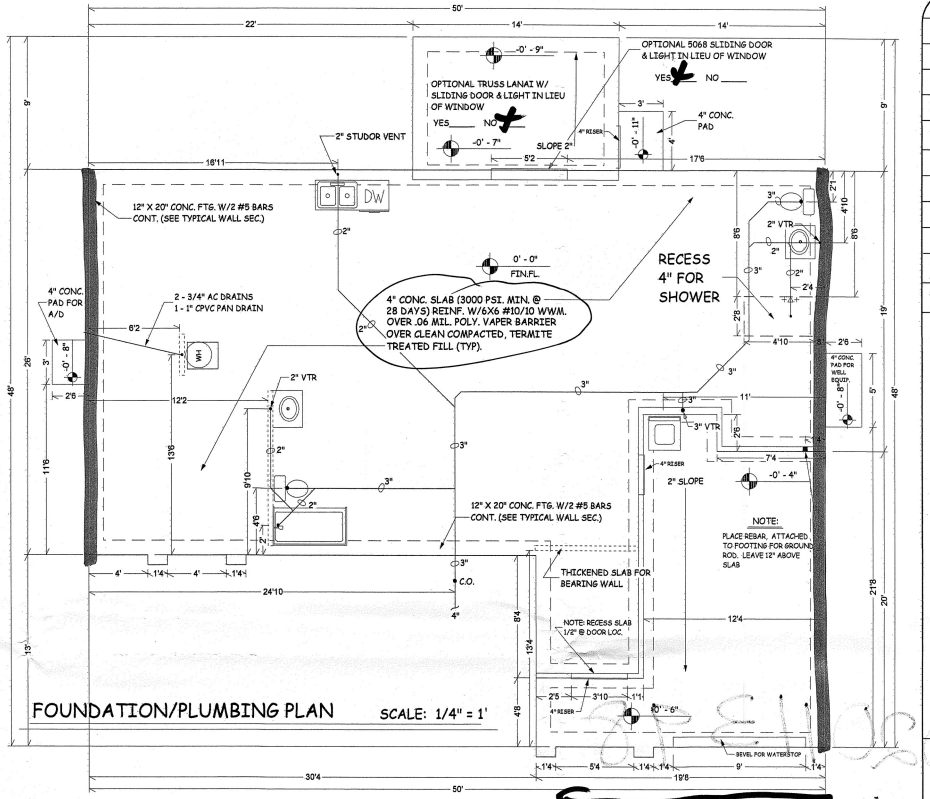


ELECTRIC/MECHANICAL PLAN SCALE: 3/16" = 1'

REVERSE

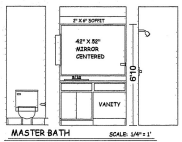
ELECTRICAL CONTRACTOR: ADVANCED ELECTRICAL CONCEPTS
STEVE M. JOHNSON

STATE REG. NO.: ER0014637

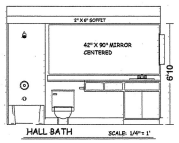


FOUNDATION/PLUMBING PLAN SCALE: 1/4" = 1'

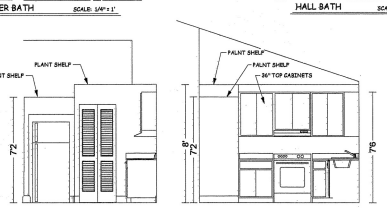
REVERSE

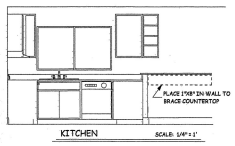


MASTER BATH SCALE: 1/4" = 1'

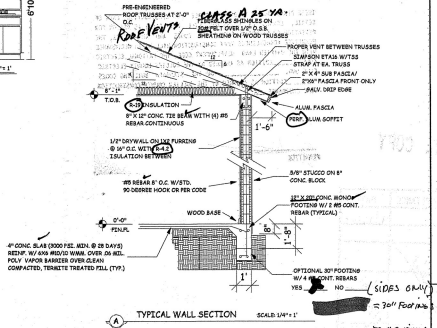


HALL BATH SCALE: 1/4" = 1'





KITCHEN SCALE: 1/4" = 1'



TYPICAL WALL SECTION SCALE: 1/4" = 1'

DESIGN: L.H
DRAWN BY:
DATE: 31 OC
SCALE: AS N
JOB NO.:
REVISION DATES: 19 MA
26 MA
3 AP
11 JU
20 NO
OWNERS APPROVAL:
APPROVAL DATE:

MODEL: THE HIBISCUS
SILVER SERIES

CREATIVE HOMES
OF SOUTHWEST FLORIDA, INC.

PAGE: A2

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :

2002011398

THESE PLANS APPEAR TO BE ACCEPTABLE FOR CONSTRUCTION. LACK OF DETAIL, ERRORS OR OMISSIONS WILL NOT SERVE AS REASON FOR DEVIATION OR EXEMPTION FROM LOCAL CODES AND AMENDMENTS. THE PERMITTEE ACKNOWLEDGES THAT CONSTRUCTION WILL BE IN ACCORDANCE WITH THE UNIFIED LAND DEVELOPMENT CODE, THE NATIONAL ELECTRIC CODE _____EDITION AS AMENDED BY THE COLLIER COUNTY ELECTRIC CODE ORD. _____ AND THE STANDARD BUILDING CODES _____EDITION AS AMENDED BY THE COLLIER COUNTY CONSTRUCTION CODE ORDINANCE _____.

BUILDING DEPT. COPY

PERMITTEE

REVIEWED FOR CODE COMPLIANCE		DATE
Zoning	JW	1/18/02
Engineering		
Building Electrical		
Mechanical		
Gas		
Plumbing		
Structural		
Fire Prev.		
Health		
Utilities		

Work shall comply with County Ordinance No. _____, Collier County Public Rights-of-Way Construction Standards Handbook latest edition and stipulations and/or Conditions of Permit.

_____
Collier County Bldg. Rev. & Permitting

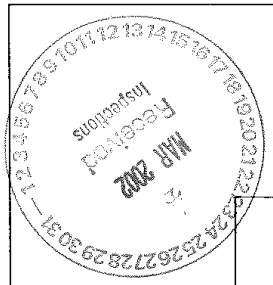
SETBACK REQUIREMENTS
SIDE 7.5
FRONT 75
REAR 75

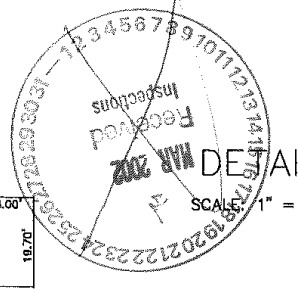
PERMIT # 20020 11398

MAP OF BOUNDARY SURVEY

SCALE: 1" = 100'

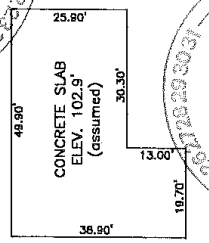
Set Backs - OK
Date 2-25-02 Initials
Collier County
Building Review and Permitting





DETAIL

SCALE: 1" = 30'



NOTE:
BEARINGS BASED ON PHYSICAL CENTERLINE OF 15TH STREET S.W. AS BEING S00°19'10"W.

CLIENT JOB # 1236

BILL MACRIDES, P.L.S.
961 22ND STREET S.E.
NAPLES, FLORIDA 34117
OFFICE: 941-353-9300 *** FAX 941-353-9830

FOR: CREATIVE HOMES

DESCRIPTION:

THE SOUTH 75' OF THE NORTH 180' OF TRACT 10, GOLDEN GATE ESTATES, UNIT NO. 193,

AS RECORDED IN PLAT BOOK 7, PAGE 100, AS SHOWN IN THE PUBLIC RECORDS IN THE COLLIER COUNTY COURTHOUSE IN NAPLES, FLORIDA.

THIS SURVEY HAS BEEN PREPARED FOR:

JOSE VARGAS / RAYMIX DENIS
MORTGAGE EXPRESS OF AMERICA, INC.
FIRST COMMUNITY BANK OF SWFL/SOUTHTRUST BANK.
FIRSTAR BANK, N.A.
SURETY TITLE CORP.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ON 1/14/02 UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE DEPICATION OF THE HEREON DESCRIBED PARCEL OF LAND.

WILLIAM A. MACRIDES, P.L.S. #5621 — DATE 3-20-02

THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED WITH THE EMBOSSED RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

THIS IS NOT A CERTIFICATE OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES. THE ABSTRACT HAS NOT BEEN REVIEWED AND OTHER EASEMENTS AND RESTRICTIONS MAY APPLY TO THIS PARCEL, ALL OTHER EASEMENTS THAT EXIST ARE REQUIRED TO BE PROVIDED TO THE SURVEYOR BY THE CLIENT OR HIS OR HER AGENT PER FLORIDA STATUTE 61G17-6.003 (10) F.A.C.

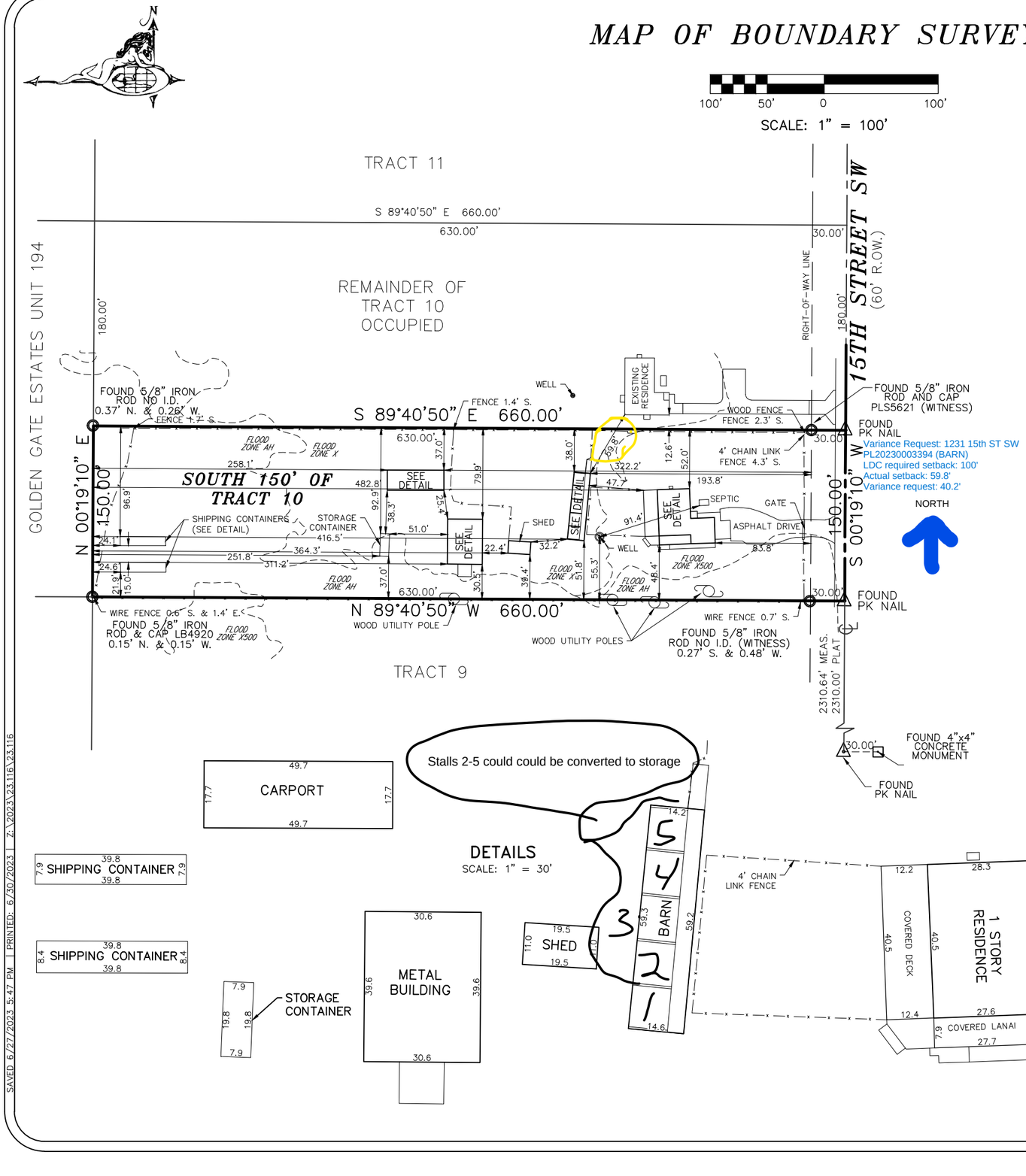
REVISIONS: A3/20/02 - ADDED FOUNDATION FB 63 PG 43

DRAWN BY: WAM
FIELD BOOK: 51 PAGE: 59

FILE NUMBER 02.004

Attachment: ATTACHMENT E - Adjacent Northern Property Building Permit Number 2002011398 (26997 :

MAP OF BOUNDARY SURVEY



REAL PROPERTY DESCRIPTION:

THE SOUTH 150 FEET OF TRACT 10, GOLDEN GATE ESTATES, UNIT NO. 193, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

PARCEL ID#: 45841040006
ADDRESS: 1231 15TH STREET SW
NAME: BREWER

FLOOD ZONE INFO: THE HEREON SHOWN PROPERTY LIES WITHIN FLOOD ZONES X & AH 12.5 PER F.I.R.M. 12021C – 0410 H, DATED 5/16/2012

I HEREBY CERTIFY TO:

DAWN BREWER

THAT A MAP OF BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION ON 06/26/2023 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE FLORIDA STANDARDS OF PRACTICE AS PER CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE.

WILLIAM A. MACRIDES CERTIFICATE No. 5621 STATE OF FLORIDA Professional Surveyor & Mapper

_____ P.L.S., DATE: _____
WILLIAM A. MACRIDES, PLS No. 5621
BILL MACRIDES LLC / NAPLES LAND SURVEYS LB 8054

5J–17.051(3)(b)4 – NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

5J–17.051(3)(b)6 – ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

5J–17.052(2)(d)4 – WHEN LOCATION OF EASEMENTS OR RIGHTS–OF–WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THE INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

NOTES:

1. BEARINGS SHOWN HEREON BASED ON THE CENTERLINE OF 15TH ST SW AS S 00°19'10" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF, ROUNDED TO NEAREST TENTH.
4. IMPROVEMENTS OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED UNDER SCOPE OF THIS SURVEY.
5. LEGAL DESCRIPTION SUPPLIED BY CLIENT, OR CLIENTS AGENT.
6. LOCATIONS SHOWN HEREON BASED ON ABOVE GROUND EVIDENCE.
7. ELEVATIONS IF SHOWN HEREON ARE BASED ON NAVD88 DATUM.
8. +/+ = NAVD ELEVATIONS AS FOUND IN THE FIELD.

FOR: DAWN BREWER

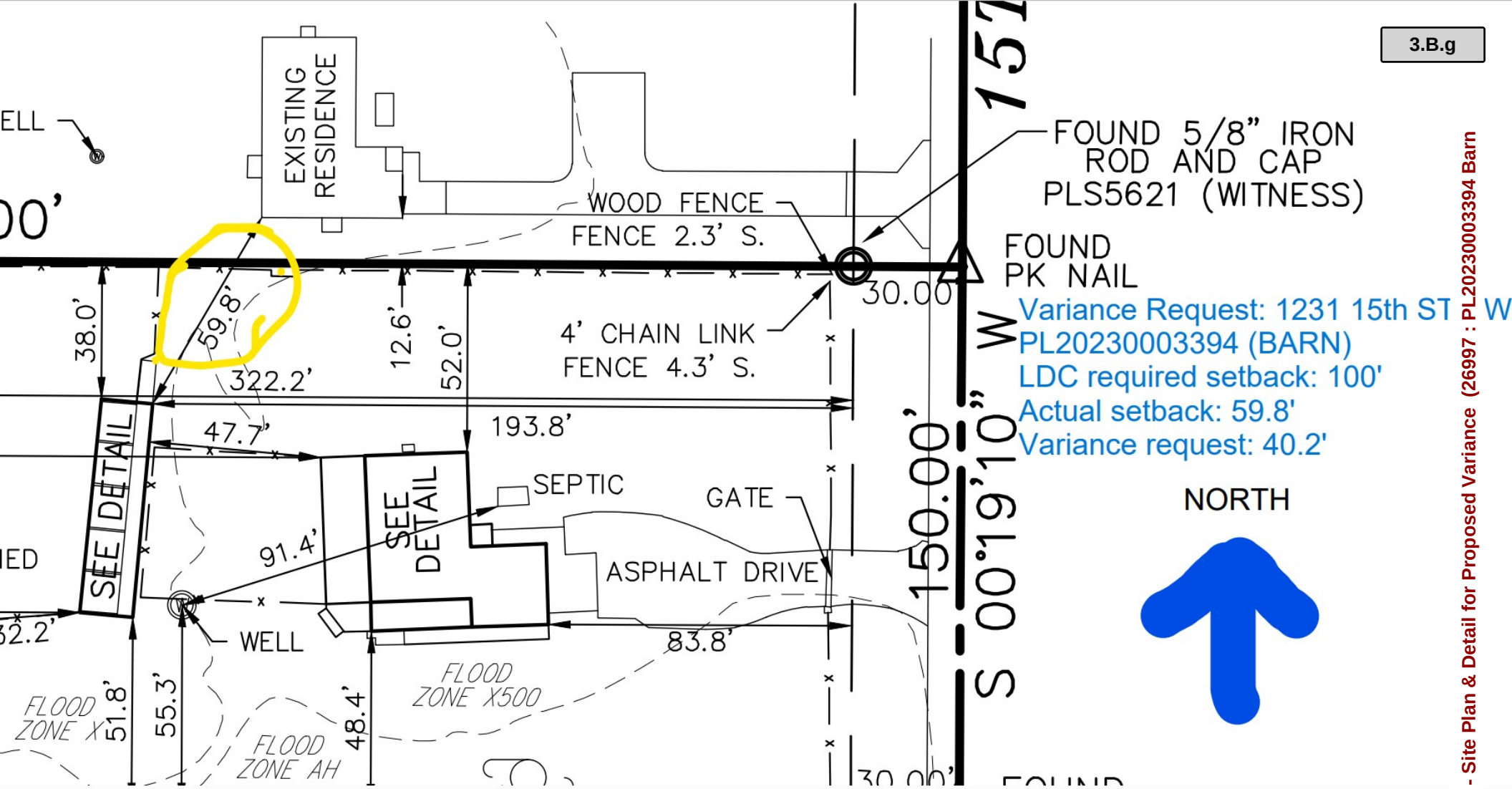
SCALE:	DATE:	DRAWN:	CHECKED:	BOOK: 387
1" = 100'	06/26/2023	W.A.M.	W.A.M.	PAGE: 17–19

Naples Land Surveys
6101 Lancewood Way
Naples, FL 34116
Phone: 239–353–9300
email: bill.macridespls@gmail.com

DATA FILE NO.:
FILE NO. 23.116

SAVED 6/27/2023 5:47 PM | PRINTED: 6/30/2023 | Z:\2023\23.116\23.116

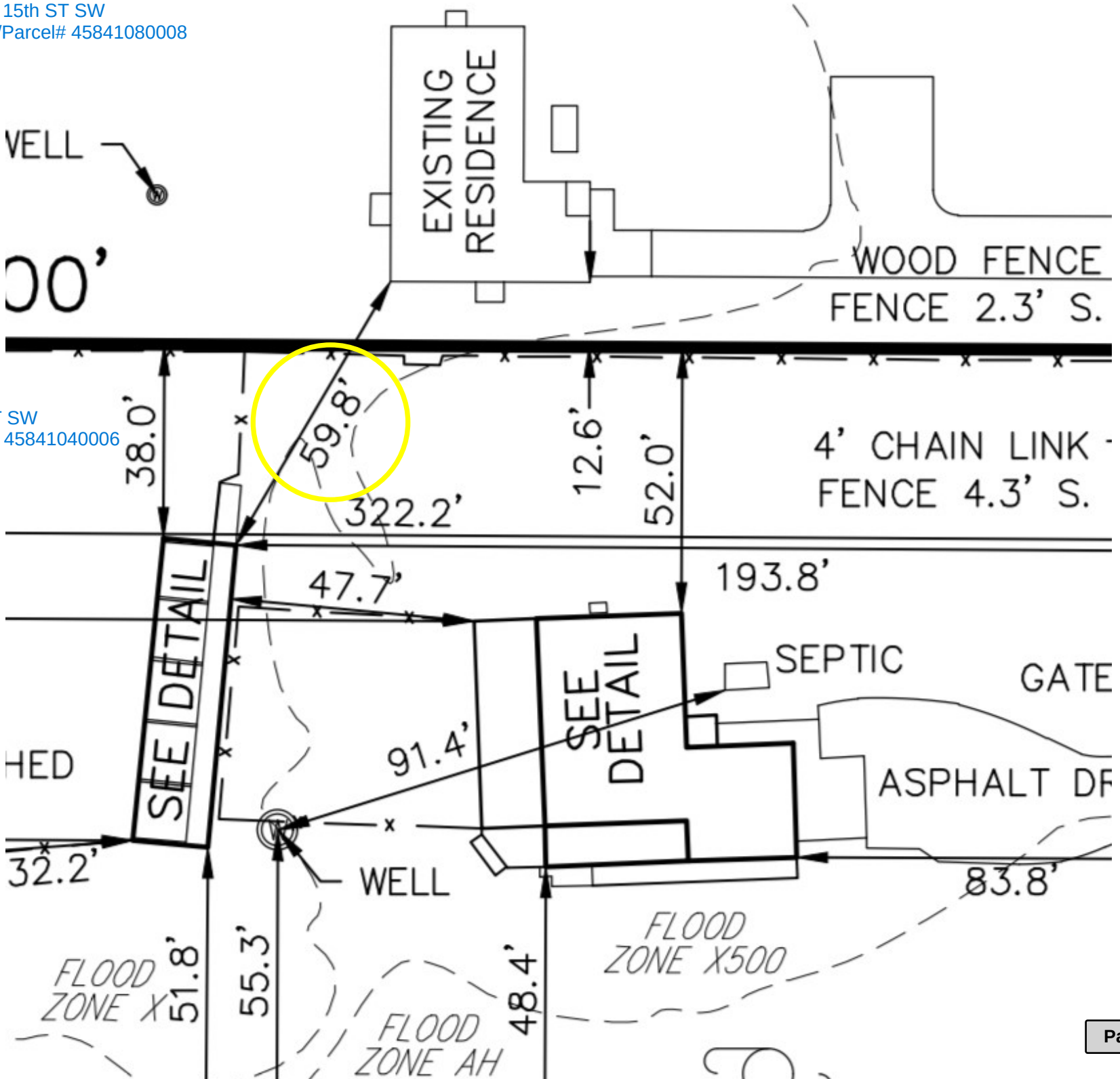
Attachment: ATTACHMENT F - Site Plan & Detail for Proposed Variance (26997 : PL20230003394 Barn Variance - 45841040006)



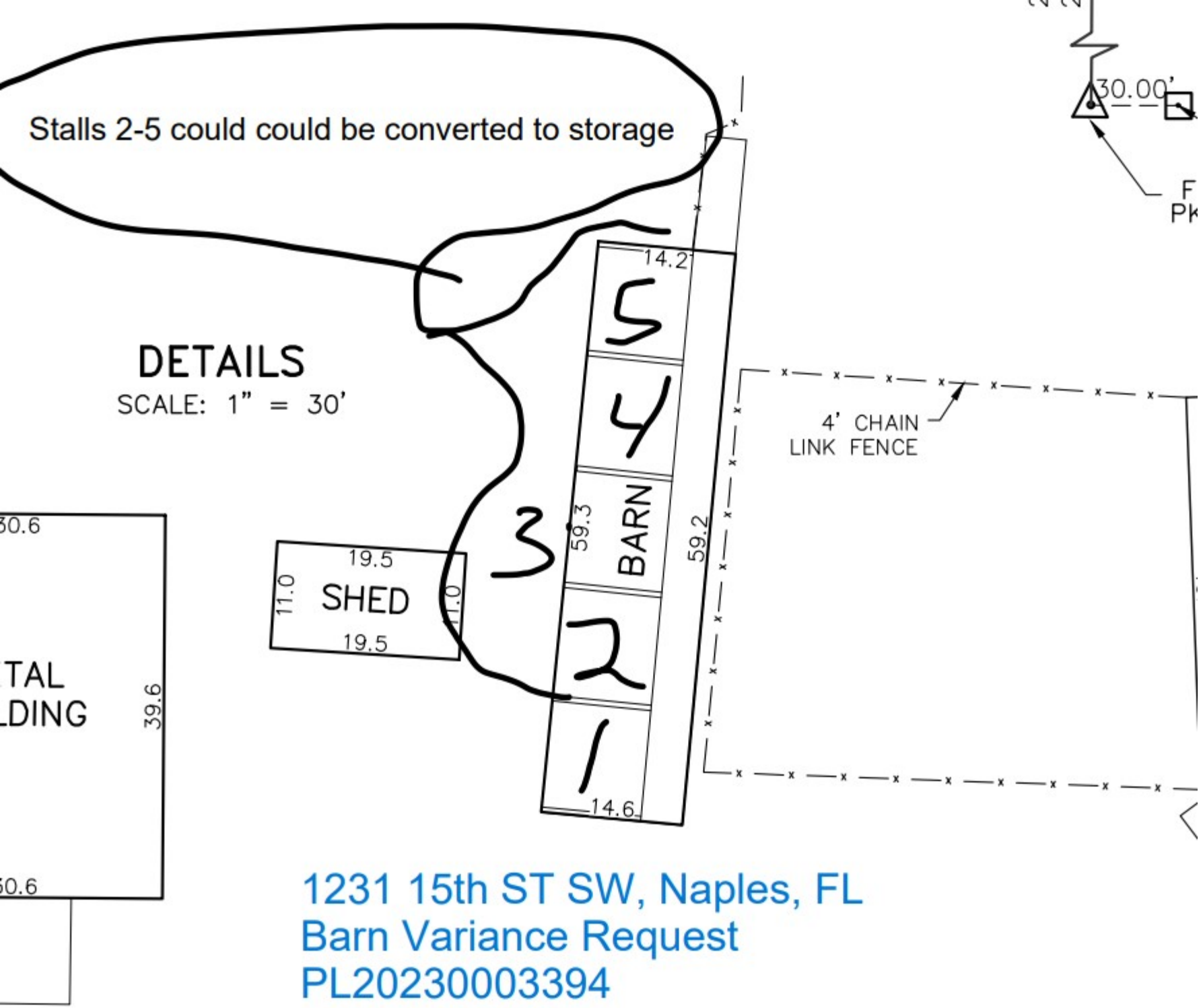
Attachment: ATTACHMENT F - Site Plan & Detail for Proposed Variance (26997 : PL20230003394 Barn

1221 15th ST SW
Folio/Parcel# 45841080008

1231 15th ST SW
Folio/Parcel# 45841040006



Attachment: ATTACHMENT F - Site Plan & Detail for Proposed Variance (26997 : PL20230003394 Barn



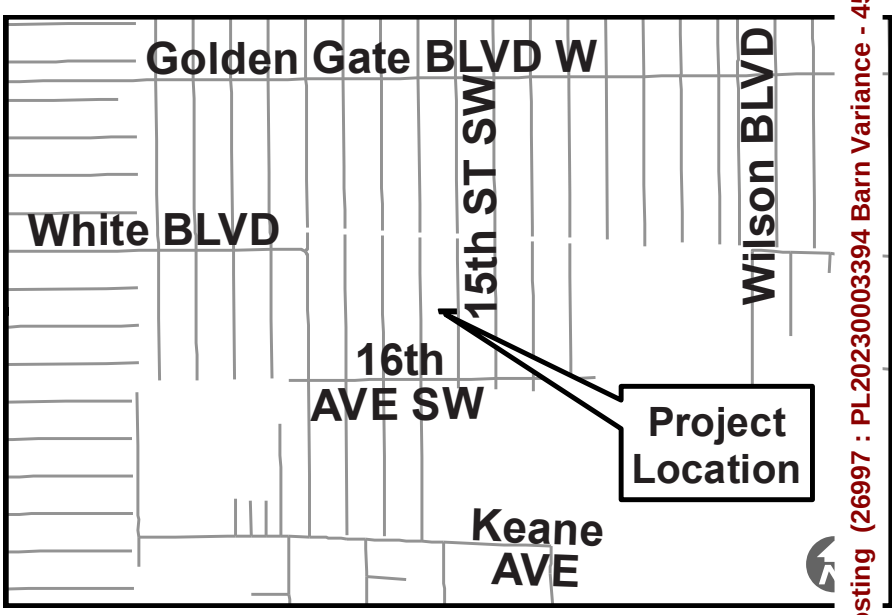
1231 15th ST SW, Naples, FL
Barn Variance Request
PL20230003394

Attachment: ATTACHMENT F - Site Plan & Detail for Proposed Variance (26997 : PL20230003394 Barn

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., November 9, 2023**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/61 ples FL 34104, to consider:

PETITION NO. PL20230003394 VA – REQUEST FOR A 41.2-FOOT VARIANCE FROM THE LAND DEVEL :NT CODE SECTION 2.03.01.B.1.B.4 TO REDUCE THE REQUIRED MINIMUM 100 FEET SEPARATION DISTAN(OM THE ADJACENT RESIDENCE TO THE NORTH TO 59.8 FEET FOR AN EXISTING PERMITTED ACCESSORY TER FOR HORSES ON THE SUBJECT PROPERTY DESCRIBED AS THE SOUTH 150 FEET OF TRACT 10, GOLD ATE ESTATES, UNIT NO. 193 SUBDIVISION, LOCATED AT 1231 15TH STREET SW, NAPLES, FL 34117 IN SEC 17, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.



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

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

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

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

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

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

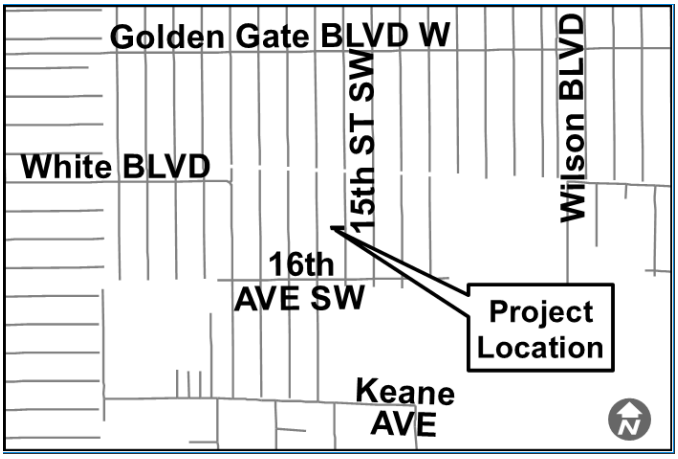
Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

Collier County
Growth Management
Community Development Department
Zoning Division

PUBLIC HEARING NOTICE

Barn variance - 45841040006 (VA)
Petition Type: Variance
Petition No.: PL20230003394
Planner Name: Sean Sammon
Phone: (239) 252-8422

This is to advise you of an upcoming public hearing because you may have interest in the proceedings, or you own property located near the vicinity of the following property.



For more information, or to register to participate remotely:
https://bit.ly/Public_Hearings

*Remote participation is provided as a ***courtesy*** and is at the user's risk. ***The County is not responsible for technical issues***

For difficulties registering please call Ailyn Padron at (239) 252-5187 or email to ailyn.padron@CollierCountyFL.Gov.

Hearing Examiner:

Date: 11/09/2023
Time: 09:00 AM
Location: GMD Conference Room 609/610
2800 N. Horseshoe Dr, Naples, FL 34104

Meeting information: Individual speakers may be limited to five (5) minutes on any item. Persons wishing to have written or graphic materials included in the agenda packets must submit materials a minimum of ten (10) days prior to the respective public hearing, to the county staff member noted above. All material used in presentations before the Hearing Examiner 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 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.

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

This petition and other pertinent information related to this petition is kept on file and may be reviewed at the Growth Management Community Development Department building located at 2800 North Horseshoe Drive, Naples, Florida 34104.

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

See reverse for more information

Hearing Examiner to consider the following:

PETITION NO. PL20230003394 VA – REQUEST FOR A 41.2-FOOT VARIANCE FROM THE LAND DEVELOPMENT CODE SECTION 2.03.01.B.1.B.4 TO REDUCE THE REQUIRED MINIMUM 100 FEET SEPARATION DISTANCE FROM THE ADJACENT RESIDENCE TO THE NORTH TO 59.8 FEET FOR AN EXISTING PERMITTED ACCESSORY SHELTER FOR HORSES ON THE SUBJECT PROPERTY DESCRIBED AS THE SOUTH 150 FEET OF TRACT 10, GOLDEN GATE ESTATES, UNIT NO. 193 SUBDIVISION, LOCATED AT 1231 15TH STREET SW, NAPLES, FL 34117 IN SECTION 17, TOWNSHIP 49 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

PUBLIC HEARING NOTICE

Barn Variance 45841040006 (VA)

Petition No. PL20230003394

HEX: November 9, 2023 - 9:00 a.m.

Growth Management Building

2800 N. Horseshoe Dr., Room 609/610

Naples, FL 34104

Sean Sammon, Planner III: 239-252-8422

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

PUBLIC HEARING NOTICE
Barn Variance 45841040006 (VA)
Petition Nor PL20230003394

HEX: November 9, 2023 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Room 609/610
Naples, FL 34104
Sean Sammon, Planner III 239-252-5472

NO TRESPASSING
WARNING

1221


PUBLIC HEARING NOTICE
Barn Variance 45841040006 (VA)
Petition No. PL20230003394
HEX: November 9, 2023 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Room 609/610
Naples, FL 34104
Sean Sammon, Planner III: 239-252-8422

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.

- - - -

Sean Sammon

From: Ray Bellows
Sent: Wednesday, October 18, 2023 6:13 PM
To: Sinbadbo@comcast.net
Cc: Sean Sammon
Subject: RE: RE: Barn Variance 1231 15th ST SW

Good evening,

Based upon my conversation with Sean Sammon and the application file, I have approved the placement of the hearing notice sign on your fence that is depicted below.

Please let me know if I can be of any other assistance.

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

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

From: Rebecca Brewer <sinbadbo@comcast.net>
Sent: Tuesday, October 17, 2023 6:57 PM
To: Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Cc: Sean Sammon <Sean.Sammon@colliercountyfl.gov>
Subject: Fwd: RE: Barn Variance 1231 15th ST SW

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

Good afternoon Ray,

Hope all is well! Just wanted to confirm sign placement for our barn variance hearing.

According to our survey the right of way is considered the easement which is within 5 feet of our front fence line. Can we install the hearing notice sign to our fence. The current sign measure 10 x 4 and is very visible. The sign posting instructions note that a wood frame or wood panel is to be used. If we attach to the existing fence no wood would be used, would this be acceptable?

Thank you for your thoughts

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

Dawn Brewer

---------- Original Message ----------
From: Sean Sammon <Sean.Sammon@colliercountyfl.gov>
To: "Sinbadbo@comcast.net" <Sinbadbo@comcast.net>
Cc: Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Date: 10/16/2023 3:36 PM EDT
Subject: RE: Barn Variance 1231 15th ST SW

Dawn,

Use this image to mark where you prefer to place the sign and explain how posting it where required may cause a hazard and request if Ray approves or for any alternate suggestions. Ray's email is Ray.Bellows@colliercountyfl.gov and CC me please, thank you.

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)



Respectfully,

Sean Sammon, Principal Planner

Zoning Division - Zoning Services Section

Sean.Sammon@CollierCountyFL.gov

Phone: 239.252.8422; Fax: 239.252.6350

2800 N. Horseshoe Drive, Naples, FL 34104

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

Collier County
Growth Management
Community Development Department
Zoning Division

Exceeding expectations, every day!

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

From: Dawn Brewer <sinbadbo@comcast.net>
Sent: Monday, October 16, 2023 8:19 AM
To: Sean Sammon <Sean.Sammon@colliercountyfl.gov>
Subject: Re: Barn Variance 1231 15th ST SW

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

Good morning Sean,

Quick question:

The sign affidavit reads that the sign must be securely affixed by nails, staples, or other means to a **wood frame or to a wood panel**; our sign is 4 x 10 vinyl banner (it's big lol) and we were going to attach it to the metal field fence at the front of our property.

Is the wood required? The banner has grommets and will be fixed and secured at all 4 corners.

Thank you

Dawn

Attachment: ATTACHMENT G - Legal Ad & HEX Sign Posting (26997 : PL20230003394 Barn Variance - 45841040006)

Joselin Banegas
1221 15 ST SW naples fl 34117
(239) 601-3903 email:bjoselin@hotmail.com

Dear: Mr. Michael Bosi
Zoning variance department Director
2800 North Horseshoe Dr.
naples , Fl 34104

March 7,2023

I'm writing today because I object to the variance that has been requested at 1231 15 st SW Naples,fl 34117 l. I would like to express my concerns on how this variance will impact myself,and my family lifestyle. If you grant this variance it will have a negative effect on my family and myself. The following are my concerns:

- 1. Given the current location of the horse structure, and shelter of the horse is approximately less than 20 ft away from my property line .These do not meet zoning code being too close from my house needs to be 100 ft away from any adjacent house. This is illegal non conforming. Subsequently, because of the close nature of the horse

and shelter, and horse manure all over the place and property line. It has developed an infestation of green horse flies. Everyday these flies get into my house just when opening the door. On any given day I can have between 10-40 flies
A day in my house.just from opening the door to getting in and out of the house.

- 2. The families that reside at 1231 15 St SW. do not clean after the horse. Because they keep the horse too close to my house ,and property line. Horse excrement is left to decompose anywhere in the area where horse is kept near my property line. They don't dispose of the manure and allow it to decompose in the field next to the fenced area and close to my house. Also, I have seen them attempt to cover horse manure near property lines with sand. As you can imagine Horse flies are produced immediately.

- 3. Please know that these green horse flies infestation has affected how my family and I prepare, and eat our food. while we are eating or when i'm cooking it's a nuisance to hear the buzzing sound of those flies they land on the food. My children complain, and are frustrated with all this situation. I have had to dispose of food from flies contamination many times .This is a health hazard to my family.I have tried to continuously get rid of the flies by hanging fly ribbon paper, and many other methods all of my widows are screened. The only time flies can come in is only when we come in and out through the door as brief as it is flies come in.

- 4. In addition, to the flies there is a terrible odor from the horse manure. We are tired of continuously having to deal with their horse flies.The lack of hygiene and responsibility of these people has not allowed us to enjoy our house because of the horse flies.we have been dealing with their flies population almost five years ago,before we moved into the house.

- In summary, please do not grant the requested variance to 1231 15 ST SW Naples,FL 34117. As I noted in the points above The location of the horse

Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26997 : PL20230003394

structure shelter is having a negative impact on the health and well being of myself and my family.

Sincerely,

Joselin Banegas

CC: Sean Sammons

CC: Bill Mcdanields

Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26997 : PL20230003394

Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26997 : PL20230003394 Barn Variance - 45841040006)



Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26997 : PL20230003394 Barn Variance - 4584104006)



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Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26997 : PL20230003394 Barn Variance - 45841040006)



Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26897 : PL20230003394 Barn Variance - 4584104006)





Attachment: ATTACHMENT H - Letter of Objection & Photos - March 7, 2023 - 6 More Photos Added October 27, 2023 (26997 : PL202300033941 Barn Variance - 45981040006)

Miscellaneous

*South neighbor character letter

Attachment: ATTACHMENT I - Letter of Good Character & Fence Photos (26997 : PL20230003394 Barn Variance - 45841040006)

March 27, 2023

To Whom It May Concern:

I am delighted to provide a character reference for Don & Becky Brewer at 1231 15th St SW in Naples, FL 34117. We became next-door neighbors more than twenty years ago. I can assure you that these two humans, along with their daughter, Dawn Brewer, are very thoughtful, hardworking, and responsible people!

When my neighbors mow their lawn, they always mow our front area by our street. That is so thoughtful!

All the Brewers are hardworking folks. Don is in the construction industry, Becky has a cleaning company, and Dawn works for the Bonita Chamber. These 3 will volunteer on weekends when needed, too.

Back in September of 2017, Hurricane Irma was the worst to hit our neck of the woods. Not only did the Brewers clear their land of the many giant dead trees, but had ours taken down too, along with our debris.

I am happy to call the Brewers my friends. They will help anyone in need!

Katherine Montgomery

Katherine Montgomery 1271 15th St SW Naples, FL 34117 239-537-5153

Attachment: ATTACHMENT I - Letter of Good Character & Fence Photos (26997 : PL20230003394 Barn Variance - 45841040006)

1231 15th ST SW, Naples, FL 34117

Fence photos

Attachment: ATTACHMENT I - Letter of Good Character & Fence Photos (26997 : PL20230003394 Barn Variance - 45841040006)



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Attachment: ATTACHMENT I - Letter of Good Character & Fence Photos (26997 : PL20230003394 Barn Variance - 45841040006)

Report Title: Code Case Details

Date: **9/27/2023 3:43:10 PM**

Case Number: **CEA20220009458**

Case Information

Case Number:	**CEA20220009458**	Status:	**Open**
Case Type:	**Animals**	Date & Time Entered:	**10/13/2022 2:11:00 PM**
Priority:	**Normal**	Entered By:	**BradleyHolmes**
Inspector:	**Rickey.Migal**	Case Disposition:	**Case Pending**
Jurisdiction:	**Collier County Code Enforcement**		
Origin:	**Complaint**		
Detail Description:	**Structure being used to shelter and/or for feeding of a horse does not meet required setbacks from adjacent property's residential structure.**		
Location Comments:	**1231 15th ST SW**		

Address Location

Address	**1231 15th ST SW, Naples**
Property	**45841040006**

Contacts

Property Owner	**BREWER, DONNIE L & REBECCA L**

Attachment: ATTACHMENT J - Code Enforcement Case - CEA20220009458 (26997 : PL20230003394 Barn Variance - 45841040006)

Investigations

Desc	Assigned	Required	Completed	Outcome	Comments
Verify Complainant	Rickey.Migal	10/13/2022	10/14/2022	Not Required	COMPLAINANT: Joselin Banegas, 1221 15 ST SW, Phone 239-601-3903
CE Case Research	Rickey.Migal	10/14/2022	10/14/2022	Complete	No related cases. CEVR20220008385 ope for unpermitted clearing of vegetation.
CE Staff Review	Rickey.Migal	10/14/2022	10/14/2022	Complete	MigalRickey 10/14/2022 10:26 AM - ordere permit 2004031300 from GMD Records.
CE Phone Call	Rickey.Migal	10/14/2022	10/14/2022	Complete	MigalRickey 10/14/2022 10:24 AM - left voicemail message for complainant Joselin asking for permission to take pictures of the horse stalls from her property. Asked for return call.
Initial Inspection	Rickey.Migal	10/17/2022	10/17/2022	Incomplete	MigalRickey 10/17/2022 11:19 AM - observ horse stalls from legal vantage point in complainant's rear yard. One horse observed. Took pictures.
Attach Picture(s)	Rickey.Migal	10/17/2022	10/17/2022	Complete	
CE Staff Review	Rickey.Migal	10/17/2022	10/17/2022	Complete	MigalRickey 10/17/2022 11:21 AM - researc shows that the complainant's house was bu in 2002. The horse stalls were built in 2004 under permit 2004031300.
CE Meeting	Rickey.Migal	10/19/2022	10/19/2022	Complete	MigalRickey 10/19/2022 12:05 PM - meetin attended by the Brewers (property owners), their Lawyer Jeff Wright, Jeff Letourneau, Mike Ossorio and myself. Explored various options concerning addressing the setback isssue with the horse stalls. Property owne and their lawyer will discuss said options, choose which they prefer to pursue, and no Code of their decision. No specific timeline was discussed.
Initial Inspection Follow-up	Rickey.Migal	10/24/2022	10/25/2022	Violation(s) Found	MigalRickey 10/25/2022 1:21 PM - Collier County setback for horse barn is 100' from the nearest residence. Measurement using the Property Appraiser aerial shows the bar to be approximately 62' from the corner of t residence at 1221 15th St SW (complainant property), and has been deemed a violation NOV to be issued.
Record Violations	Rickey.Migal	10/25/2022	10/25/2022	Complete	
Generate Notice of Violation	Rickey.Migal	10/25/2022	10/25/2022	Complete	
Attach Picture(s)	Rickey.Migal	10/26/2022	10/27/2022	Complete	
Personal Service Attempt	Rickey.Migal	10/26/2022	10/27/2022	Complete	
CE Staff Review	day_n	10/27/2022	10/27/2022	Complete	Attached NOV signed by recipient /nd

Attachment: ATTACHMENT J - Code Enforcement Case - CEA20220009458 (26997 : PL20230003394 Barn Variance - 45841040006)

Desc	Assigned	Required	Completed	Outcome	Comments
Re-Inspection	Rickey.Migal	11/7/2022	11/7/2022	Non-Compliant	MigalRickey 11/07/2022 1:14 PM - received clarification from Chief Building Inspector th by removing the roof and trusses (total roof structure) from above the first four horse sta (from north to south), the back wall of said stalls can remain and will be considered pa of the fence around the horse pen. The removal of the roof structure and the separating walls in between each stall will require a structure alteration permit. Once accomplished, the 100' setback from the neighboring house will be achieved. Prope owmer has advised that he will apply for the permit within the next two to three weeks, after the complation of the fence that he is installing between his property and the complainant's.
CE Phone Call	Rickey.Migal	12/2/2022	12/2/2022	Complete	MigalRickey 12/02/2022 11:15 AM - spoke property owner Donnie Brewer, asking for a update on the horse barn. He has been out of town for Thanksgiving and will get back t preparing to apply for the alteration permit over the next two weeks, and hopes to appl for the permit before the end of the year.
CE Phone Call	Rickey.Migal	12/19/2022	12/19/2022	Complete	MigalRickey 12/19/2022 9:34 AM - spoke to property owner DOnnie Brewer. He is waiti for the Holidays to pass and then he will tak his horse stall blueprints to permitting to determine exactly how much of the structur needs to be removed to come into compliance.
Re-Inspection	Rickey.Migal	12/19/2022	12/19/2022	Non-Compliant	MigalRickey 12/19/2022 9:36 AM - property owner Dinniie Brewer is still working with his lawyer and the permittind department to determine exactly how much of the horse st structure needs to be removed to be compliant. The process has stalled becaus of the upcoming Holidays, and he stated th nothing further would happen prior to the Ne Year. Will re-inspect in early January.
CE Phone Call	Donna.Gentsch	12/29/2022	12/29/2022	Complete	The COMPLAINANT: Joselin Banegas, 122 15th ST SW, Phone 239-601-3903 called a requested the case detail. I emailed it to her at bjoselin@hotmail.com dg
Re-Inspection	JordannMarinos	1/26/2023	1/27/2023	Non-Compliant	Completed and sent a zoning determination for Ray Bellows through Bradley Holmes requesting information as to whether or not Mr Brewer's proposed building alterations would satisfy zoning requirements. Standing by for results. CM88
CE Phone Call	Rickey.Migal	1/31/2023	1/31/2023	Complete	MigalRickey 01/31/2023 10:35 AM - spoke Donnie Brewer. Today, he is applying for a permit to convert four of the five horse stalls into storage, and sometime this week he wi be submitting an application for a variance f the horse stalls. His logic is that if the variance falls through, he is ready to modify the stalls.

Attachment: ATTACHMENT J - Code Enforcement Case - CEA20220009458 (26997 : PL20230003394 Barn Variance - 45841040006)

Desc	Assigned	Required	Completed	Outcome	Comments
CE Staff Review	Rickey.Migal	1/31/2023	1/31/2023	Complete	MigalRickey 01/31/2023 10:37 AM - added email thread addressing a variance for the horse stalls to the case docs.
Re-Inspection	Rickey.Migal	2/2/2023	2/2/2023	Non-Compliant	MigalRickey 02/02/2023 12:44 PM - permit PRAC20230204433 status is "Pending" and covers converting the four stalls closest to t neighbor to the north into dry storage. He h indicated that he will also apply for a varian for the horse stalls within the next few days, and will decide with which he will follow through based on the County's response to each. Will continue to monitor.
Re-Inspection	Rickey.Migal	2/24/2023	2/24/2023	Non-Compliant	MigalRickey 02/24/2023 3:16 PM - permit PRAC20230204433 status is "Issued" and covers converting the four stalls closest to t neighbor to the north into dry storage. Variance request PL20230003394 was opened on 2/24/23 and a pre-application meeting has not yet been scheduled.
CE Phone Call	Donna.Gentsch	2/27/2023	2/27/2023	Complete	COMPLAINANT: Joselin Banegas, 1221 15 ST SW, Phone 239-601-3903 called asking for a case update. She also mentioned that they aren't keeping the stalls clean and she being inundated with horse flies. dg
Re-Inspection	Rickey.Migal	3/6/2023	3/6/2023	Non-Compliant	MigalRickey 03/06/2023 3:50 PM - pre-application meeting for variation st for Marc 21, 2023 at 1:30 PM. I will be attending by Zoom meeting.
CE Meeting	Rickey.Migal	3/21/2023	3/21/2023	Complete	MigalRickey 03/21/2023 3:06 PM - participated in Zoom meeting with property owner Donnie Brewer and his daughter Dav Cormac Giblin, Ray Bellows and Sean Sammon from Collier Zoning Dept. Mr. Brewer explained the history of the horse barn, that the original structure pre-dated th house to the north which is the subject of th 100' animal structure setback, and how the updates he performed the early 2000's were permitted, inspected and finaled by the county, in spite of the lack of the proper setback minimum from the neighbor's prima structure. Mr. Sammon explained what documents are necessary when the Brewer submit their Application for Variance. Dawn Brewer requested that the fees pertaining to the variance be waived, in light of the fact th the horse stalls were properly permitted and approved by the County and therefore her family should not be penalized financially fo the County's error. Mr. Bellows explained th County employees cannot waive those fees and only the Board of Commissioners can collectively make that judgment. He suggested that the Brewers keep in close contact with Commissioner McDaniel regarding the fees.

Attachment: ATTACHMENT J - Code Enforcement Case - CEA20220009458 (26997 : PL20230003394 Barn Variance - 45841040006)

Desc	Assigned	Required	Completed	Outcome	Comments
Re-Inspection	Rickey.Migal	4/26/2023	4/27/2023	Non-Compliant	MigalRickey 04/26/2023 8:35 AM - an inquir with the Zoning Dept. and a phone call to property owner revealed that the property owner has yet to submit the variance application. He is finalizing the form and wi send it to the County within the next 10 days
Re-Inspection	Rickey.Migal	5/12/2023	5/12/2023	Non-Compliant	MigalRickey 05/12/2023 2:06 PM - variance PL20230003394 has been applied for concerning the horse stalls and is awaiting payment of fees. Will continue to monitor.
Re-Inspection	Rickey.Migal	6/23/2023	6/23/2023	Non-Compliant	MigalRickey 06/23/2023 8:37 AM - variance process is still active. Will continue to monitor.
Re-Inspection	RyanCathey	7/28/2023	8/3/2023	Non-Compliant	Monitoring variance
CE Phone Call	BradleyHolmes	9/5/2023	9/5/2023	Complete	9-5-2023 Attempted to speak with the complainant to provide a case update. No answer - voicemail left with my call back number. BH91
Re-Inspection	Rickey.Migal	9/15/2023	9/15/2023	Non-Compliant	MigalRickey 09/15/2023 3:20 PM - variance process is still active. Will continue to monitor.
Re-Inspection	Rickey.Migal	11/27/2023		Pending	MigalRickey 09/15/2023 3:25 PM - variance PL20230003394 has been applied for concerning the horse stalls and is awaiting payment of fees. Will continue to monitor.

Violations

Violation Description	Status	Entered	Corrected	Amount	Comments
Animals - Estates	NOV Issued	10/25/2022		$0	Structure being used to shelter and/or for feeding of a horse does not meet required setbacks from adjacent property's residentia structure.

Hearings

Title	Reason	Result	Compliance	Fine/Day	Condition

Attachment: ATTACHMENT J - Code Enforcement Case - CEA20220009458 (26997 : PL20230003394 Barn Variance - 45841040006)

glantzlaw
RELENTLESS PURSUIT OF JUSTICE

Ronald P. Glantz
Also admitted in
DC & NY Bars

Wendy Newman Glantz
Family Law Mediator

Lindsey Glantz
Partner
Also admitted in
DC Bar

October 4, 2023

VIA REGULAR MAIL
AND VIA E-MAIL: Bill.McDaniel@colliercountyfl.gov
Mr. Bill McDonald
Board of Collier County Commissioners District Five
Collier County Government Center
3299 Tamiami Trail East
Naples, FL 34112

VIA CERTIFIED MAIL: 7018 1830 0001 4310 0245
AND VIA E-MAIL: Amy.Patterson@colliercountyfl.gov
Ms. Amy Patterson, County Manager
Collier County Government Center
3299 Tamiami Trail East
Naples, FL 34112

VIA CERTIFIED MAIL: 7018 1830 0001 4310 0252
AND VIA E-MAIL: Tom.Iandimarino@colliercountyfl.gov
Mr. Tom Iandimarino, Director
Code Enforcement Division
Development Services Building
2800 Horseshoe Drive N
Naples, FL 34104

RE:	**Our Client:**	**Joselin Banegas**
	Our File No.:	**SFL-ZH6-QBG**
	Property:	**1231 15th Street SW, Naples, FL 34117**

Dear Commissioner McDaniel, Ms. Patterson and Director Iandimarino:

The Law Offices of Glantzlaw is writing on behalf of Ms. Joselin Banegas regarding the above-referenced property. Ms. Banegas lives next door at 1221 15th Street SW, and on March 7, 2023, mailed the enclosed letter to the Zoning Variance Department Director objecting to a variance request for a horse structure.

Ms. Banegas has had a number of issues with her neighbors, Donnie and Rebecca Brewer, owners of 1231 15th Street SW, because the owners of the subject property own a horse. Ms. Banegas does not object to the horses, per se, however, the Brewers have used reckless disregard in caring for their horse. The Brewers built the stalls that house the animals less than the one hundred feet required from her property line. The Brewers applied for a zoning variance, and Ms. Banegas sent the enclosed letter, expressing her objections. Those concerns were ignored.

Attachment: ATTACHMENT K - Letter of Objection from Attorney - October 4, 2023 (26997 : PL20230003394 Barn Variance - 45841040006)

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In addition, they fail to clean up the horse manure and instead throw sand over it or let it just sit there until it dries. This causes a significant health risk due to an infestation of green horse flies that also disturb her property, by damaging her trees and overrunning her home. This strong odor from the horse manure has also affected Ms. Banegas and her family's rights of quiet enjoyment of their property. She is unable to enjoy the outdoors and eat outside. The Brewers intentionally shirk their responsibilities to take care of the animals in an effort to harass the Banegas family.

Please investigate this matter, as we believe they are in violation of Collier County Code Enforcement Section 14-78 Proper Animal Husbandry including but not limited to numbers 1, 3, 6, 9, and 15.

Sec. 14-78. - Proper Animal Husbandry.
SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD (DOCX) OF SECTIONSEMAIL SECTIONCOMPARE VERSIONS

Anyone who owns or maintains an animal-related business, animal-related organization, commercial breeder, non-commercial breeder, or rodeo must exercise proper Animal Husbandry, which includes the following practices:

1. Animal enclosures must be safe, sanitary, dry, and must protect the animals from the elements.

3. Where an enclosure is used sequentially for more than one animal during the course of a day, the enclosure will be cleaned, sanitized and dried between each animal.

6. Housing facilities for animals must be clean and sufficiently ventilated at all times when animals are present to provide for their health, comfort and well-being.

9. Premises where animals are housed shall be clean, orderly and free of garbage, toxic substances, unused food, standing water, sharp objects, litter or refuse.

15. All animal feces shall be removed and disposed of properly. Livestock manure, which has been removed from animal enclosures, shall be maintained the maximum feasible distance from animal housing. Animal feces shall not be allowed to contaminate surrounding waters.

Attachment: ATTACHMENT K - Letter of Objection from Attorney - October 4, 2023 (26997 : PL20230003394 Barn Variance - 45841040006)

The Brewers have engaged in an active nuisance, by failing to care for their animals proper hygiene. While owning horses on the property is permitted, the Brewers need to do so in a way that does not affect their neighbors as a public nuisance. The Brewers behavior has escalated to the point of intentional harassment and persecution.

The Brewers also currently have a number of Recreational Vehicles that are used for residential purposes. They appear to be renting the RVs for tenants and this is also creating a nuisance, due to the loud noises from the generators. Not only does this provide a nuisance through loud noises, it also violates Section 130-96 of the Collier County Code.

Sec. 130-96. Limitation on the parking, storage or use of recreational vehicles.

(a) No Recreational Vehicle shall be used for living, sleeping, or housekeeping purposes when parked or stored on a lot in a Residential District, or any location not approved for such use. In Residential Districts permitting single-family homes or mobile homes, a Recreational Vehicle may be parked or stored only in a rear yard, or in a completely enclosed building, or in a carport, or on davits or cradles adjacent to waterways on residentially zoned property; provided, however, that such Recreational Vehicle may be parked anywhere on residential premises, other than on county rights-of-way or right-of-way easements for a period not to exceed six hours within a time period of seven days for loading and unloading, and/or cleaning prior to or after a trip. For the purpose of this section, the rear yard for a corner lot shall be considered to be that portion of the lot opposite the street with the least frontage. For through lots, the rear yard shall be considered to be that portion of the lot lying between the rear elevation (by design) of the residence and the street.

(b) The following exceptions may be granted by the County Manager or his designee:

(1) Recreational Vehicles may be parked only on a driveway located within the front yard and/or on a driveway located within the side yard of a single-family or mobile home residence other than on County rights-of-way or right-of-way easements for a period not to exceed 48 hours within any given 7-day time period so long as a permit is obtained from the Collier County Code Enforcement Division. Said permit must be affixed to the Recreational Vehicle in such a way that the permit is visible from the street. Such permits shall be available on-line at the Collier County Code Enforcement Division website.

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(2) Recreational Vehicles may be parked upon the premises of the resident for a period not exceeding seven days for the purpose of repairing and/or cleaning prior to or after a trip. A temporary use permit must be obtained from the Collier County Code Enforcement Division to authorize this activity. Said permit must be affixed to the Recreational Vehicle in such a way that the permit is visible from the street. No more than two consecutive permits may be issued, and the maximum number of permits issued during one calendar year shall be restricted to four.

(3) Nonresident: Such car, trailer, bus, or motor home, when used for transportation of visitors to this county to visit friends or members of the visitor's family residing in this county may be parked upon the premises of the visited family for a period not exceeding seven days. A temporary use permit must be obtained from the Collier County Code Enforcement Division to authorize this activity. Said permit must be affixed to the Recreational Vehicle in such a way that the permit is visible from the street. This does not allow for living, sleeping, or housekeeping purposes. No more than two consecutive permits may be issued and the maximum number of permits issued, during one calendar year shall be restricted to four.

Ms. Banegas has attempted to speak with the Brewers regarding these issues and her concerns have been ignored. In fact, the Brewers dumped waste on her property including palm trees and removed one of her trees without her permission. We are only reaching out to you because she has exhausted all attempts to resolve these issues with the Brewers.

We are asking that you investigate this matter in order to resolve the issues.

Thank you for your prompt attention to this matter.

Very Truly Yours,

GLANTZLAW

BY: Scott L. Fishman
SCOTT L. FISHMAN, ESQUIRE

SLF: tr
Enclosure
cc: Joselin Banegas

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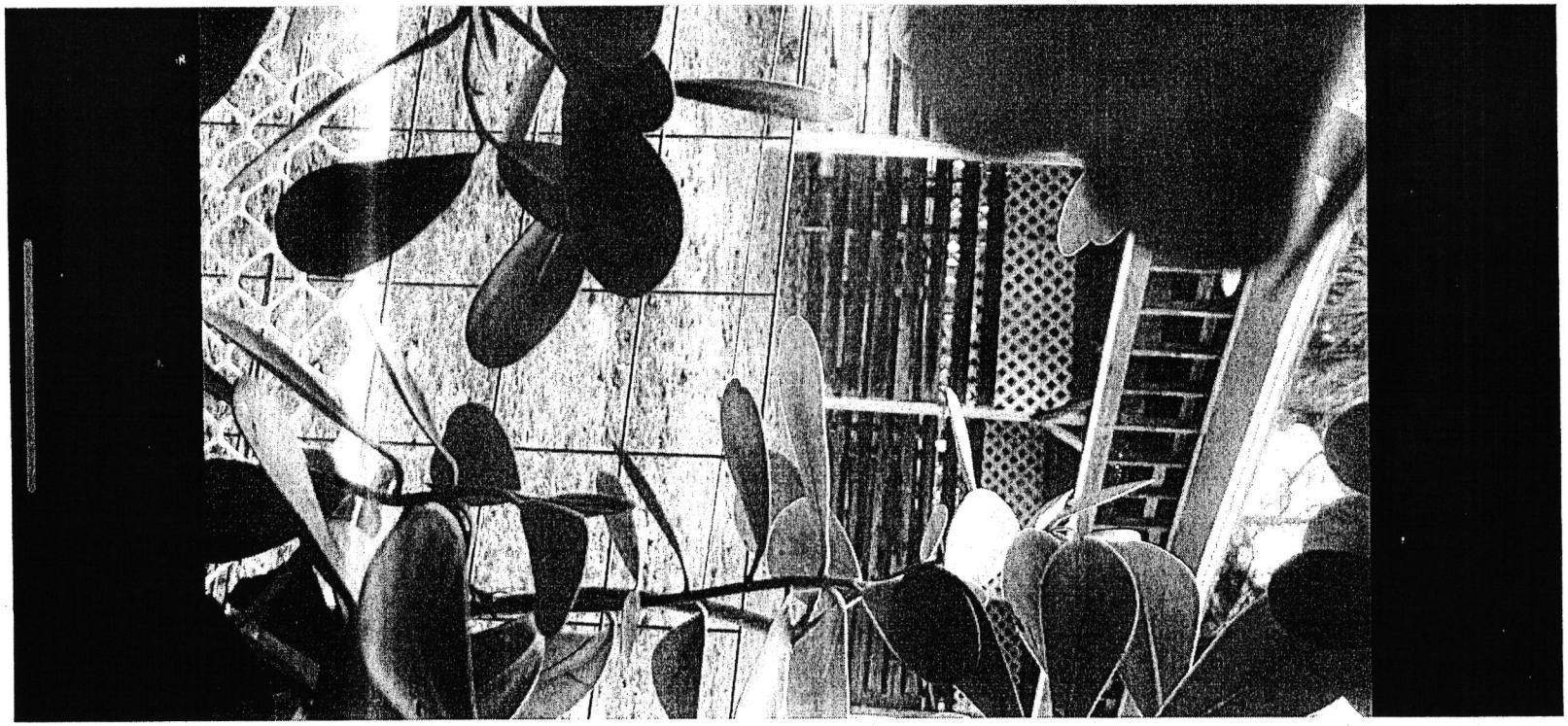

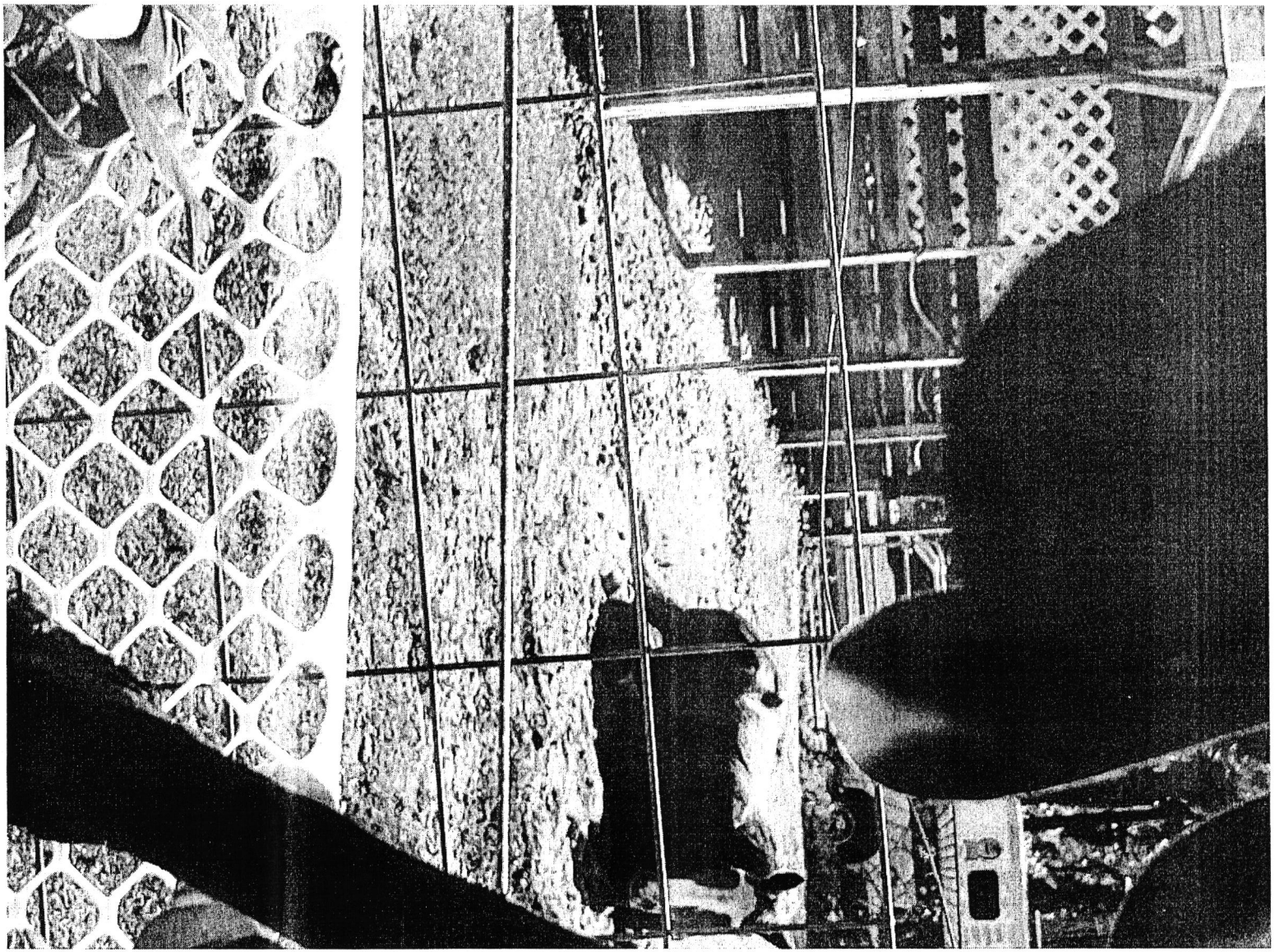

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Joselin Banegas
1221 15 ST SW naples fl 34117
(239) 601-3903 email:bjoselin@hotmail.com

Dear: Mr. Michael Bosi
Zoning variance department Director
2800 North Horseshoe Dr.
naples , Fl 34104

March 7,2023

I'm writing today because I object to the variance that has been requested at 1231 15 st SW Naples,fl 34117 I. I would like to express my concerns on how this variance will impact myself,and my family lifestyle. If you grant this variance it will have a negative effect on my family and myself. The following are my concerns:

- 1. Given the current location of the horse structure, and shelter of the horse is approximately less than 20 ft away from my property line .These do not meet zoning code being too close from my house needs to be 100 ft away from any adjacent house. This is illegal non conforming. Subsequently, because of the close nature of the horse

and shelter, and horse manure all over the place and property line. It has developed an infestation of green horse flies. Everyday these flies get into my house just when opening the door. On any given day I can have between 10-40 flies A day in my house,just from opening the door to getting in and out of the house.

- 2. The families that reside at 1231 15 St SW. do not clean after the horse. Because they keep the horse too close to my house ,and property line. Horse excrement is left to decompose anywhere in the area where horse is kept near my property line. They don't dispose of the manure and allow it to decompose in the field next to the fenced area and close to my house. Also, I have seen them attempt to cover horse manure near property lines with sand. As you can imagine Horse flies are produced immediately.

- 3. Please know that these green horse flies infestation has affected how my family and I prepare, and eat our food. while we are eating or when i'm cooking it's a nuisance to hear the buzzing sound of those flies they land on the food. My children complain, and are frustrated with all this situation. I have had to dispose of food from flies contamination many times .This is a health hazard to my family.I have tried to continuously get rid of the flies by hanging fly ribbon paper, and many other methods all of my widows are screened. The only time flies can come in is only when we come in and out through the door as brief as it is flies come in.

- 4. In addition, to the flies there is a terrible odor from the horse manure. We are tired of continuously having to deal with their horse flies.The lack of hygiene and responsibility of these people has not allowed us to enjoy our house because of the horse flies.we have been dealing with their flies population almost five years ago,before we moved into the house.

- In summary, please do not grant the requested variance to 1231 15 ST SW Naples,FL 34117. As I noted in the points above The location of the horse

Attachment: ATTACHMENT K - Letter of Objection from Attorney - October 4, 2023 (26997 : PL20230003394 Barn Variance - 45841040006)

structure shelter is having a negative impact on the health and well being of myself and my family.

Sincerely,

Joselin Banegas

CC: Sean Sammons

CC: Bill Mcdanields

Attachment: ATTACHMENT K - Letter of Objection from Attorney - October 4, 2023 (26997 : PL20230003394 Barn Variance - 45841040006)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Doc ID: 26668
Item Summary: Petition No. NUC-PL20230011674 – 68th Street S.W - Naples Christian Academy - Request for a change to a non-conforming use pursuant to Land Development Code Sections 9.03.02.D and 10.03.06.V to allow a K-8 private school use to replace a fitness center use. The subject property is 5.19+ acres and located at 6800 Golden Gate Parkway, on the southwest quadrant of Golden Gate Parkway and 68th Street S.W., approximately one-half mile west of the I-75 and Golden Gate Parkway interchange, in Section 30, Township 49 South, Range 26 East, Collier County, Florida. (Coordinator: Nancy Gundlach, Planner III) (Commissioner District 4)

Meeting Date: 11/09/2023

Prepared by:
Title: Planner, Principal – Zoning
Name: Nancy Gundlach
10/16/2023 10:10 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
10/16/2023 10:10 AM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/16/2023 2:00 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	10/17/2023 12:53 PM
Zoning	Ray Bellows	Review Item	Completed	10/18/2023 3:36 PM
Zoning	Nancy Gundlach	Review Item	Skipped	10/27/2023 3:36 PM
Zoning	Mike Bosi	Division Director	Completed	10/27/2023 4:21 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	11/09/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: NOVEMBER 9, 2023

SUBJECT: NUC-PL20230011674, NAPLES CHRISTIAN ACADEMY NON-CONFORMING USE CHANGE (NUC)

PROPERTY OWNER/APPLICANT:

Fast Forward Fitness, LLC
3001 Tamiami Trail North # 206
Naples, FL 34103

AGENTS:

D. Wayne Arnold
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Richard D. Yovanovich, Esquire
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

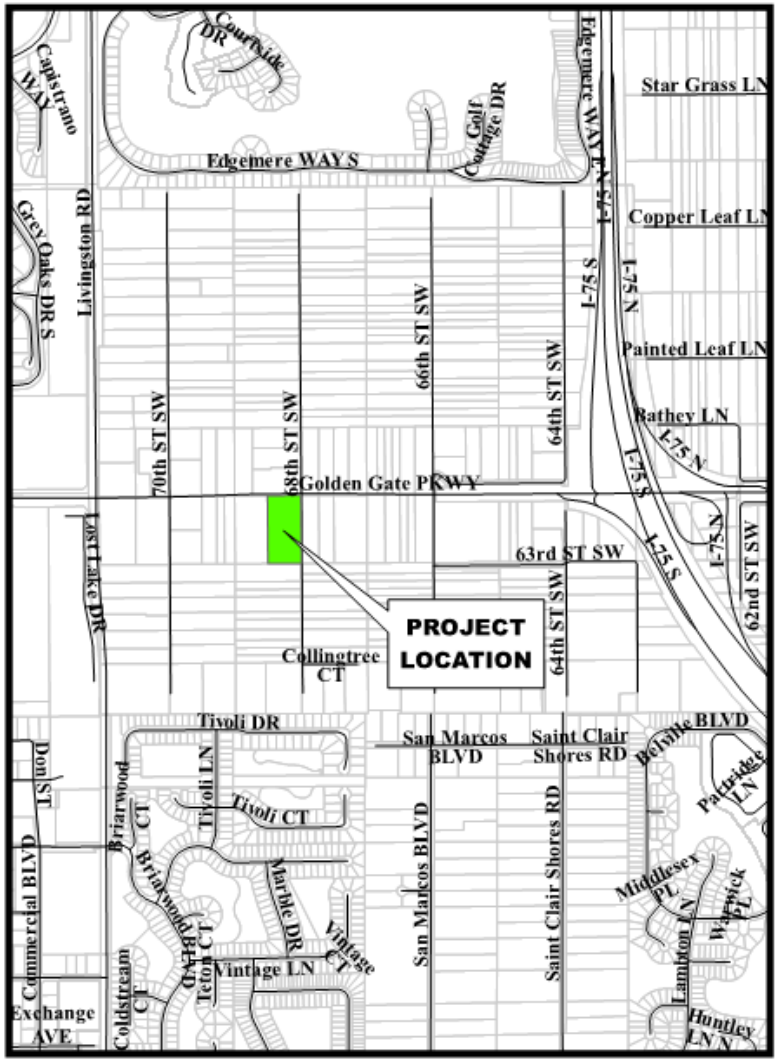
REQUESTED ACTION:

Request for a change to a non-conforming use pursuant to Land Development Code Sections 9.03.02.D and 10.03.06.V to allow a K-8 private school use to replace a fitness center use.

GEOGRAPHIC LOCATION:

The subject property is 5.19± acres and located at 6800 Golden Gate Parkway, on the southwest quadrant of Golden Gate Parkway and 68th Street S.W., approximately one-half mile west of the I-75 and Golden Gate Parkway interchange, in Section 30, Township 49 South, Range 26 East, Collier County, Florida. *(See the Location Map on the following page)*

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



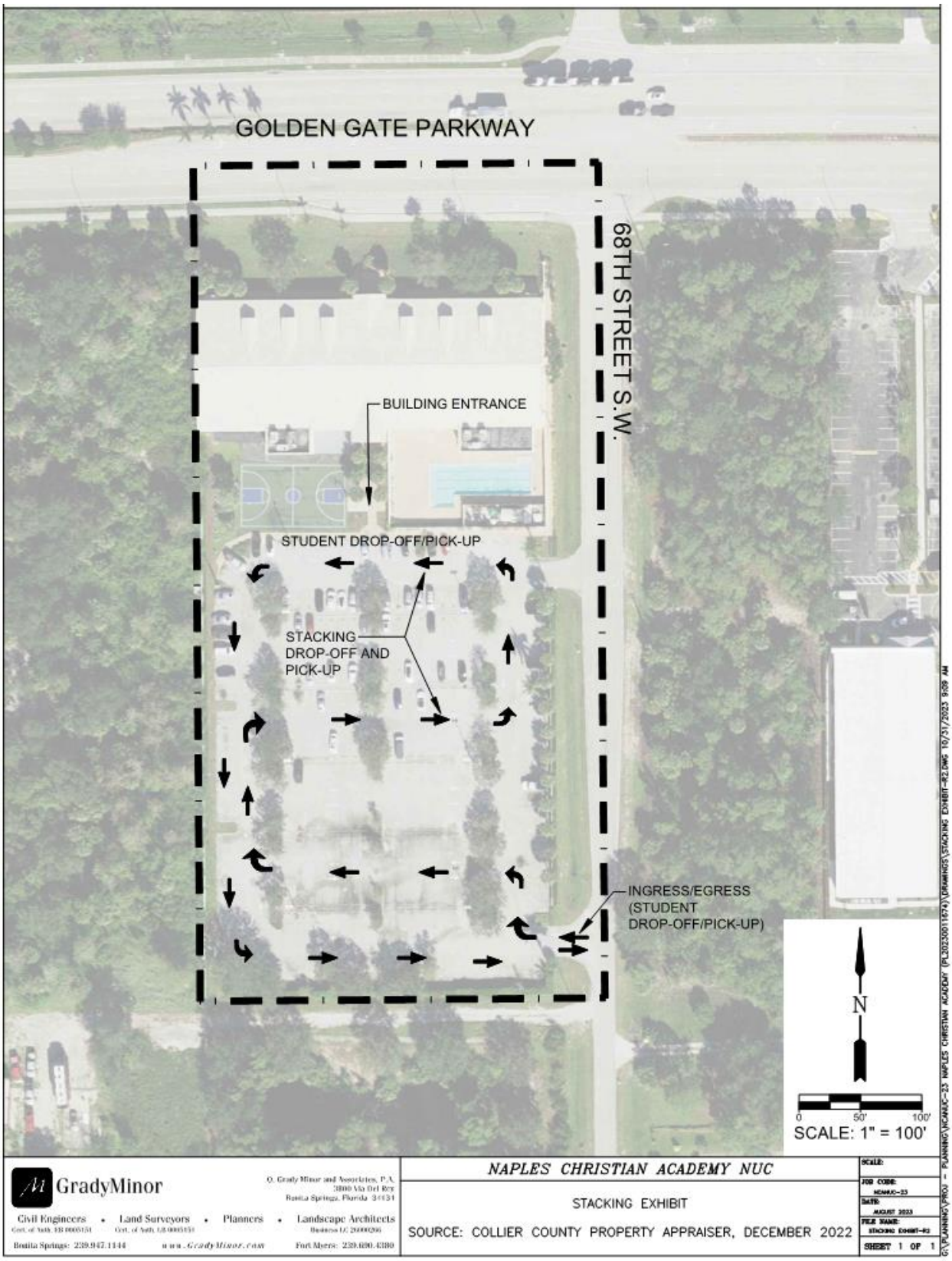
Location Map



Zoning Map

Petition Number: PL20230011674

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



AERIAL SITE PLAN

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner seeks a non-conforming use change, per Section 9.03.02.D of the Land Development Code. The subject property was originally developed as a shopping center. Since 1990, the Collier County Board of Zoning Appeals authorized the following non-conforming use changes:

Year:	Resolution Number:	Land Use:
1990	90-133A	Bowling Alley
1996	96-106	Indoor Recreation
1997	97-305	Middle School
2002	02-142	Fitness Center

The petitioner proposes replacing the 28,000-square-foot fitness center with a K-8 private school for a maximum of 225 students. The private school is proposed to occupy the existing building with no structural alterations proposed. The site has 280 existing parking spaces which is ample parking (5 parking spaces per 4 faculty/staff members) for a 225 student K through 8 school.

A vehicle trip generation report was submitted with the petition indicating a reduction in the PM peak hour vehicle trips as a result of converting the fitness center to a K-8 private school use.

The existing physical conditions of the site (building footprint, access, and parking) are proposed to remain.

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is in the Urban Golden Gate Estates/Mixed Use District/Residential Estates Subdistrict per the Golden Gate Area Master Plan of the Growth Management Plan, and zoned Estates (E) with Corridor Management Overlay and Airport Overlay Districts:

North: Golden Gate Parkway, beyond which are 2.25-3.02± acre parcels developed with single-family homes, within the Corridor Management Overlay and Airport Overlay Districts with a zoning designation of (E)

East: 68th Street Southwest, a local 2-lane road, beyond which is an undeveloped 2.81± acre property, within the Corridor Management Overlay and Airport Overlay Districts with a zoning designation of (E)

South: Undeveloped 2.73± acre property, zoned Estates within the Airport Overlay District with a zoning designation of (E)

West: Undeveloped 5.15± acre property, within the Corridor Management Overlay and Airport Overlay Districts with a zoning designation of (E)

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



AERIAL

STAFF ANALYSIS:

When considering a Nonconforming Use Change petition, per LDC Section 9.03.02.D, the Hearing Examiner must make findings that: 1) no structural alterations are being proposed; 2) the proposed use must be of the same character, or a more restrictive than the existing nonconforming use; 3) that the proposed use is equally or more appropriate for the district than the existing nonconforming use; 4) that the relation of the structure to surrounding properties is such that adverse effect on occupants and neighboring properties will not be greater than if the existing nonconformity is continued; 5) whether appropriate conditions and safeguards are needed in accordance with the intent and purpose of the LDC.

1. There are no structural alterations being proposed.

No structural alterations constituting an intensification of use are being proposed.

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

2. The proposed use must be of the same character, or more restrictive than the existing nonconforming use.

The TIS associated with the proposed use change illustrates a reduction of PM traffic generated by the proposed K-8 private school use compared to the trip generation rates of the existing fitness center. The hours of operation of the proposed school are 7:00 AM to 5:00 PM, and the hours of operation of the fitness facility were 5:00 AM to 12:00 AM (Monday through Thursday) and varying hours within the time frame on the other days. Thus the proposed hours of operation are more restrictive than the existing non-conforming use.

3. That the proposed use is equally or more appropriate for the district than the existing nonconforming use.

The proposed K-8 private school use will be more appropriate for the surrounding area than the existing fitness center based upon no physical change to the characteristics of the property, reduction in trip generation, and reduction in hours of operation as the school day will end before evening (from 7:00 AM to 5:00 PM).

4. The relation of the structure to surrounding properties is such that the adverse effect on occupants and neighboring properties will not be greater than if the existing nonconformity is continued.

The existing nonconformity, the fitness center, is no longer in operation. Thus a vacant, declining, unused property currently exists. The proposed K-8 private school use will be an improvement to the neighborhood. The reduction in PM trip generation and reduction in hours of operation from 7:00 AM to 5:00 PM will have a favorable effect on neighboring properties.

5. Whether appropriate conditions and safeguards are needed in accordance with the intent and purpose of the LDC.

The petitioner indicated six conditions for approval, specific to:

1. The K-8 private school use shall be limited to a maximum of 225 students and the square footage of principal and accessory structures shall not exceed the existing 28,000 square feet. Detached accessory structures shall be limited to 2,000 square feet.

2. Weekday and weekend hours are limited to 7:00 AM to 5:00 PM with occasional school functions permitted after hours.

3. No outdoor amplified sound shall be permitted unless permitted under a Temporary Use Permit for a special event.

4. Leasing of the school facility to outside groups or use by other groups is prohibited. The school facility is permitted to allow for accessory uses to the approved school use which includes community meetings, civic associations, youth meetings, guest speakers, neighborhood meetings, and Boy and Girl Scouts.

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

5. For events of significant traffic generation, as determined by Collier County staff, the school shall provide traffic control by law enforcement or a law enforcement-approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by Collier County Transportation Engineering Division Director or designee.

6. The northern project ingress/egress access point as shown on the Site Plan will be closed off with traffic cones during student drop-off (7:30 AM – 8:30 AM) and pick-up (2:30 PM – 3:30 PM). See Attachment B-Stacking Exhibit.

Staff has one additional conditional of approval to address potential traffic stacking onto public roadways:

7. There shall be no traffic queuing or impacts on any existing through lanes on adjacent roadways including Golden Gate Parkway and 68th St. SW. The drop-off and pick-up traffic will be accommodated onsite through onsite stacking and site circulation. Traffic circulation and stacking will be addressed in an SDP/SDPI in accordance with the requirements of LDC Section 5.05.14 for public schools.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition **NUC-PL202300011674,** subject to the following conditions:

1. The K-8 private school use shall be limited to a maximum of 225 students and the square footage of principal and accessory structures shall not exceed the existing 28,000 square feet.

2. Weekday and weekend hours are limited to 7:00 AM to 5:00 PM with occasional school functions permitted after hours.

3. No outdoor amplified sound shall be permitted unless permitted under a Temporary Use Permit for a special event.

4. Leasing of the school facility to outside groups or use by other groups is prohibited. The school facility is permitted to allow for accessory uses to the approved school use which includes community meetings, civic associations, youth meetings, guest speakers, neighborhood meetings, and Boy and Girl Scouts.

5. For events of significant traffic generation, as determined by Collier County staff, the school shall provide traffic control by law enforcement or a law enforcement-approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by Collier County Transportation Engineering Division Director or designee.

6. The northern project ingress/egress access point as shown on the Site Plan will be closed off with traffic cones during student drop-off (7:30 AM – 8:30 AM) and pick-up (2:30 PM

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

– 3:30 PM). See Attachment B-Stacking Exhibit.

7. There shall be no traffic queuing or impacts on any existing through lanes on adjacent roadways including Golden Gate Parkway and 68th St. SW. The drop-off and pick-up traffic will be accommodated onsite through onsite stacking and site circulation. Traffic circulation and stacking will be addressed in an SDP/SDPI in accordance with the requirements of LDC Section 5.05.14 for public schools.

Attachments:

Attachment A-Application
Attachment B-Stacking Exhibit

Attachment: Naples Christian Academy Staff Report - 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

August 28, 2023

Ms. Nancy Gundlach
Collier County Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

RE: Naples Christian Academy Non-Conforming Use Change (NUC) – PL20230011674, Submittal 1

Dear Ms. Gundlach:

An application for Public Hearing for a Non-Conforming Use Change (NUC) is being filed electronically for review.

The subject property is 5.19+/- acres in size and is located on the southwest quadrant of Golden Gate Parkway and 68th Street S.W. The applicant is proposing to replace the Fitness Center use with a private school, with typical accessory uses, having a maximum capacity of 225 students. The proposed school would occupy the existing building space with only the need to make minor interior renovations to the building.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application for Non-Conforming Use Change
3. Proposed Conditions of Approval
4. Pre-Application Meeting Notes
5. Aerial Photograph
6. Addressing Checklist
7. Affidavit of Authorization
8. Property Ownership Disclosure
9. Site Plan
10. Stacking Exhibit
11. Narrative Statement
12. Warranty Deed(s)
13. Drainage and Utility Easement
14. Plat Book 7 PG 57

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

15. Traffic Impact Statement
16. Previous Approvals

Please feel free to contact me should you have any questions.

Sincerely,

D. Wayne Arnold, AICP

c: John Hunter
Gordon Henke
Richard D. Yovanovich, Esq.
GradyMinor File (NCANUC-23)

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

Non-Conforming Use Change (NUC) Petition Application

Land Development Code subsection 9.03.02 D & Code of Laws section 2-83 – 2-90
Administrative Code Chapter 6 H

PETITION NO: PL20230011674
PROJECT NAME: Naples Christian Academy
DATE PROCESSED:

APPLICABILITY

Pursuant to LDC Section 9.03.02 D- Change in Use, Ordinance 2004-21, allows for a change from one non-conforming use to another stating the following:

> "If no structural alterations are made, any nonconforming use of a structure, or of a structure and premises in combination may be changed to another nonconforming use of the same character, or to a more restricted nonconforming use, provided the boards of zoning appeals, upon application to the development services director, shall find after public notice and hearing that the proposed use is equally or more appropriate to the district than the existing nonconforming use and that the relation of the structure to surrounding properties will not be greater than if the existing nonconforming use is continued. In permitting such change, the board of zoning appeals may require appropriate conditions and safeguards in accordance with the intent and purpose of this code."

Pursuant to Ordinance 2013-57, the Office of the Hearing Examiner shall hear Nonconforming Use Change requests.

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Fast Forward Fitness, LLC
Name of Applicant if different than owner: Covenant Presbyterian Church of Naples, Inc.
Address: 6926 Trail Blvd. **City:** Naples **State:** FL **ZIP:** 34108
Telephone: 239.597.3464 **Cell:**
E-Mail Address: jchkhh@gmail.com

Name of Agent: D. Wayne Arnold, AICP / Richard D. Yovanovich, Esq.
Firm: Q. Grady Minor & Associates, P.A. / Coleman, Yovanovich & Koester, P.A.
Address: 3800 Via Del Rey **City:** Bonita Springs **State:** FL **ZIP:** 34134
Telephone: 239.947.1144 **Cell:**
E-Mail Address: warnold@gradyminor.com / ryovanovich@cyklawfirm.com

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

PROPERTY INFORMATION

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

Property I.D. #: 38103120008 **Section/Township/Range:** 30 / 49 / 26

Subdivision: Golden Gate Estates **Unit:** 29 **Lot:** TR36 **Block:** ____

Metes & Bounds Description: ____ **# of Acres:** 5.16+/-

Address of Subject Property: 6800 Golden Gate Parkway

ZONING INFORMATION

Current Zoning and Land use of Subject Property: E (CMO/APO), Fitness Center

Adjacent Property Information:

	Zoning	Land Use
N	E (APO) and E (Corridor Management Overlay/APO)	Residential
S	E (APO)	Residential
E	E (APO) and E (Corridor Management Overlay/APO)	Undeveloped
W	E (APO) and E (Corridor Management Overlay/APO)	Undeveloped

PROJECT DESCRIPTION

Please address the following on separate sheets and attach to the application packet.

1. If the request proposes a number of possible nonconforming uses, list all of the proposed nonconforming uses and identify the following for each use:
   a. Total number of parking required;
   b. Hours of operation; and
   c. Total square footage for the proposed nonconforming building(s) and structure(s).

2. If the request proposed a number of possible permitted and/or accessory uses, list all of the proposed used and identify the following for each use:
   a. Total square footage of the new or existing structures;
   b. Total number of parking required; and
   c. Hours of operation for proposed.

3. Total number of parking spaces existing on site.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

Pre-Application Meeting and Final Submittal Requirement Checklist for: Non-Conforming Use Change Chapter 6 H. of the Administrative Code

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

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application	☑	
Affidavit of Authorization, signed and notarized	☑	
Property Ownership Disclosure Form	☑	
Pre-Application meeting notes	☐	☑
Aerial Photograph	☑	☐
Site Plan drawn to scale	☑	☐
Narrative statement identifying how the nonconforming use change complies with the standards in LDC subsection 9.03.05 D.	☑	☐

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.

FEE REQUIREMENTS

☑ **Pre-Application fee** $500.00

☑ **Non-Conforming Use Change Petition Application fee:** $1,500.00

☑ **Estimated Legal Advertising Fee:** $1,125.00

☑ **If applicable, an additional fee for Property Owner Notifications will be billed to the applicant after Hearing Examiner hearing date.** *(Variable)*

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

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition. *Additional fee for the 5th and subsequent re-submittal will be accessed at 20% of the original fee.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

ASSOCIATIONS

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

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

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

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

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

John Hunter
Applicant Signature

John Hunter
Printed Name

August 16, 2023
Date

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Naples Christian Academy NUC (PL20230011674)

Conditions of Approval

The approval of this non-conforming use change is subject to the following condition(s):

1. The K-8 private school use shall be limited to a maximum of 225 students and the principal building square footage shall not exceed the existing 28,000 square feet. Detached accessory structures shall be limited to a maximum of 2,000 square feet.

2. Weekday and weekend hours are limited to 7AM to 5PM with occasional school functions permitted after hours.

3. No outdoor amplified sound shall be permitted, unless permitted under a Temporary Use Permit for a special event.

4. Leasing of the school facility to outside groups or use by other groups is prohibited. The school facility is permitted to allow for accessory uses to the approved school use which include community meetings, civic associations, youth meetings, guest speakers, neighborhood meetings, boy and girl scouts.

5. For events of significant traffic generation, as determined by Collier County staff, the school shall provide traffic control by law enforcement or a law enforcement approved service provider as directed by Collier County staff, with staffing at the location(s) as directed by Collier County Transportation Engineering Division Director or designee.

6. Northern project ingress/egress access point as shown on the site plan will be closed off with traffic cones during student drop-off (7:30 AM – 8:30 AM) and pick-up (2:30 PM – 3:30 PM).

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Notes

Petition Type: Non Conforming Use Alteration (NUA)
Date and Time: Wednesday 8/16/23 at 3:30pm -ZOOM

Assigned Planner: Nancy Gundlach

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

Project Information

Project Name: Naples Christian Academy (NUA)

PL #: 20230011674

Property ID #: 38103120008 **Current Zoning:** Estates (E-CMO)

Project Address: 6800 Golden Gate Pkwy, **City:** Naples **State:** FL **Zip:** 34105

Applicant: Sharon Umpenhour - GradyMinor

Agent Name: D.Wayne Arnold AICP **Phone:** 239-947-1144

Agent/Firm Address: 3800 Via Del Rey **City:** Bonita Springs, FL **State:** **Zip:** 34134

Property Owner: Fast Forward Fitness LLC

Please provide the following, if applicable:

i. **Total Acreage:** 5.16

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

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

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

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

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

_____

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

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

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

TRANSPORTATION - MIKE SAWYER - SEE ATTACHED EMAIL NOTES ON PAGE 2.B.

LANDSCAPE REVIEW - CONTACT MARK TEMPLETON WITH QUESTIONS

ENVIRONMENTAL REVIEW - CONTACT CHRIS BROWN WITH QUESTIONS

COMPREHENSIVE PLANNING - NO COMMENTS - CONTACT TAMMY SABO WITH ANY QUESTIONS - SEE ATTACHED EMAIL. ON PAGE 2.A.

IMPACT FEES - GINO SANTA BARBARA - HAD NO COMMENTS AT THIS TIME

PUBLIC UTILITIES - CONTACT DREW CODY WITH QUESTIONS

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

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

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

ThomasClarkeVEN

From: James Sabo
Sent: Friday, August 25, 2023 8:29 AM
To: Rachel Hansen
Subject: RE: PL20230011674 - Naples Christian Academy (NUA)

Morning Rachel,

Thank you for the heads-up! I have talked with Thomas about this pre-app. I do not assign a Comp Planner to NUA's because the nonconforming use is already established and the NUA process only allows for an "Alteration" that is equal to lesser than in intensity. I hope this helps to clarify.

Respectfully,

C. James Sabo, AICP
Comprehensive Planning Manager

Collier County
Growth Management Community Development Dept.
James.Sabo@colliercountyfl.gov
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2708

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

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.

From: Rachel Hansen <Rachel.Hansen@colliercountyfl.gov>
Sent: Friday, August 25, 2023 7:36 AM
To: James Sabo <James.Sabo@colliercountyfl.gov>
Subject: FW: PL20230011674 - Naples Christian Academy (NUA)

Hi James,

I didn't attend/wasn't assigned this pre-app – do you know who was?

Thanks!

Rachel Hansen
Planner III
Planning & Zoning Division
Rachel.Hansen@colliercountyfl.gov
2800 N. Horseshoe Drive, Naples, FL 34104

Page 2.A.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

ThomasClarkeVEN

From: Michael Sawyer
Sent: Friday, August 25, 2023 10:49 AM
To: ThomasClarkeVEN
Subject: RE: Pre-App Notes for Naples Christian Academy (NUA) - PL20230011674

Thomas,

You can use the following:

Transportation Planning: A TIS is required for the proposed NUA. A methodology meeting by email is required; provide a note on the TIS cover sheet that review, and meeting fees will be collected at the time of the submittal. TIS should be based on current vs. proposed use calcs. Address all transportation elements of the GMP. Provide a condition for a trip (cap) 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 approva*

On the Master Plan please show all stacking occurring within the limits of the site (drop-off and pick-up).

Respectfully,

Michael Sawyer
Project Manager II
Transportation Management Services Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Thursday, August 24, 2023 11:41 AM
To: Michael Sawyer <Michael.Sawyer@colliercountyfl.gov>
Subject: Pre-App Notes for Naples Christian Academy (NUA) - PL20230011674

Hi Mike,

Any notes from Transportation for Naples Christian Academy (NUA) - PL20230011674. This was change in use from a fitness center to a private school in the Estates (corner of GGPKWY & 68th SW).
Pre-App was August 16 with Wayne Arnold. They are in a hurry on this one.

Thanks
Tom

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

Zoning Notes by Nancy Gundlach - Zoning Planner III
per Paul Bellaust no site plan is required
~~***~~ NEED TO COMPLETE REVIEWS QUICKLY ~~***~~
(school starts in 8.2024)

ALSO Per Ray – A CONCEPTUAL SITE PLAN WOULD BE APPRECIATED
– THE EXISTING FOOTPRINT OF BUILDING MUST BE MAINTAINED

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

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

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Collier County

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GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230011674

Collier County Contact Information:

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

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

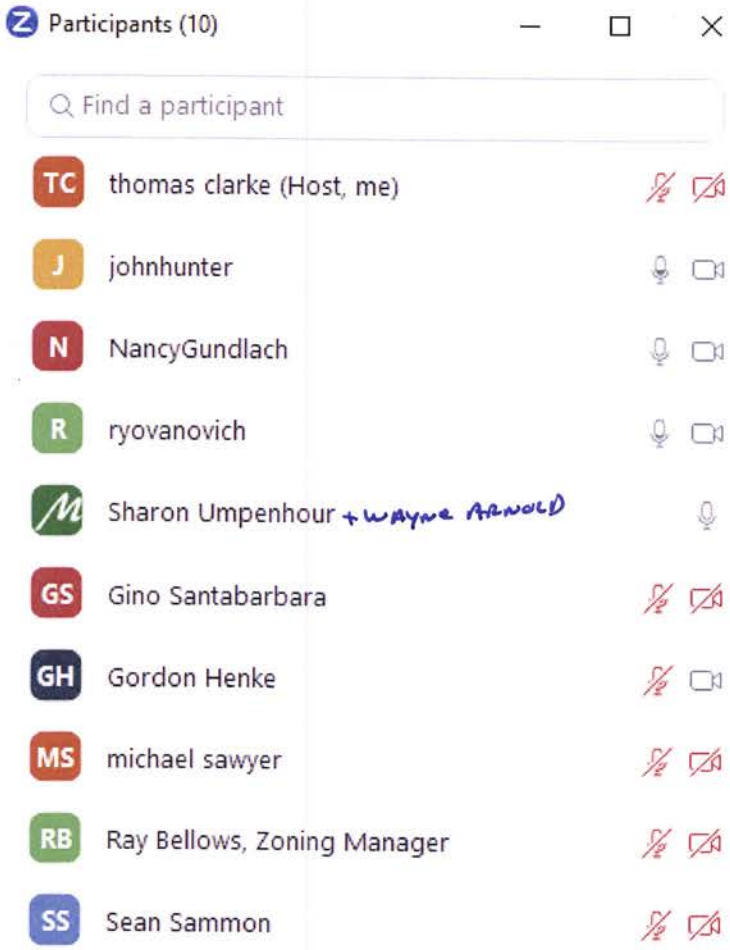
☐	Thomas Mastroberto	Greater Naples Fire – Site Plans Reviewer III	252-7348	thomas.mastroberto@colliercountyfl.gov
☐	Sue Faulkner	GMP-Comp Planning -Planner III	252-5715	sue.faulkner@colliercountyfl.gov
☐	Parker Klopf	GMP–Comp Planning – Planner II	252-2471	Parker.klopf@colliercountyfl.gov
☐	Rachel Hansen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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
John Hunter -	Naples Christian Academy		
Gordon Henke -	Property Owner		
Sharon Umpenhour -	Q. Grady Minor		
Rich Yovanovich -	Land Use Attorney		

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Naples Christian Academy (NUA) – PL20230011674-- Nancy Gundlach / Rich Y. for Wayne Arnold



Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

PL20230011674 - Naples Christian Academy (NUA) Planner: Nancy Gundlach

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Grady Minor – Sharon Umpenhour
  239-947-1144
  sumpenhour@gradyminor.com

- **Agent to list for PL#**

  D.Wayne Arnold – GradyMinor

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

  Fast Forward Fitness LLC

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

  Non-Conforming Use Alteration (NUA)

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

- **Details about Project:**

  Proposed change in use from a fitness center to a private school in the "E" Estates Zoning District.

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

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

Created April 5, 2017

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

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Collier County Property Appraiser
Property Aerial

Parcel No	38103120008	Site Address *Disclaimer	6800 GOLDEN GATE PKWY	Site City	NAPLES	Site Zone *Note	34105



Open GIS in a New Window with More Features.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

NON-CONFORMING USE ALTERATION (NUA) PETITION

Land Development Code section 9.03.03 B
Chapter 6 H of The Administrative Code

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): _____

Name of Applicant if different than owner: _____

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

Telephone: _____ Cell: _____

E-Mail Address: _____

Name of Agent: _____

Firm: _____

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

Telephone: _____ Cell: _____

E-Mail Address: _____

If Property is under contract to be sold:

Name of Property Buyer(s): _____

Name of Applicant if different than buyer: _____

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

Telephone: _____ Cell: _____

E-Mail Address: _____

Name of Agent: _____

Firm: _____

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

Telephone: _____ Cell: _____

E-Mail Address: _____

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

PROPERTY INFORMATION

Section/Township/Range: _____ / _____ / _____

Lot: _____ Block: _____ Subdivision: _____

Metes & Bounds Description: _____

Plat Book: _____ Page #: _____ Property I.D. Number: _____

Size of Property: _____ ft. x _____ ft. = _____ Total Sq. Ft. Acres: _____

Address/ General Location of Subject Property: _____

_____

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N		
S		
E		
W		

EVALUATION CRITERIA

Pursuant to LDC section 9.03.03 B, staff's analysis and recommendation to the Office of the Hearing Examiner shall be based upon consideration of the applicable criteria noted below. On a separate sheet attached to the application, provide a narrative statement describing the Nonconforming Use Alteration with specific reference to the criteria noted below. Include any backup materials and documentation in support of the request.

1. The alteration, expansion, or replacement will no increase the density of the parcel or lot on which the nonconforming single-family dwelling, duplex, or mobile home is located;
2. The alteration, expansion, or replacement will not exceed the building height requirements of the district most closely associated with the subject nonconforming use;
3. The alteration, expansion, or replacement will not further encroach upon any nonconforming setback;
4. The alteration, expansion, or replacement will not will not decrease or further decrease the existing parking areas for the structure;
5. The alteration, expansion, or replacement will not damage the character or quality of the neighborhood in which it is located or hinder the proper future development of the surrounding properties; and
6. The alteration, expansion, or replacement will not present a threat to the health, safety, or welfare of the community or its residents.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

ASSOCIATIONS

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

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

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

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

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

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

Pre-Application Meeting and Final Submittal Requirement Checklist for: Non-Conforming Use Alteration

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

REQUIREMENTS FOR REVIEW	REQUIRED	NOT REQUIRED
Completed Application	☑	
Completed Addressing Checklist	☑	
Affidavit of Authorization, signed and notarized	☑	
Property Owner Disclosure Form	☑	
Pre-Application meeting notes/minutes	☑	☐
Aerial Photograph	☑	☐
Site Plan drawn to scale	☐	☑
Narrative statement covering the nature of petition	☑	☐
Proof of ownership or interest in property, deed or contract to purchase	☑	☐
Electronic Copies of all documents and plans	☑	

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- 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] **Non-conforming Use Alteration Petition:** $1,500.00
- [x] **Estimated Legal Advertising fee:** $1,125.00
- [x] **If applicable, an additional fee for Property Owner Notifications will be billed to the applicant after hearing date** (Variable)
- [x] **Fire Planning Review Fee:** $100.00

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

*As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition. *Additional fee for the 5th and subsequent re-submittal will be accessed at 20% of the original fee.*

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Signature of Petitioner or Agent

Date

Printed named of signing party

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Naples Christian Academy (NUC) – PL20230011674
Aerial Location Map



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

38103120008

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

GOLDEN GATE EST UNIT 29 TR 36 (S30/T49/R26)

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

6800 Golden Gate Parkway

PROJECT INFORMATION

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

CURRENT PROJECT NAME

N.A.

PROPOSED PROJECT NAME

Naples Christian Academy

PROPOSED STREET NAME(s)

N.A.

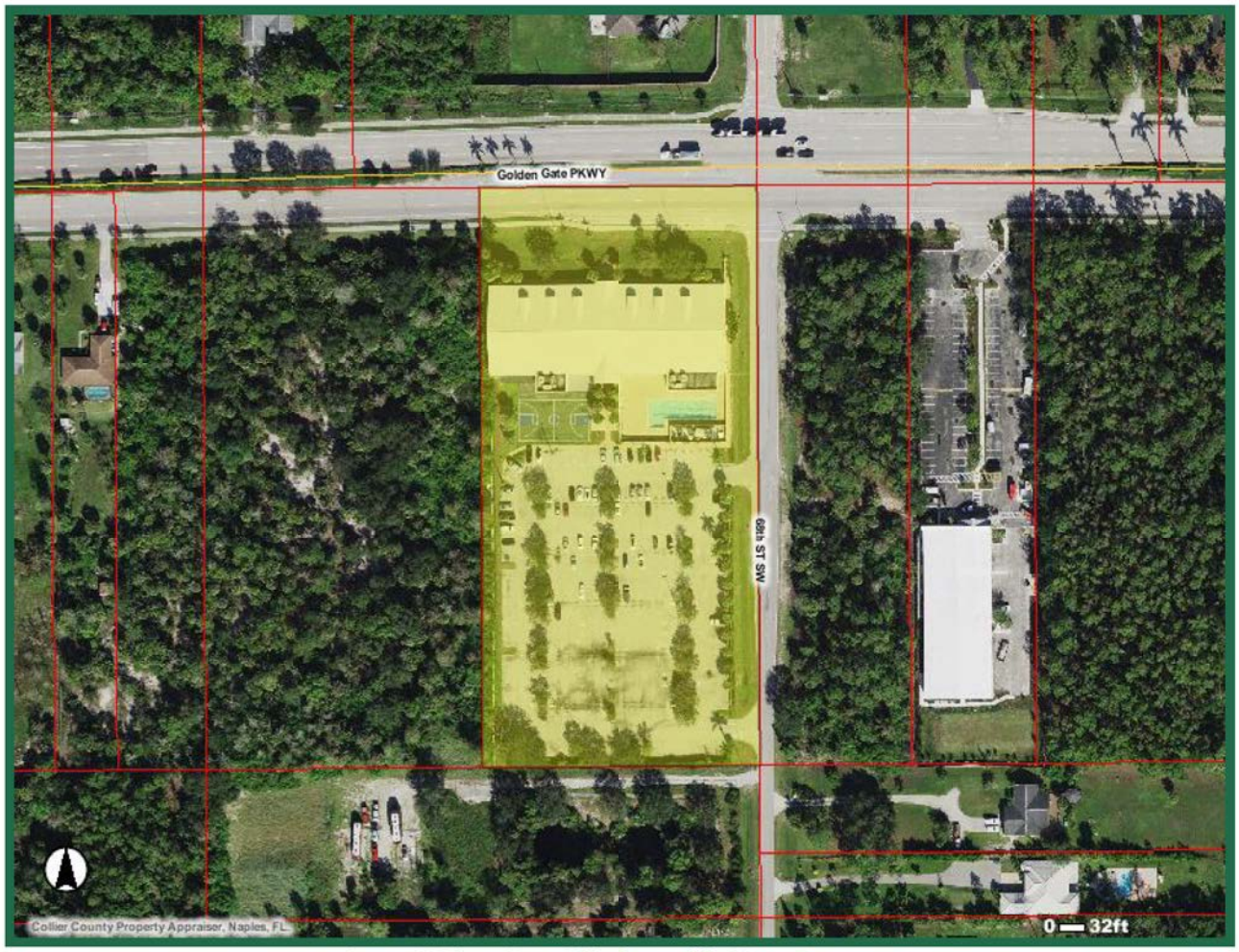
LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

Collier County Property Appraiser
Property Aerial

Parcel No	38103120008	Site Address *Disclaimer	6800 GOLDEN GATE PKWY	Site City	NAPLES	Site Zone *Note	34105



Open GIS in a New Window with More Features.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230011684

I, Gordon Henke (print name), as Manager of H&H Property Management & Company, LLC as Manager (title, if applicable) of Fast Forward Fitness, 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 Covenant Presbyterian Church of Naples, 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.

Gordon Henke
Signature

8/17/2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 17th day of August, 20 23, by (printed name of owner or qualifier) Gordon Henke.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Seal

Notary Signature: Beth Ellen Snoke

BETH ELLEN SNOKE
Commission # HH 011189
Expires June 25, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

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

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230011684

I, John C. Hunter, III (print name), as Vice President (title, if applicable) of Covenant Presbyterian Church of Naples, Inc. (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [ ] applicant [✓] contract purchaser [ ] and that:

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

Notes:

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

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

John C Hunter III
Signature

8-17-23
Date

STATE OF FLORIDA
COUNTY OF ~~COLLIER~~ LEE

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 17 day of AUGUST, 20 23, by (printed name of owner or qualifier) John C. Hunter, III.

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: _____

SHARON UMPENHOUR
MY COMMISSION # HH 199535
EXPIRES: December 4, 2025
Bonded Thru Notary Public Underwriters

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

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
N.A.	

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
Fast Forward Fitness, LLC H & H Property management & Company, LLC Gordon Henke, Manager – Ownership Interest Brian Henke, Manager – Ownership Interest	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 A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

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

Name and Address	% of Ownership
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
Covenant Presbyterian Church of Naples, Inc., A Florida Not For Profit Corporation John C. Hunter, III, Vice President Marvin N. Schoenhals, President Merlyn DeVries, Treasurer Thomas R. VerHage, Secretary	100%

Date of Contract: 2023

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

Name and Address
N.A.

g. Date subject property acquired 2016

☐ **Leased: Term of lease_____years /months**

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

Date of option: N.A.
Date option terminates: N.A., or
Anticipated closing date: N.A.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

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

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 publichearing.

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov



Agent/Owner Signature

August 16, 2023
Date

D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

SITE DEVELOPMENT PLAN

FITNESS QUEST

LYING IN SECTION 30, TOWNSHIP 49 SOUTH, RANGE 26 EAST

Prepared for:

GREG CARLISLE

2975 SOUTH HORSESHOE DRIVE
NAPLES, FL 34104
OFFICE: 239.784.1100
FAX: 239.643.5422

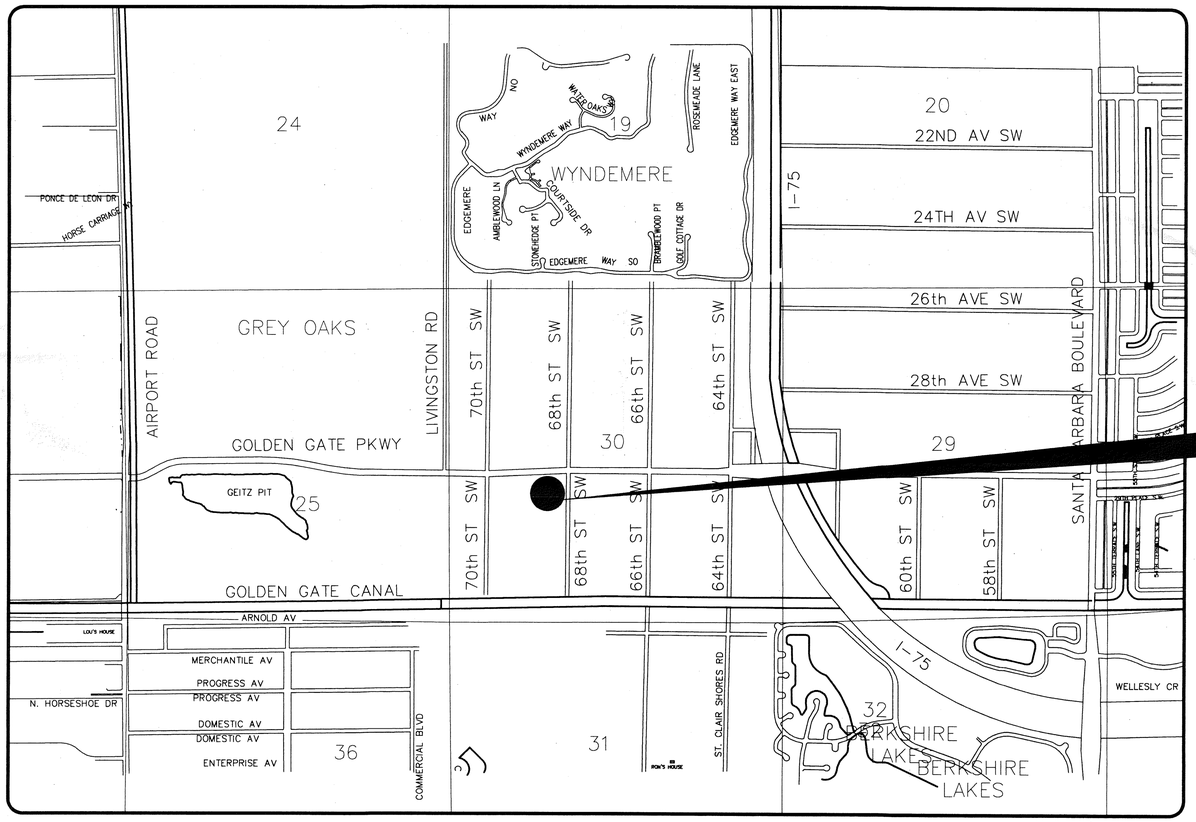
ENGINEERING SERVICES DEPARTMENT

THIS PROJECT HAS BEEN REVIEWED AND APPROVED FOR SUFFICIENCY WITH COLLIER COUNTY'S LAND DEVELOPMENT CODE. THE ENTITY/ENGINEER OF RECORD SIGNING AND SEALING THESE PLANS WILL BE ACCOUNTABLE FOR ADEQUACY OF DESIGN OF ALL INFRASTRUCTURE FACILITIES AS EXHIBITED BY THESE DRAWINGS.

AR NO. 3702

	APPROVED	N/A
ENGINEERING PROJECT REVIEW	✓	
RIGHT-OF-WAY PERMIT Regd.	—	—
WATER MANAGEMENT PLAN	—	—
SITE CLEARING (INFRASTRUCTURE)	—	—

ENGINEERING SERVICES — 8/6/03 DATE



PROJECT SITE

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

2 15-JUL-03 REVISED PER COUNTY REVIEW
1 8-MAY-03 REVISED PER COUNTY REVIEW

INDEX OF SHEETS

1	COVER SHEET
2	AERIAL PHOTOGRAPH
3	MASTER SITE PLAN
4	HORIZONTAL CONTROL
5	DETAILED SITE PLAN
6	MASTER UTILITY PLAN
7	SEPTIC SYSTEM MASTER PLAN
8	CLEARING PLAN & SECTIONS
9	MISCELLANEOUS DETAILS
10	DRAINAGE DETAILS

REV 3

SDP-2003-AR-3702
Project: 200112014
DATE: 07/23/03

2

FITNESS QUEST
DP-284

JAN 2003

LEGAL DESCRIPTION:

TRACT 36 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103120008

LAKE PARCEL: N 180' of TRACT 34 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103000005

CONTACTS:

SUNSHINE NO CUTS: 1.800.432.4770

ELECTIC SERVICE: FLORIDA POWER & LIGHT 239.353.6040
4105 15th AVENUE S.W., NAPLES, FL 34116

TELEPHONE: SPRINT 239.263.6205
P.O. BOX 2469, NAPLES, FL 34106

CABLE TELEVISION: MEDIA ONE 239.732.3815
301 TOWER ROAD, NAPLES, FL 34113

SOLID WASTE: WASTE MANAGEMENT 239.649.2212
4500 EXCHANGE AVENUE, NAPLES, FL 34104

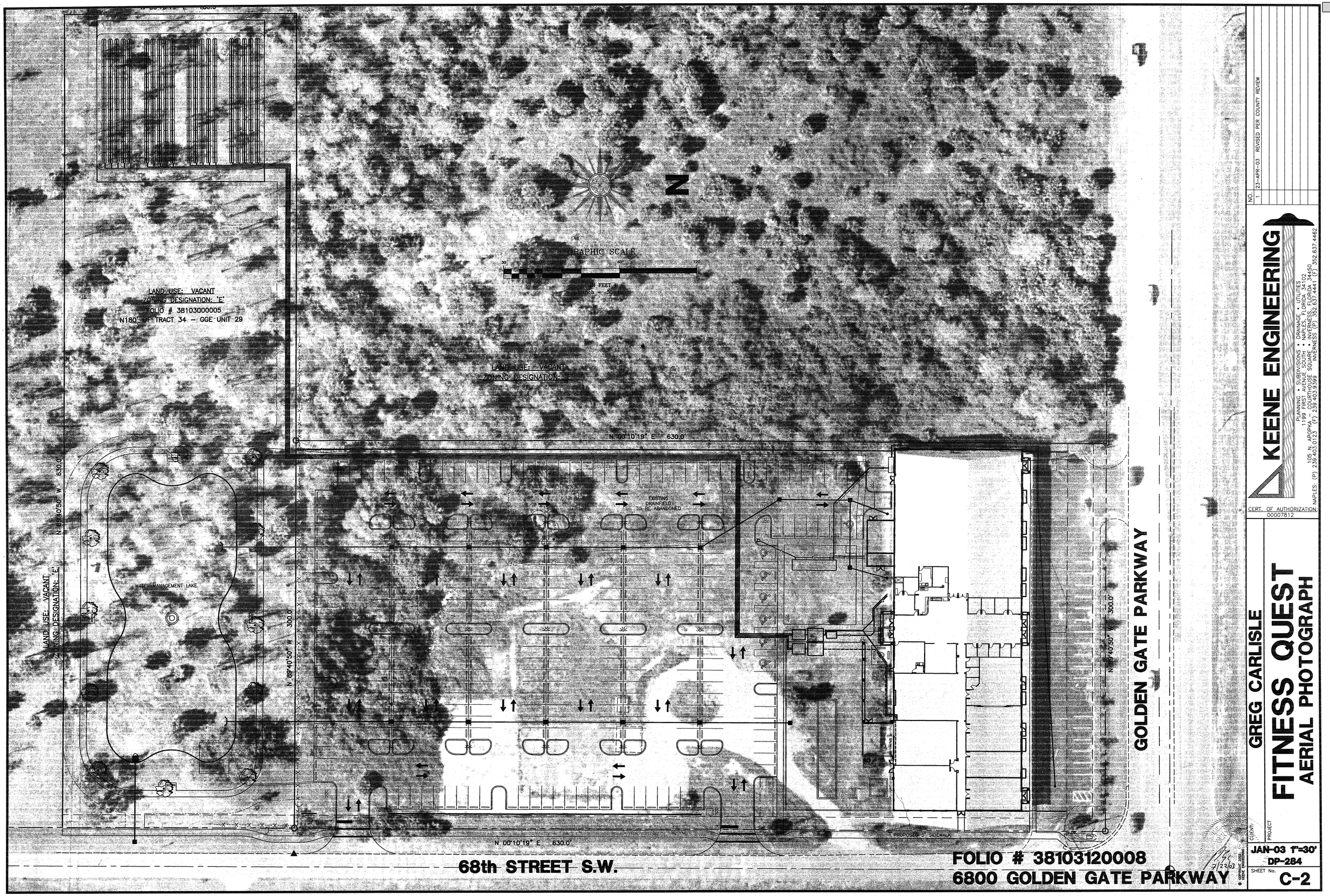
FIRE PROTECTION: EAST NAPLES FIRE CONTROL & RESCUE DISTRICT
941.774.2800, FAX: 941.774.3116
4977 EAST TAMIAMI TRAIL, NAPLES, FL 34112

COUNTY INSPECTIONS/WORK WITHIN RIGHT-OF-WAY:
COLLIER COUNTY DEVELOPMENT SERVICES
239.403.2400, FAX: 239.643.6968
2400 NORTH HORSESHOE DRIVE, NAPLES, FL 34104

KEENE ENGINEERING
CERTIFICATE OF AUTHORIZATION: 0007812
LAND DEVELOPMENT CONSULTANTS
1199 FIRST AVENUE SOUTH – NAPLES, FL 34102
PHONE: (239) 403-0123 – FAX: (239) 403-9399

BEAU REENE, P.E.
FL. REG. NO. 46831
7/22/03

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



NO.		
1	23-APR-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA – COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS: (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
AERIAL PHOTOGRAPH

JAN-03 1"=30'
DP-284

SHEET No. C-2

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Attachment: Attachment A-Application 11-1-23 (26668 : Pl.20230001674, Naples Christian Academy (NUC))

N 00°10'19" E 180.0'

NOTE: REFER TO SHEET C-7 FOR SEPTIC SYSTEM DESIGN

FIRE PROTECTION NOTES:

TYPE V CONSTRUCTION – PROTECTED AND SPRINKLERED
TOTAL SQUARE FOOTAGE UNDER ROOF 30,571 SQ. FT.
ONE-STORY
NOTE: REFERENCE FIRE PROTECTION PLAN
PREPARED BY NAPLES FIRE SPRINKLER (239.514.7155)
CONTRACT NO. 1002-610-D FOR SPECIFICATIONS AND DETAILS. NOTIFY ENGINEER OF ANY DISCREPTANCIES.

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING IS TO BE HELD BETWEEN ENGINEER OF RECORD, COLLIER COUNTY, AND CONTRACTOR PRIOR TO COMMENCEMENT OF SITE WORK.
2. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
3. ALL CONSTRUCTION AND INSTALLATION OF MATERIAL AND EQUIPMENT SHALL BE IN CONFORMANCE WITH THE PLANS PREPARED BY THE ENGINEER OF RECORD, SUBSTITUTIONS AND DEVIATION SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
4. CONSTRUCTION INSPECTION WILL BE PROVIDED BY THE ENGINEER, AND IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION ON EACH AND EVERY PHASE OF WORK.
5. SHOP DRAWINGS AND ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
6. ALL CONDUITS NECESSARY FOR WATER, IRRIGATION, ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC., SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
7. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, (INCLUDING SPRINKLERS) SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES PRIOR TO THE CONSTRUCTION OF THE PAVEMENT.
8. SUBSEQUENT TO THE COMPLETION OF THE WORK, BUT PRIOR TO THE SUBMISSION OF THE REQUEST FOR FINAL PAYMENT, THE CONTRACTOR IS TO PROVIDE THE ENGINEER RECORD DRAWINGS OF THE CONTRACT WORK SHOWING THE FINAL LOCATION BY CENTERLINE STATIONS OR OTHER MEASUREMENTS, ALL LINES, MANHOLES, INVERT ELEVATIONS, FITTINGS, VALVES, AND APPURTENANCES; AND ALL REVISIONS IN SIZES, TYPES, LENGTHS, AND DEPTHS OF MATERIALS INSTALLED UNDER THE CONTRACT.
9. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN IS APPROXIMATE AND HAS BEEN SHOWN FROM PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER, IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL GIVE PROPER NOTIFICATION TO FLORIDA POWER & LIGHT CO., CABLE TV, UNITED TELEPHONE CO., THE LOCAL WATER AND SEWER UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES WITHIN THE CONSTRUCTION AREAS BEFORE BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL THESE UTILITIES FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
12. RELOCATION OR REPAIR OF EXISTING STREET LIGHTS, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, ETC., NECESSARY FOR COMPLETION OF THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
13. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION.
14. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION.
15. ROCK SOUNDINGS WERE NOT PERFORMED BY THE ENGINEER; THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO DETERMINE SUBSURFACE CONDITIONS.
16. ALL ELEVATIONS REFER TO ASSUMED DATUM.
17. ALL PAVING AND DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF COLLIER COUNTY.

SITE SUMMARY

	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS AREA:		
BUILDING FOOTPRINT	0.70 AC.	16.1%
VEHICULAR USE/SIDEWALK	2.28 AC.	52.6%
TOTAL IMPERVIOUS	2.98 AC.	68.7%
PERVIOUS AREA:		
LANDSCAPE/OPEN SPACE	1.36 AC.	31.3%
TOTAL	4.34 AC.	100.0%

GENERAL NOTES:

1. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE NOT CONSISTENT WITH EXISTING EASEMENTS OF RECORD.
2. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ORDINANCE 93-64 AND THE COUNTY RIGHT-OF-WAY PERMIT.
3. EXOTIC VEGETATION, AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE, SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONIBILITY OF THE PROPERTY OWNER.
4. THE OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL WATER MANAGEMENT AREAS.
5. ELEVATIONS REFER TO TOP OF SOD IN GRASSED AREAS.
6. SURVEY INFORMATION OBTAINED FROM CAROL NELSON
7. THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
8. ELEVATIONS BASED ON ASSUMED DATUM OF 100.00 PER SURVEY
9. ONSITE WATER & SEWER IMPROVEMENTS TO BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
10. IRRIGATION WATER TO BE OBTAINED FROM ONSITE IRRIGATION WELL
11. NOTE: ALL ONSITE PAVEMENT STRIPING SHALL BE 6" PER TRANSPORTATION SERVICES UNLESS OTHERWISE NOTED.

SOIL EROSION CONTROL NOTES:

1. PLACE SOIL EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION.
2. ENSURE A CONTIGUOUS BERM IS IN PLACE ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
3. MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION. REMOVE DEVICES IN CONJUCTION WITH FINAL GRADING AND LANDSCAPING.

LEGAL DESCRIPTION:

TRACT 36 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103120008

LAKE PARCEL: N 180' of TRACT 34 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103000005

PARKING SUMMARY

TYPE OF USE	INTENSITY	RATIO	SPACES REQUIRED	SPACES PROVIDED
FITNESS CENTER	28,000 SF (EXCLUSIVE OF MECHANICAL ROOMS)	1 SPACE / 100 SF	280	280
		LOADING	0	0
		HANDICAPPED	7	7

ZONING

SITE: E
SOUTH: E
NORTH: R/W
EAST: R/W
WEST: E

SETBACK INFORMATION:

	REQUIRED:	PROVIDED:
FRONT:	75'	15.1' EXISTING
REAR:	N/A	N/A
SIDE:	30'	4.9' EXISTING
MAXIMUM HEIGHT:	30'	20'±
MINIMUM FLOOR AREA:	1,000 S.F.	30,572 S.F.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LITTORAL ZONE CALCULATIONS:

PROPOSED LAKE AREA = 0.5 ACRES
LITTORAL AREA REQUIRED: 2% * 21,780 SQ. FT. = 436 SQ. FT.
WITH A 24' SHELF @ 8:1 FROM EL 95.5 TO EL 98.5
436/24 = 19 LF LITTORAL ZONE REQUIRED
TOTAL LENGTH PROVIDED = 23 L.F. (552 SQ. FT.) LITTORAL ZONE

(4) 2" SCH-80 PVC LOW PRESSURE MAIN

PROPOSED C/L FENCE

5' ASPHALT WALK (PERIMETER BERM) MIN. EL = 11.8 NGVD

SHADED SEATING AREA (TYP)

CONTROL ELEVATION = 8.0 NGVD

30" HEADWALL INV = 5.0

128 LF ~ 30" RCP @ 0.0%

LAND USE: VACANT
ZONING DESIGNATION: 'E'
FOLIO # 38103000005
N 180' OF TRACT 34 – GGE UNIT 29

FOUNTAIN

WATER MANAGEMENT LAKE
0.5 ACRES AT CONTROL

CONTROL ELEVATION = 8.0 NGVD

ALL EXISTING VEGETATION WITH TRACT 36 TO BE REMOVED – MITIGATIVE PLANTINGS ARE PROPOSED. SEE LANDSCAPE PLAN

30" HEADWALL INV = 5.0

128 LF ~ 30" RCP @ 0.0%

PROPOSED 23 LF OF LITTORAL ZONE

WATER CONTROL STRUCTURE (SEE DETAIL)

SHADED SEATING AREA (TYP)

5' ASPHALT WALK (PERIMETER BERM) MIN. EL = 11.8 NGVD

63 LF ~ 15" RCP STORM @ 0.0% INV = 5.0 (VERIFY)

G.I. #15 GRATE ELEVATION TO MATCH EXISTING ROADSIDE SWALE FLOWLINE

SEPTIC BENCHMARK AT EDGE-OF-PAVEMENT

PROPOSED 5' SIDEWALK

PROPOSED C/L FENCE

MATCH EXISTING GRADE AT PROPERTY LINE (TYP)

LAND USE: VACANT
ZONING DESIGNATION: 'E'

N 89°40'50" W 630.0'

N 89°40'50" W 300.0'

(4) 2" SCH-80 PVC LOW PRESSURE MAIN

N 00°10'19" E 630.0'

PROPOSED 5' MULCH TRAIL

EXISTING FENCING AND SEPTIC IMPROVEMENTS TO BE REMOVED

PROPOSED COUNTY 10' D.E. & U.E.

PROPOSED 5' SIDEWALK

N 00°10'19" E 630.0'

68th STREET S.W.

LAND USE: VACANT
ZONING DESIGNATION: 'E'

NOTE: PROPOSED COUNTY EASEMENTS ADJACENT TO THE EXISTING R/W LINES PER SKETCHES PROVIDED BY TRANSPORTATION DIVISION – R/W OFFICE.

5' SIDEWALK

EXISTING NORTHERLY PARKING LOT TO BE REMOVED AND LANDSCAPED

FIRE RESERVOIR

POOL/DECK AREA

EXISTING WELL TO BE ABANDONED

PROPOSED WELL

PROPOSED COUNTY 20' TEMPORARY CONSTRUCTION ESMT.

N 89°40'50" W 300.0'

GOLDEN GATE PARKWAY

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

BEAU KEENE, P.E.
FL. REG. NO. 46831

7/22/03

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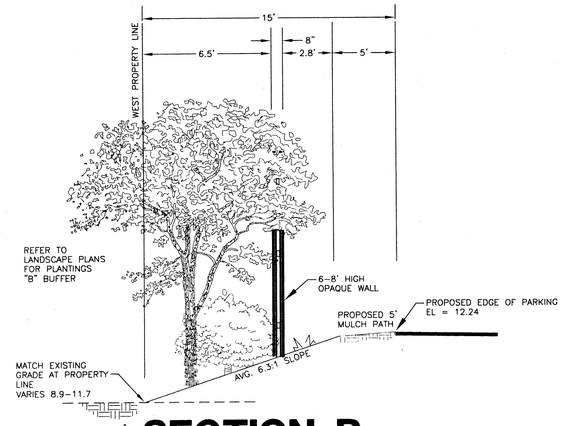
NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA AVENUE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE
PROJECT: FITNESS QUEST
MASTER SITE PLAN

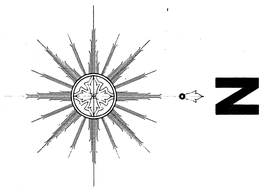
JAN-03 1"=30'
DP-284
SHEET No. C-3

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



⚠2 SECTION B

N.T.S.



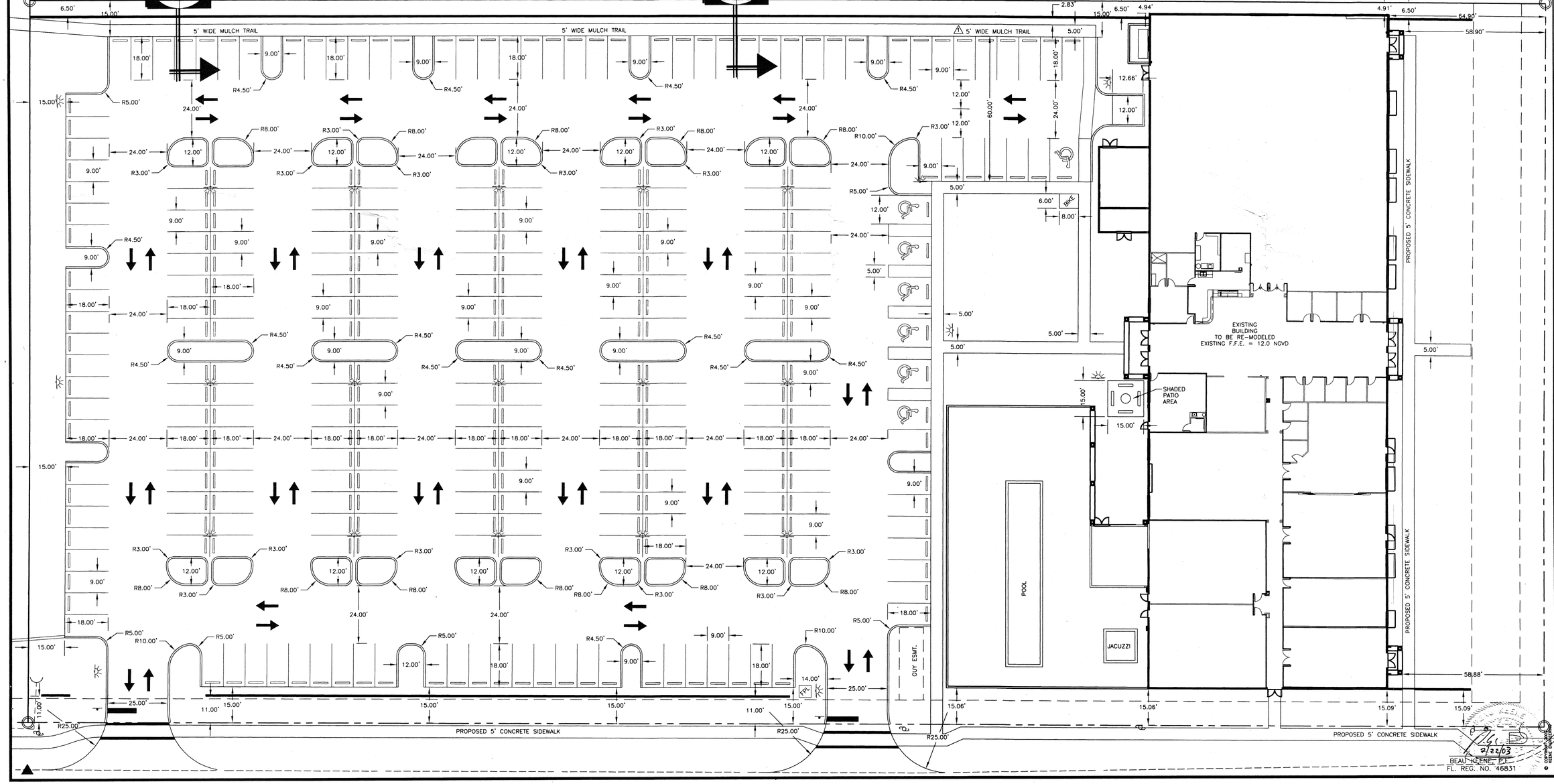
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

B4

B4



NO.	
1	18-MAY-03 REVISED PER COUNTY REVIEW
2	15-JUL-03 REVISED PER COUNTY REVIEW

KEENE ENGINEERING
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1599 FIRST AVENUE SOUTH NAPLES, FLORIDA 34102
105 N. APOPKA • COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
NAPLES: (P) 239.403.0123 (F) 239.403.9399
CERT. OF AUTHORIZATION: 00007812

GREG CARLISLE

FITNESS QUEST
HORIZONTAL CONTROL

CLIENT

PROJECT

JAN-03 1"=20'

DP-284

SHEET No. C-4

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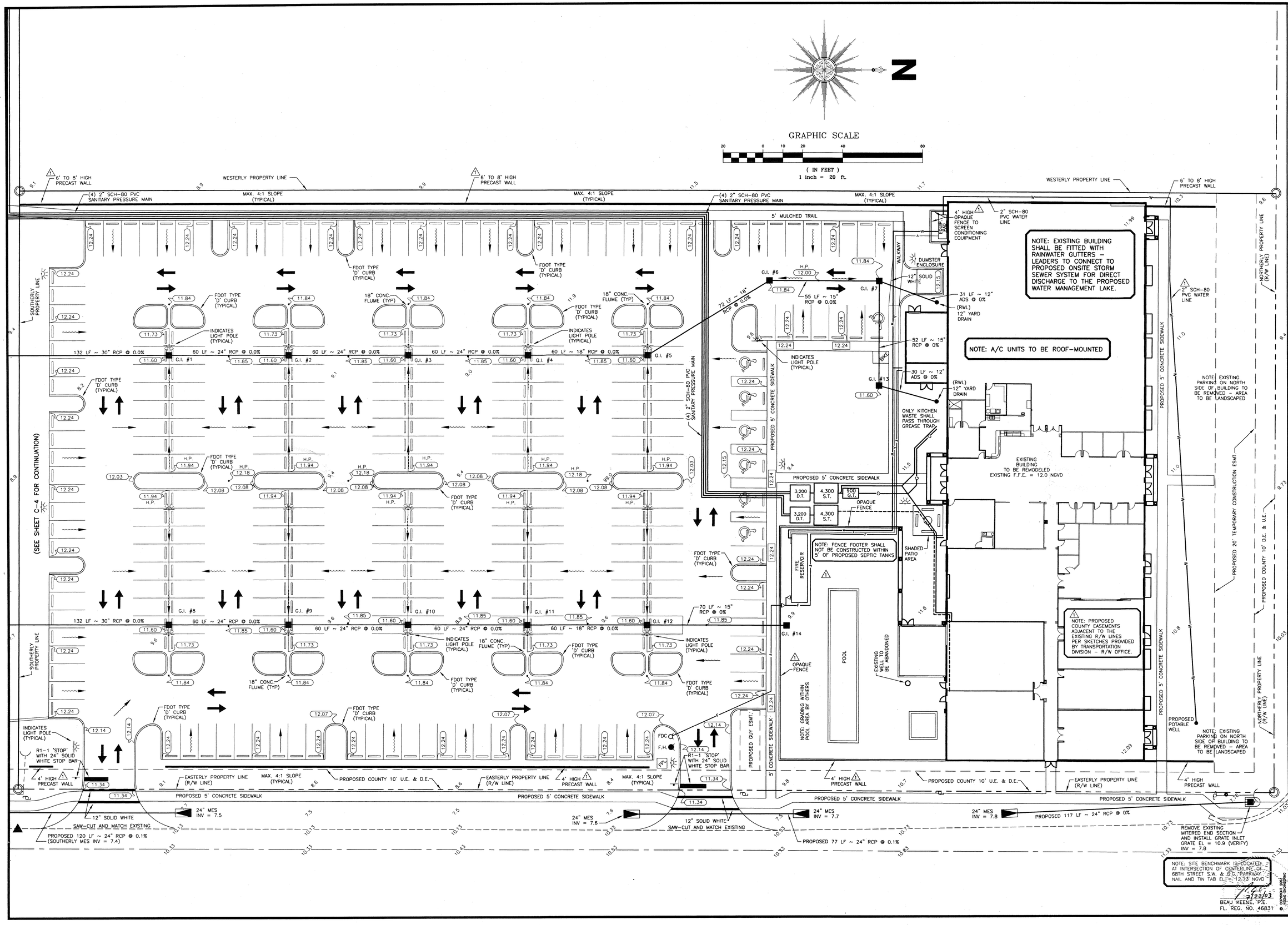
7/22/03
BEAU KEENE, P.E.
FL. REG. NO. 46831

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230001674, Naples Christian Academy (NUC))



NO.	
1	8-MAY-03 REVISED PER COUNTY REVIEW
2	15-JUL-03 REVISED PER COUNTY REVIEW

KEENE ENGINEERING

PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA – COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462

CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST DETAILED SITE PLAN

JAN-03 1"=20'
DP-284

SHEET No. C-5

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

N

(IN FEET)
1 inch = 10 ft.

WESTERLY PROPERTY LINE

2" SCH-80 PVC WATER LINE FROM WELL

EXISTING BUILDING TO BE REMODELED
EXISTING F.F.E. = 12.0 NGVD

WATER CONDITIONING EQUIPMENT AND AIR COMPRESSOR LOCATION PLACE ON 4" CONCRETE PAD

4' OPAQUE FENCE TO SCREEN CONDITIONING EQUIPMENT

DUMPSTER ENCLOSURE

2" WATER SERVICE

6" PVC TO FIRE RISER

6" PVC (C-900, CL-200) FIRE LINE

2" SCH-80 PVC WATER LINE FROM CONDITIONING EQUIPMENT

NOTE: REFERENCE FIRE PROTECTION PLAN PREPARED BY NAPLES FIRE SPRINKLER (239.514.7155) CONTRACT NO. 1002-610-D FOR SPECIFICATIONS AND DETAILS. NOTIFY ENGINEER OF ANY DISCREPTANCIES.

SHADED PATIO AREA

JACUZZI

EXISTING WELL TO BE ABANDONED

SLEEVED AIR LINE PER NAPLES FIRE SPRINKLER'S DIRECTION

4' HIGH OPAQUE FENCE (NOT SHOWN ON TOP OF SEPTIC TANKS)

900 G.T.

4,300 S.T.

4,300 S.T.

3,200 G.T.

3,200 G.T.

POOL

2" SCH-80 PVC WATER LINE FROM CONDITIONING EQUIPMENT

6" PVC (C-900, CL-200) FIRE LINE

12,000 GALLON PRESSURE RESERVOIR OPERATING AT 75 PSI - SYSTEM SHALL MEET NFPA #22 1998 EDITION CHAPTER 5 AND THE ENFC&RD REQUIREMENTS

(2) 6" CHECK VALVES

MECHANICALLY DEFLECT FIRE LINE UNDER STORM; MAINTAIN MIN. 18" VERTICAL SEPARATION

6" PVC (C-900, CL-200) FIRE LINE

4' HIGH OPAQUE FENCE

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

PROPOSED GUY EASEMENT

(4) 2" SCH-80 PVC SANITARY PRESSURE MAIN

6" PVC (C-900, CL-200) FIRE LINE

25.00'

FIRE DEPARTMENT CONNECTION

10" FIRE WELL WITH DRAFTING HYDRANT

FFL

5/9/03

BEAU KEENE, P.E.
FL. REG. NO. 46831

NO.	
1.	8-MAY-03 REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1194 FIRST AVENUE, NORTH, SUITE 102
105 N. APOPKA - COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
MASTER UTILITY PLAN

JAN-03 1"=10'
DP-284

SHEET No. C-6

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Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

ONSITE SEWAGE DISPOSAL SYSTEM

DESIGN FLOW CALCULATIONS:

PATRONS (500 MAXIMUM DAY):
500 PATRONS @ 10 GPD ESTIMATED = 5,000 GPD

DELI (436 SQ. FT.):
436 SQ. FT. DELI @ 40 GPD/100 SQ. FT. = 175 GPD

OFFICES (2,465 SQ. FT.)
2,465 SQ. FT. OFFICES * 15 GPD / 100 SQ. FT. = 370 GPD
(EQUIVALENT TO 12 EMPLOYEES WORKING AN 8-HOUR SHIFT)

COMMERCIAL LAUNDRY MACHINE
750 GPD

CHILD CARE AREA (587 SQ. FT.)
DESIGN FOR 200 GPD FOR CHILDEN

TOTAL DESIGN FLOW = 5,000+175+370+750+200=6,495 GPD

SPLIT FLOWS TO TWO INDEPENDENT SYSTEMS.
WOMEN'S LOCKER ROOM & WASHING MACHINE DISCHARGE WILL BE DIRECTED TO ONE SYSTEM WITH THE BALANCE OF FLOWS TO THE OTHER SYSTEM. THIS FLOW ASSIGNMENT SHOULD RESULT IN RELATIVELY EQUAL FLOWS TO EACH SYSTEM. DESIGN EACH SYSTEM TO HANDLE A TOTAL FLOW OF 3,250 GPD.

SEPTIC TANK SIZING CALCULATIONS:

TOTAL DESIGN FLOW TO EACH SYSTEM = 3,250 GPD
MINIMUM EFFECTIVE SEPTIC TANK CAPACITY OF 4,300 GALLONS REQUIRED

DRAINFIELD SIZING CALCULATIONS:

THE ABSORPTION FIELD FOR EACH SYSTEM WILL CONSIST OF A MOUNDED TRENCH ARRANGEMENT COMPRISING OF TWO DISTINCT FIELDS EACH SERVE BY A DEDICATED PUMP IN THE DUPLEX DOSING TANK.

THE REQUIRED DRAINFIELD AREA FOR EACH SYSTEM IS CALCULATED BASED ON A LOADING RATE OF OF 0.80 GAL/SF/DAY FOR A MOUNDED TRENCH SYSTEM.
3,250 GPD/0.80 = 4,063 SF ABSORPTION AREA REQUIRED. USING TWO TRENCH SYSTEMS EACH HANDLING ONE-HALF THE DESIGN FLOW, THE MIN. REQUIRED AREA PER FIELD IS 4,063/2=2,032 SF.

UTILIZING A DOUBLE "INFILTRATOR" EQ-24 MOUNDED TRENCH SYSTEM, THE TOTAL NUMBER OF CHAMBERS REQUIRED IS CALCULATED AS 2,032 SQ. FT./17.85 = 114 CHAMBERS PER FIELD.

CONSTRUCT FOUR (4) ABSORPTION FIELD EACH CONSISTING OF 115 EQ-24 INFILTRATOR CHAMBERS IN 3' WIDE x 95'-10" LONG TRENCHES.
THE INFILTRATOR TRENCHES SHALL HAVE A MINIMUM SEPARATION OF 2'. THE ENTIRE ABSORPTION AREA SHALL BE PROTECTED BY A 4' SHOULDER AROUND THE PERIMETER FOR EROSION CONTROL AND LATERAL ABSORPTION; A 9-12" SEEDED SOIL CAP SHALL ALSO BE PROVIDED.

MAINTAIN MINIMUM 10' SEPARATION BETWEEN ABSORPTION FIELDS.

PERFORATED PVC DISTRIBUTION LINES SHALL BE RUN THE ENTIRE LENGTH OF ALL INFILTRATORS AND BE ADEQUATELY FASTENED FOR RIGIDITY.

DOSING SYSTEM CALCULATIONS:

THE MINIMUM REQUIRED DOSING TANK SIZE IS 3,000 GALLONS - INSTALL ONE 3,200 GALLON FOR EACH SYSTEM (TWO TOTAL DOSING TANKS REQUIRED).
THE 3,700 GALLON DOSING TANKS WILL RECEIVE AN ESTIMATED FLOW OF 3,250 GPD EACH. DUPLEX PUMP ARRANGEMENT IN EACH TANK WITH ALTERNATING PUMPS WILL DOSE THE PROPOSED DRAINFIELDS. THE VOLUME OF THE DOSING CHAMBER BETWEEN THE PUMP OPERATING LEVELS SHALL BE SET TO PROVIDE 271 GALLONS BETWEEN "PUMP ON" AND "PUMP OFF" TO ENSURE THE ALLOWABLE DOSING RATE OF 6 TIMES PER 24-HOUR PERIOD IS NOT EXCEEDED.

GREASE TRAP CALCULATIONS:

INSTALL ONE 900 GALLON GREASE TRAP FOR DELI AREA
(HEALTH FOOD - LOW GREASE GENERATION)

LEGAL DESCRIPTION:

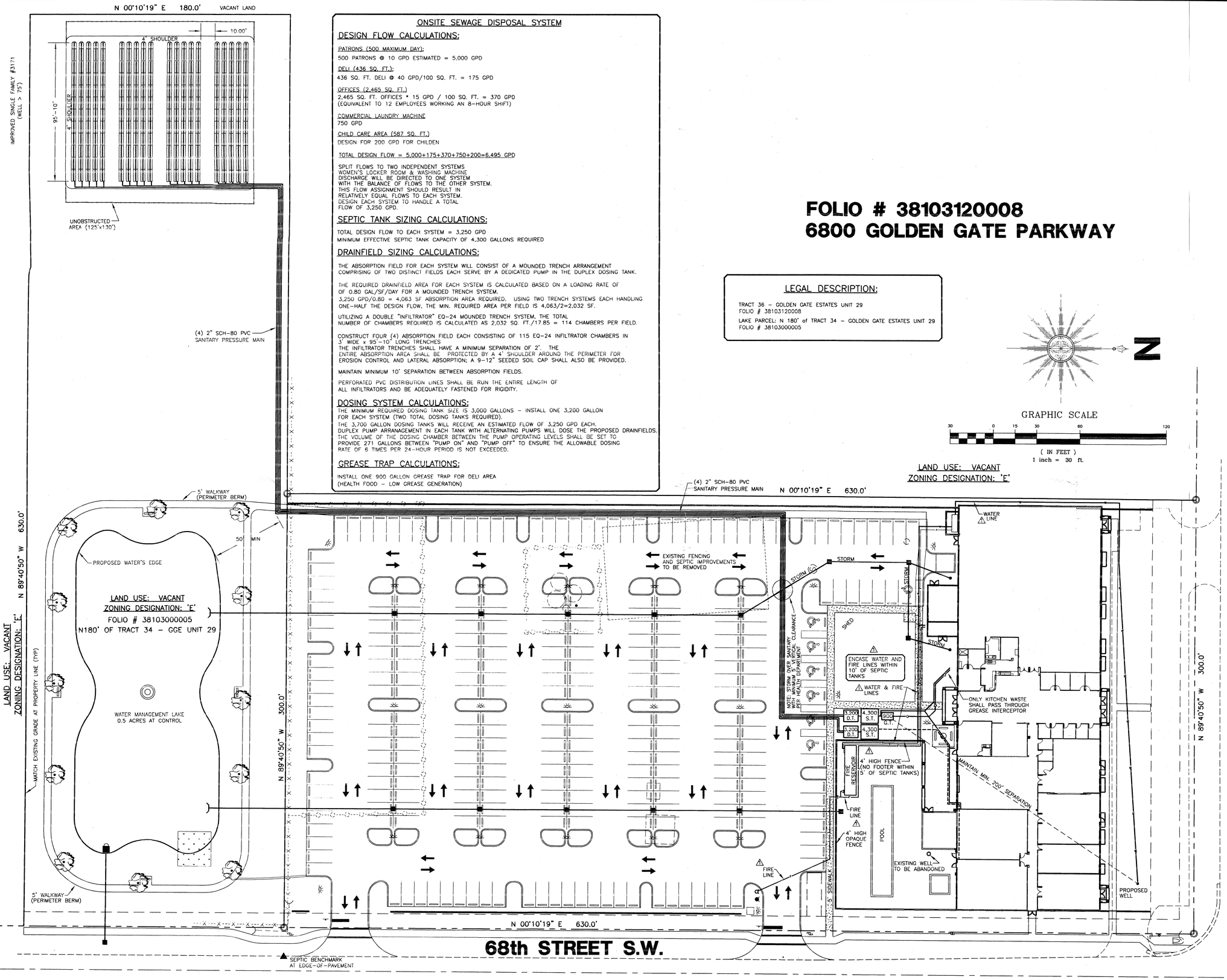
TRACT 36 - GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103120008

LAKE PARCEL: N 180' of TRACT 34 - GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103000005

N

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LAND USE: VACANT
ZONING DESIGNATION: 'E'



NO.	
1	8-MAY-03 REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA - COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
34123 (C) 239.403.0123 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
SEPTIC SYSTEM MASTER PLAN

BEAU KEENE, P.E.
FL. REG. NO. 46831
5/15/03

MAR-03 1"=30'
DP-284
SHEET No. C-7

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Attachment: Attachment A-Application 11-1-23 (25668 : PL20230011674, Naples Christian Academy (NUC))

N 00°10'19" E 180.0'

LIMITS OF CLEARING

LIMITS OF CLEARING

LIMITS OF CLEARING

NO REMOVAL OF NATIVE VEGETATION AUTHORIZED WITHIN HATCHED AREAS. HAND REMOVE EXOTICS AND MAINTAIN EXOTIC FREE IN PERPETUITY.

LIMITS OF CLEARING

CONTROL ELEVATION = 8.0 NGVD

LAND USE: VACANT
ZONING DESIGNATION: 'E'
FOLIO # 38103000005
N180' OF TRACT 34 – GGE UNIT 29

WATER MANAGEMENT LAKE
0.5 ACRES AT CONTROL

CONTROL ELEVATION = 8.0 NGVD

LAND USE: VACANT
ZONING DESIGNATION: 'E'

N 89°40'50" W 630.0'

N 89°40'50" W 300.0'

LIMITS OF CLEARING

N 00°10'19" E 630.0'

68th STREET S.W.

B/4

B/4

A/8

LAND USE: VACANT
ZONING DESIGNATION: 'E'

SOUTHERLY PROPERTY LINE

13' 5' 16' LAKE WIDTH AT CONTROL ELEVATION VARIES 72' TO 100' (nts) 11' 5' 5' 40'

REFER TO LANDSCAPE PLANS FOR PLANTINGS

PROPOSED 6' CHAINLINK FENCE

MATCH EXISTING GRADE AT PROPERTY LINE EL = 9.0±

PROPOSED 5' ASPHALT PATH TOP EL = 11.8

4:1 SLOPE

4:1 SLOPE

PROPOSED WATER MANAGEMENT LAKE

WSWT = 8.0± (CONTROL ELEVATION)

NORTH TOP-OF-BANK EL = 10.8

4:1 SLOPE

PROPOSED 5' ASPHALT PATH

35:1 RELATIVELY FLAT SLOPE

APPROXIMATE EXISTING GRADE = 9.0±

TYPE 'B' LANDSCAPE BUFFER PER LANDSCAPE PLANS

PROPOSED EDGE OF PARKING EL = 12.24

2 SECTION A

N.T.S.

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LAND USE: VACANT
ZONING DESIGNATION: 'E'

GOLDEN GATE PARKWAY

N 89°40'50" W 300.0'

NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA – COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS: (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
CLEARING PLAN & SECTIONS

JAN-03 1"=30'
DP-284

SHEET No. C-8

7/2/03
BEAU KEENE, P.E.
FL. REG. NO. 46831

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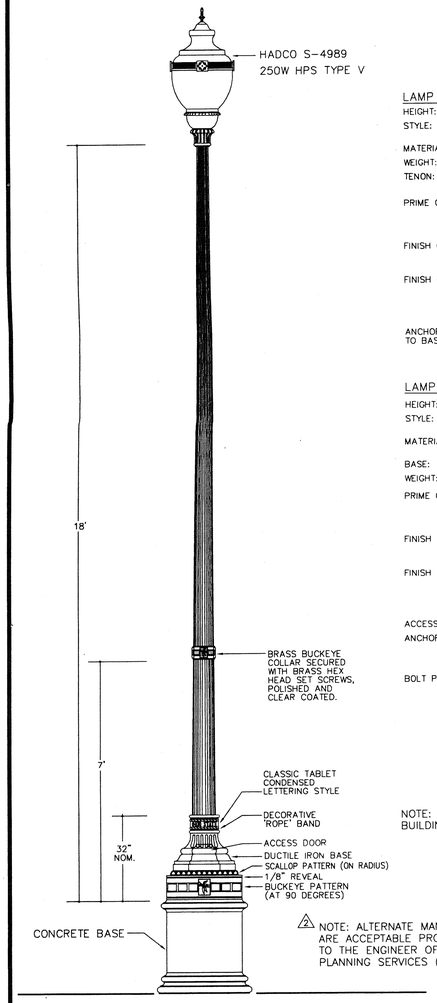
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



LAMP POLE SPECIFICATIONS

HEIGHT:	16' - 8"
STYLE:	16 FLAT FLUTES TO A 7" DIAMETER BUTT. .14" TAPER PER FOOT.
MATERIAL:	11 GAUGE STEEL.
WEIGHT:	APPROXIMATELY 250 POUNDS
TENON:	2-7/8" DIAMETER x 3" HIGH; PER A 48-83 CLASS 30 CAST IRON.
PRIME COAT:	FACTORY TO PROVIDE ONE (1) COAT OF HARRISON PAINT CORP. 401Y1330 RECOATABLE YELLOW PRIMER. (MAY USE DURA-CLAD 33015 RED, 33071 GRAY, OR SHERWIN WILLIAMS N42Y100 MARINE YELLOW.)
FINISH COAT PREP:	AFTER PRIMER PAINT IS DRY AND PRIOR TO APPLICATION OF FINISH COAT, LAMP POLE IS TO BE WIPED DOWN WITH VM&P NAPHTHA.
FINISH COAT:	FACTORY TO PROVIDE ONE (1) COAT OF DURA-CLAD 12983 GLOSS BLACK FINISH PAINT. (MAY USE SHERWIN WILLIAMS F65B4 SEMI-GLOSS BLACK). SEE PAINTING NOTES FOR INSTRUCTIONS ON SECOND COAT.
ANCHOR BOLTS TO BASE:	DUCTILE IRON BASE: 6-1/2" x 3/4" STEEL PLATE WELDED TO ROUND SHAFT INTERIOR 3/4" FROM BASE OF SHAFT. (3) 3/4" x 3" HARDENED BOLTS SCREW INTO CAPTIVE NUTS ON UP-SIDE OF PLATES.

LAMP POLE BASE SPECIFICATIONS

HEIGHT:	32"
STYLE:	ONE-PIECE (INTEGRAL POUR) DUCTILE CAST IRON.
MATERIAL:	1-PIECE HEAVY WALL CAST IRON PER A 48-83 CLASS 30 - DUCTILE.
BASE:	24" DIAMETER.
WEIGHT:	APPROXIMATELY 400 POUNDS.
PRIME COAT:	FACTORY TO PROVIDE ONE (1) COAT OF HARRISON PAINT CORP. 401Y1330 RECOATABLE YELLOW PRIMER. (MAY USE DURA-CLAD 33015 RED, 33071 GRAY, OR SHERWIN WILLIAMS N42Y100 MARINE YELLOW.)
FINISH COAT PREP:	AFTER PRIMER PAINT IS DRY AND PRIOR TO APPLICATION OF FINISH COAT, LAMP POLE IS TO BE WIPED DOWN WITH VM&P NAPHTHA.
FINISH COAT:	FACTORY TO PROVIDE ONE (1) COAT OF DURA-CLAD 12983 GLOSS BLACK FINISH PAINT. (MAY USE SHERWIN WILLIAMS F65B4 SEMI-GLOSS BLACK). SEE PAINTING NOTES FOR INSTRUCTIONS ON SECOND COAT.
ACCESS DOOR:	LOCATE IN BASE.
ANCHOR BOLTS:	(4) 3/4" x 3-1/2" CARRIAGE BOLTS GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT.
BOLT PROJECTION:	4 REQUIRED AT A 3" MIN. HEIGHT.

NOTE:

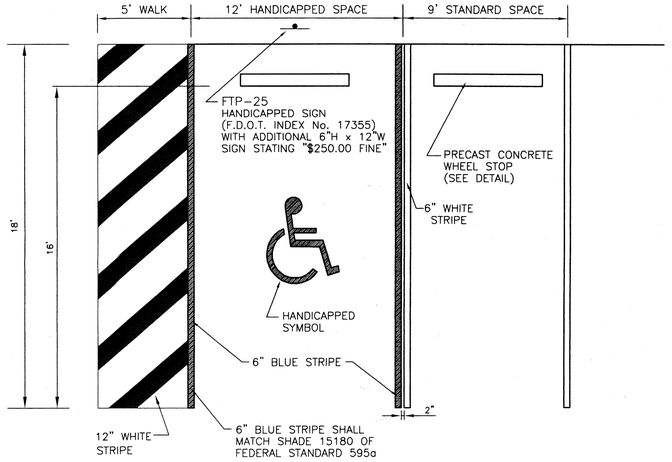
A) ACCESS DOOR (6" x 10.5" x 11") LOCATED IN BASE SECURED W/ 1/4" x 20 STAINLESS STEEL BUTTONHEAD SCREW.

NOTE: PAINT SHALL BE ANTIQUE OR HUNTER GREEN TO MATCH BUILDING CANOPY COLOR.

⚠2 NOTE: ALTERNATE MANUFACTURERS AND MOUNTING TECHNIQUES ARE ACCEPTABLE PROVIDED THE CONTRACTOR PROVIDES SUBMITTALS TO THE ENGINEER OF RECORD AND COORDINATES WITH COLLIER COUNTY PLANNING SERVICES (239.403.2400) FOR APPROVAL PRIOR TO INSTALLATION.

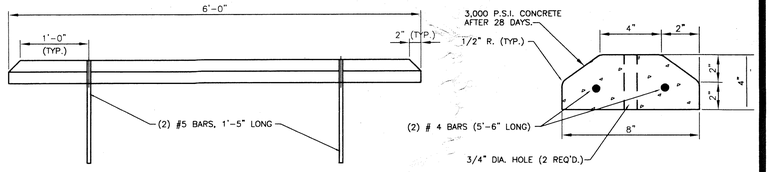
⚠1⚠2 18' PARKING LOT LIGHT

NOT TO SCALE



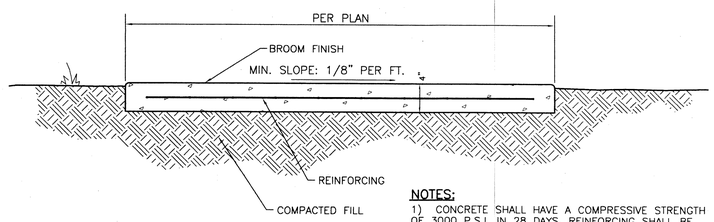
TYPICAL PARKING SPACE

N.T.S.



PRECAST CONCRETE WHEEL STOP

N.T.S.



NOTES:

1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS. REINFORCING SHALL BE 6-6, 6" x 6" WELDED WIRE MESH. REINFORCING CAN

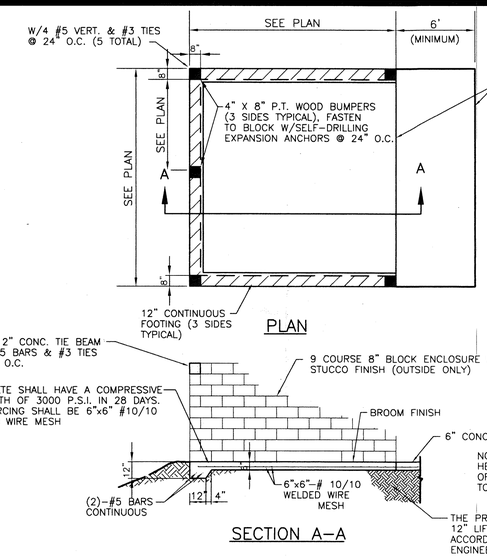
2.) REINFORCING MAY BE DELETED IF THE SIDEWALK IS MACHINE POURED.

3) SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS-SECTION, AND BE MOIST WHEN CONCRETE IS PLACED.

4) SIDEWALK SHALL HAVE CONTRACTION JOINTS AT 5' INTERVALS AND AN EXPANSION JOINT EVERY 35'.

TYPICAL SIDEWALK DETAIL

N.T.S.



PLAN

SECTION A-A

NOTE: EXTERIOR OF ENCLOSURE SHALL MATCH EXTERIOR OF OFFICE BUILDINGS

NOTE:
ALL SURFACES SHALL RECEIVE ONE PRIME COAT OF "MOORCRAFT" INTERIOR AND EXTERIOR BLOCK FILLER (073) AND TWO FINISH COATS OF "MOORLIFE" LATEX HOUSE PAINT (105) OR APPROVED EQUAL OWNER SHALL SELECT COLORS PRIOR TO CONSTRUCTION.

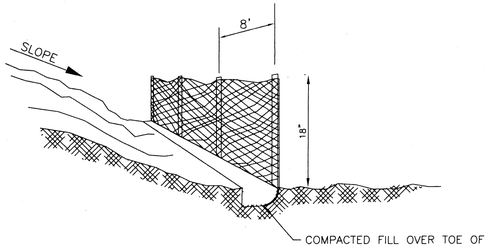
PROVIDE 8" STUCCO BAND AT TOP OF DUMPSTER SCREEN WALL
6' WALL HEIGHT ABOVE FINISHED GRADE
STUCCO TO 8" BELOW FINISHED GRADE

NOTE: GATE IS TO BE FULL HEIGHT, FULLY OPAQUE, AND CONSTRUCTED OF EITHER PVC OR STEEL PAINTED TO MATCH BUILDING COLORS.

THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEER'S TECHNICAL SPECIFICATIONS

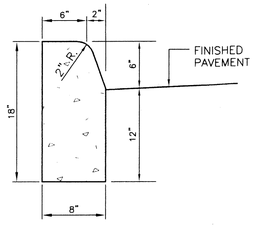
⚠1 DUMPSTER PAD DETAIL

N.T.S.



SEDIMENT FENCE DETAIL

N.T.S.



TYPE "D" CURB

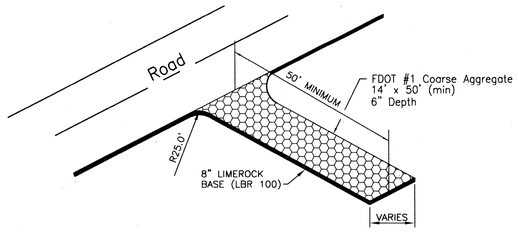
N.T.S.

CURB NOTES:

1) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.

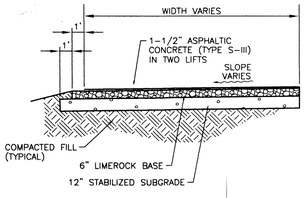
2) ALL EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL.

3) AN EXPANSION JOINT SHALL BE PLACED AT THE END OF ALL RETURNS & AT INTERVALS NOT TO EXCEED 50', WITH CONTRACTION JOINTS AT 10' MAX. INTERVALS BETWEEN.



GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



TYPICAL ASPHALT SECTION

COMPACTION NOTES:

1. THE LIMEROCK BASE SHALL BE COMPACTED IN 6" MAX. LIFTS TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEERS TECHNICAL SPECIFICATIONS.
2. THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEER'S TECHNICAL SPECIFICATIONS.
3. THE PROPOSED FILL SHALL BE COMPACTED IN 12" MAX. LIFTS TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEERS TECHNICAL SPECIFICATIONS.

BEAU KEENE, P.E.
FL. REG. NO. 46831
7/22/03

NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
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1159 INVERNESS BLVD. SUITE 102
105 N. APOPKA AVE. • INVERNESS, FLORIDA 34450
COURTHOUSE SQUARE • INVERNESS (P) 352.637.4441 (F) 352.637.4462
NAPLES: (P) 239.403.0123 (F) 239.403.9399
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
MISCELLANEOUS DETAILS

JAN-03
DP-284

SHEET No. C-9

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Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

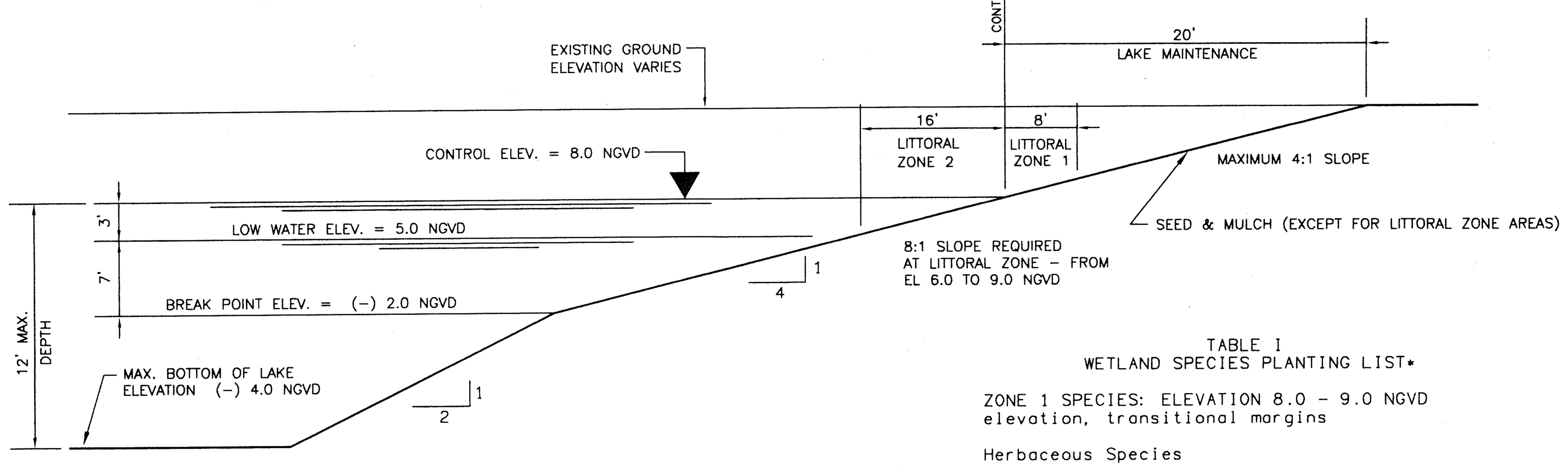


TABLE I
WETLAND SPECIES PLANTING LIST*

ZONE 1 SPECIES: ELEVATION 8.0 - 9.0 NGVD elevation, transitional margins

Herbaceous Species

Jointgrass (Paspalum vaginatum)
Wiregrass (Aristida stricta)
Arrow Arum (Peltandra virginica)
Maidencane (Panicum hemitomon)
Soft Rush (Juncus effusus)
Blue Flag Iris (Iris hexagona)
Golden Canna (Canna flaccida)
Snad Cordgrass (Spartina bakerrii)
Swamp Lily (Crinum americanum)
Smartweed (Polygonum spp.)
Cinnamon Fern (Osmunda cinnamomea)
Swamp Fern (Blechnum serrulatum)
Royal Fern (Osmunda regalis)
Giant Bulrush (Scirpus californicus)

Trees and Shrubs

Red Maple (Acer rubrum)
Cypress (Taxodium distichum, T. ascendems)
Swamp Black Gum (Nyssa sylvatica var. biflora)
Sweet Gum (Liquidambar styraciflua)
Florida Elm (Ulmus americana floridana)
Laurel Oak (Quercus laurifolia)
Popash (Fravinus caroliniana)
Willow (Salix caroliniana)
Wax Myrtle (Myrica cerifera)
Dahoon Holly (Ilex cassine)
Button Bush (Cephalanthus occidentalis)
Myrsine (Myrsine guianensis)
Pond Apple (Annona glabra)
Elderberry (Sambucus canadensis)

ZONE 2 SPECIES: ELEVATION 6.0 - 8.0 NGVD

Pickerelweed (Pontederia cordata)
Common Arrowhead (Sagittaria latifolia)
Coastal Arrowhead (Sagittaria graminea)
Soft-stem Bulrush (Scirpus californicus, S. validus)
Spike Rush (Eleocharis spp.)
Wild Rice (Zizania aquatica)
Fire Flag (Thalia geniculata)
Sawgrass (Cladium jamaicense)
Eel Grass (Vallisneria spp.)

* Planted species may deviate from those listed depending upon site conditions and availability of stock.

* SEE LITTORAL ZONE PLANTING PLAN NOTES

LITTORAL ZONE PLANTING PLAN

Within the littoral zone of each lake, certain areas will be planted with native hydrophytic vegetation. The total littoral zone acreage available will be planted. Exact locations of planted littoral zones will be determined after lakes are excavated based upon the most suitable slope and substrates available.

Wetland Plantings in Littoral Zones

The lake littoral zones will be planted using species chosen from the list provided in Table 1. Herbaceous and shrub species will be planted on staggered 3-foot centers while tree and shrub species will be planted on roughly 10-foot centers and grouped in clusters. All herbaceous material will be minimum 1 gallon pot stock or bare-root stock and tree and shrub species will be a minimum 18 inches in height. The littoral zone shall be planted with at least three different species, and no single species shall amount for more than 50% of the total coverage.

Lake littoral zones will be planted at the beginning of the first wet season (growing season) following the completion of lake construction and final grading activities, the applicant will take necessary maintenance actions such that a minimum 80 percent survivorship of installed plants is achieved throughout the three year monitoring period.

The applicant will submit monitoring reports to Collier County Project Review Services.

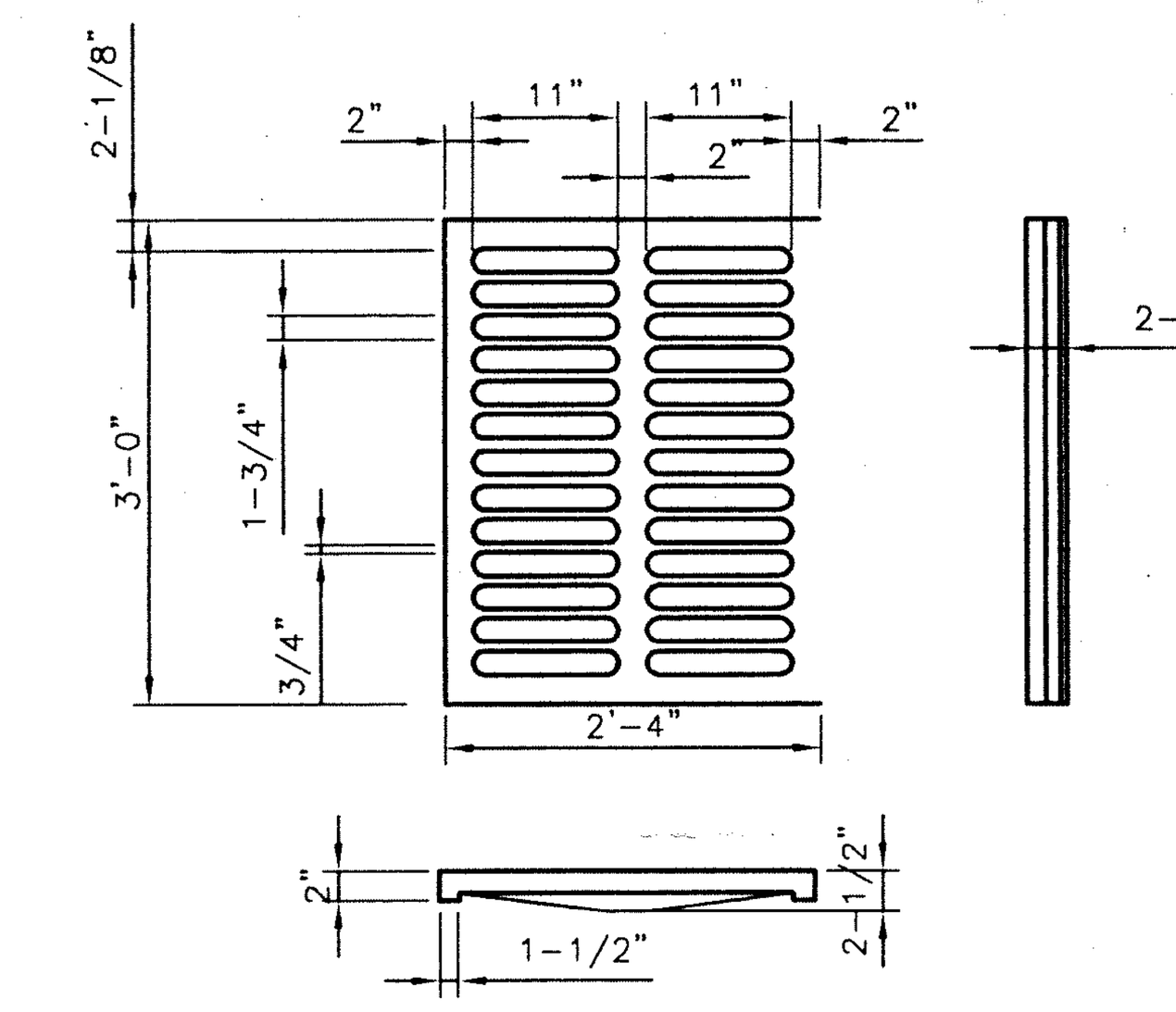
Immediately following the completion of project construction activities and planting of all lake littoral zones, a baseline monitoring report will be submitted. Thereafter, reports will be submitted on an annual basis for a period of three years. Annual reports will be submitted within one month of monitoring which will be conducted during the wet season.

Each monitoring report will provide the following information.

Data including qualitative records of the relative abundance of plant species, percent survival and percent cover of planted and recruited species, abundance of exotic species, and general observations regarding water quality, sedimentation, and aquatic and terrestrial wildlife. The baseline report will identify dominant plant species present and their relative abundance and cover whereas subsequent annual monitoring reports will focus more on changes from these baseline conditions.

TYPICAL LAKE SECTION W/ LITTORAL SHELF

N.T.S.



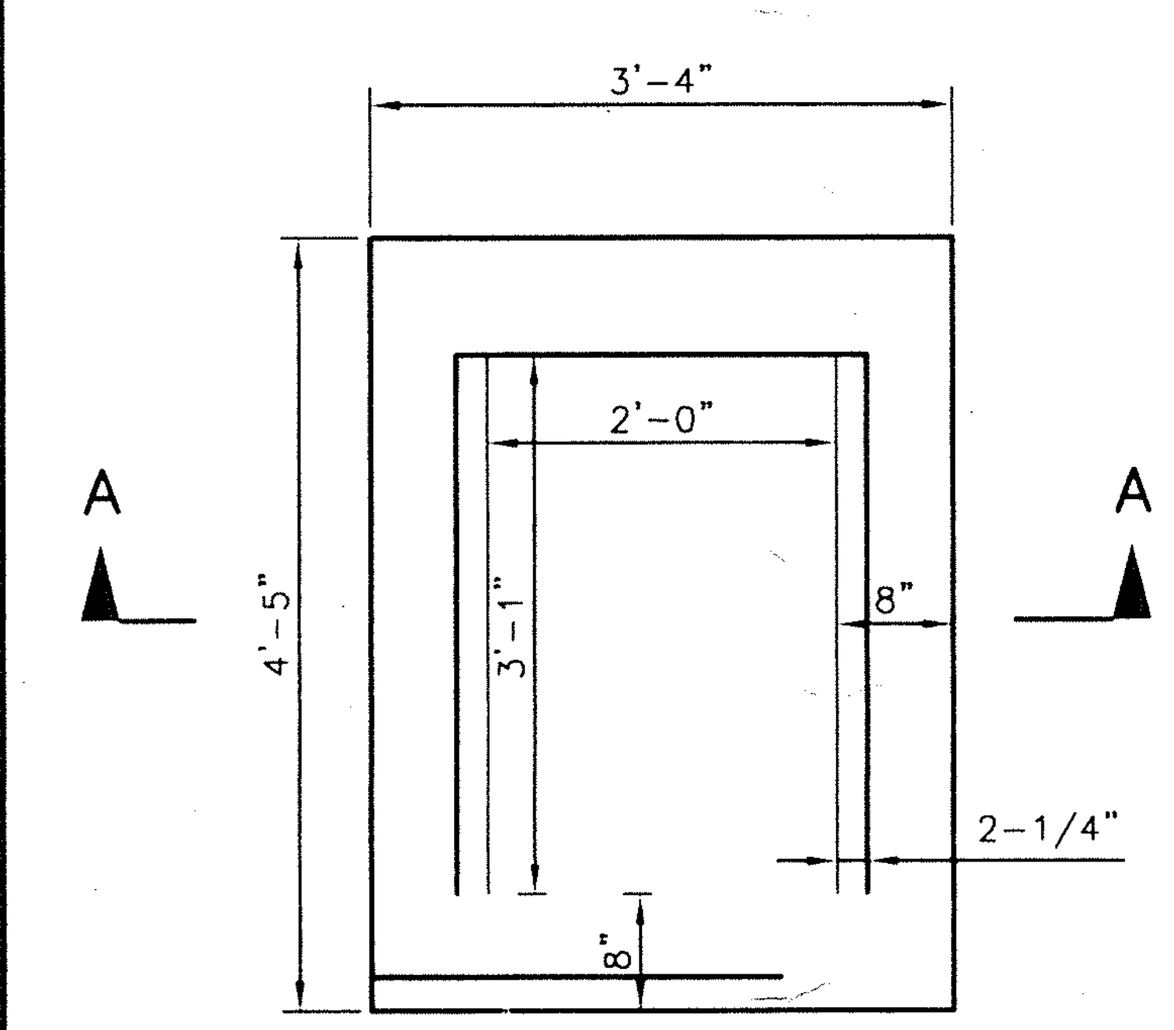
CAST IRON GRATE

NOTES:

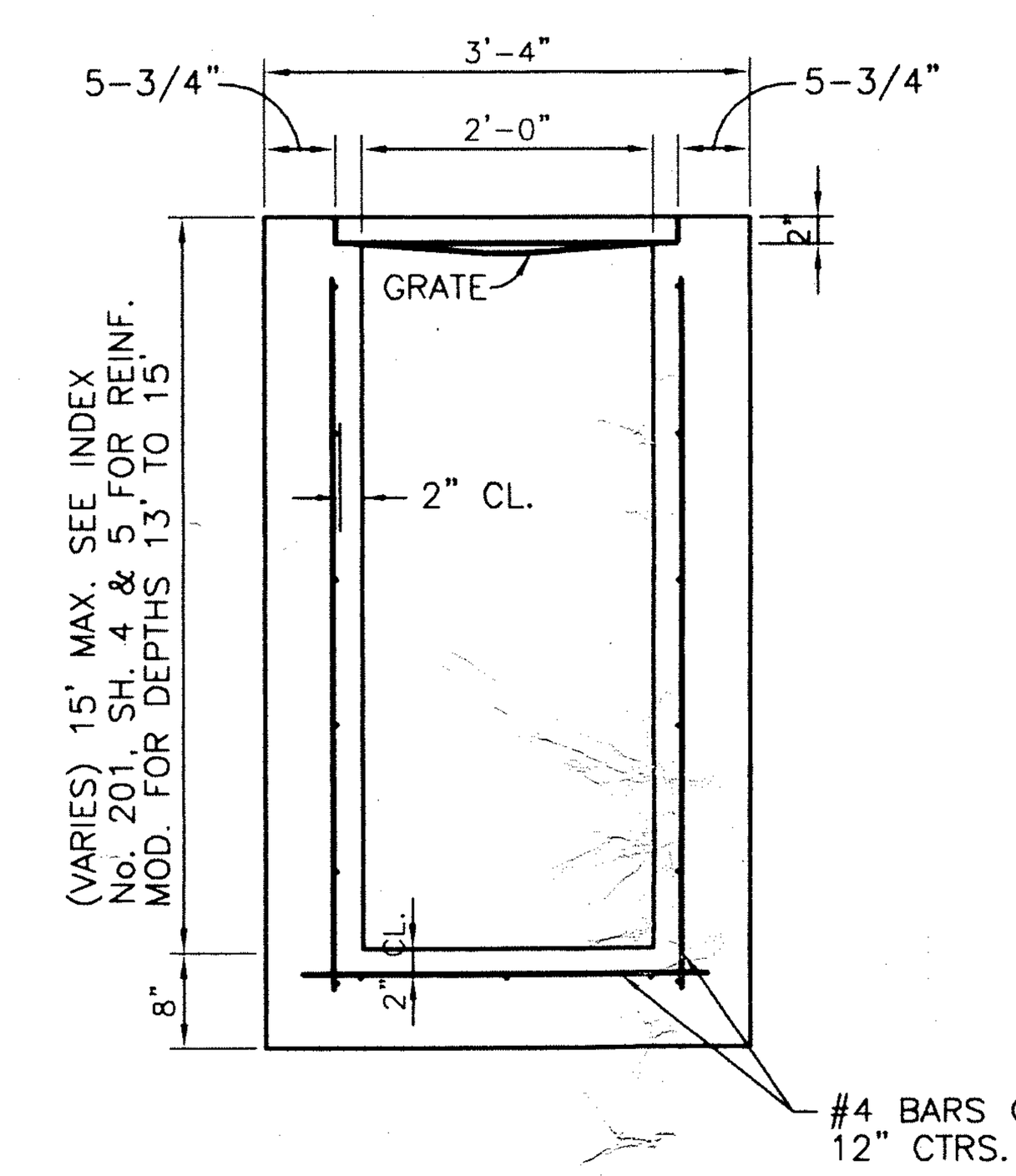
1.) ALL REINFORCING STEEL AS SHOWN SHALL HAVE 2" COVER.

2.) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS.

3.) CAST SUMPS TO 0.5' BELOW THE LOWEST STORM SEWER INVERT ELEVATION



PLAN



SECTION A–A

TYPE "C" GRATE INLET

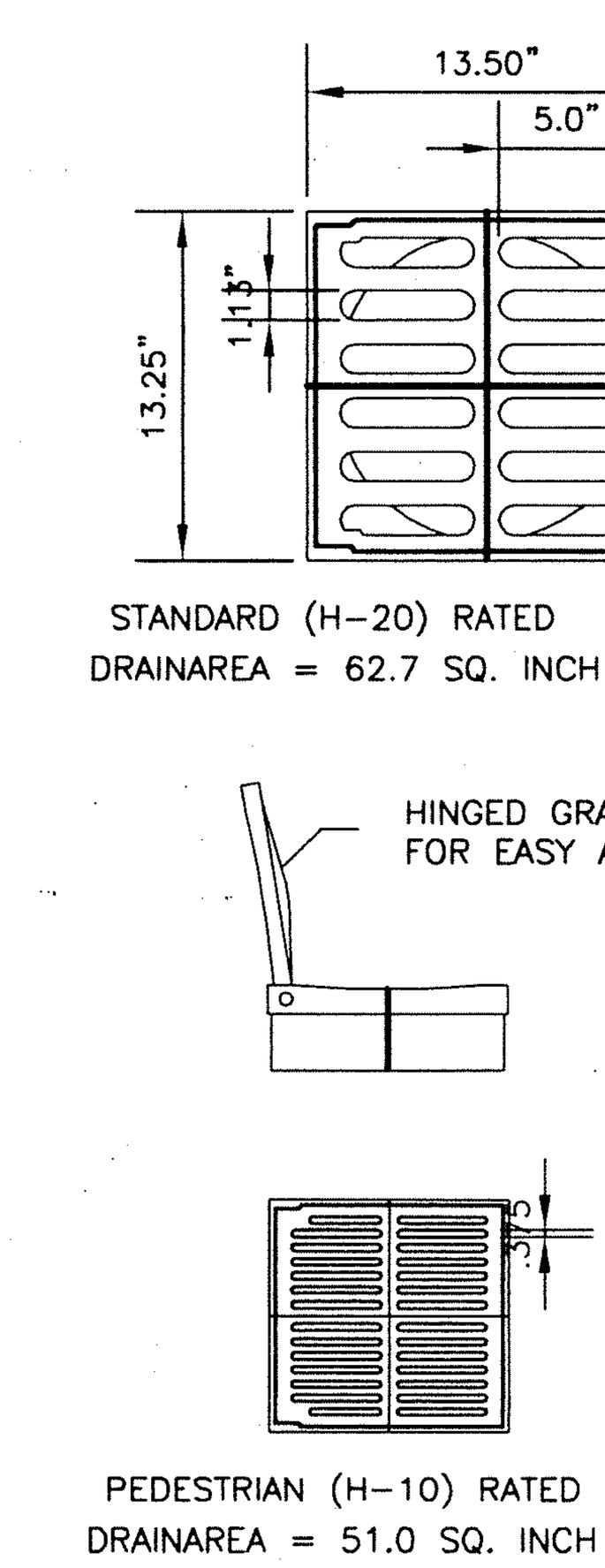
N.T.S.

(REFERENCE F.D.O.T. INDEX No. 232)

DRAINAGE STRUCTURE TABLE

STR. #	TYPE	GRATE ELEVATION	INV. N.	INV. S.	INV. E.	INV. W.
1	FDOT TYPE 'C'	11.60	24" 7.5	30" 5.0	----	----
2	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
3	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
4	FDOT TYPE 'C'	11.60	18" 8.0	24" 7.5	----	----
5	FDOT TYPE 'C'	11.60	18" 8.0	18" 8.0	----	----
6	FDOT TYPE 'C'	11.84	15" 8.3	18" 8.0	----	----
7	FDOT TYPE 'C'	11.84	12" 8.5	15" 8.3	15" 8.3	----
8	FDOT TYPE 'C'	11.60	30" 5.0	24" 7.5	----	----
9	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
10	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
11	FDOT TYPE 'C'	11.60	18" 8.0	24" 7.5	----	----
12	FDOT TYPE 'C'	11.60	15" 8.3	18" 8.0	----	----
13	FDOT TYPE 'C'	11.60	12" 8.5	----	----	15" 8.3
14	FDOT TYPE 'C'	11.80	----	15" 8.3	----	----
15	FDOT TYPE 'C'	11.60	----	----	----	15" 5.0

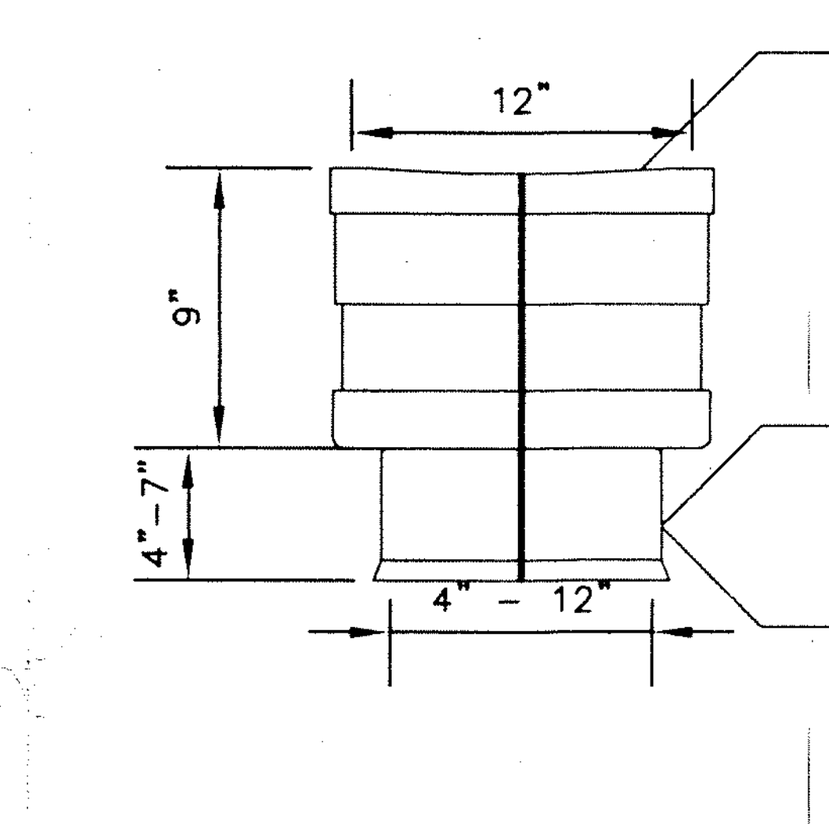
CONTRUCT ALL GRATE INLETS WITH A 6" DEBRIS SUMP



QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B

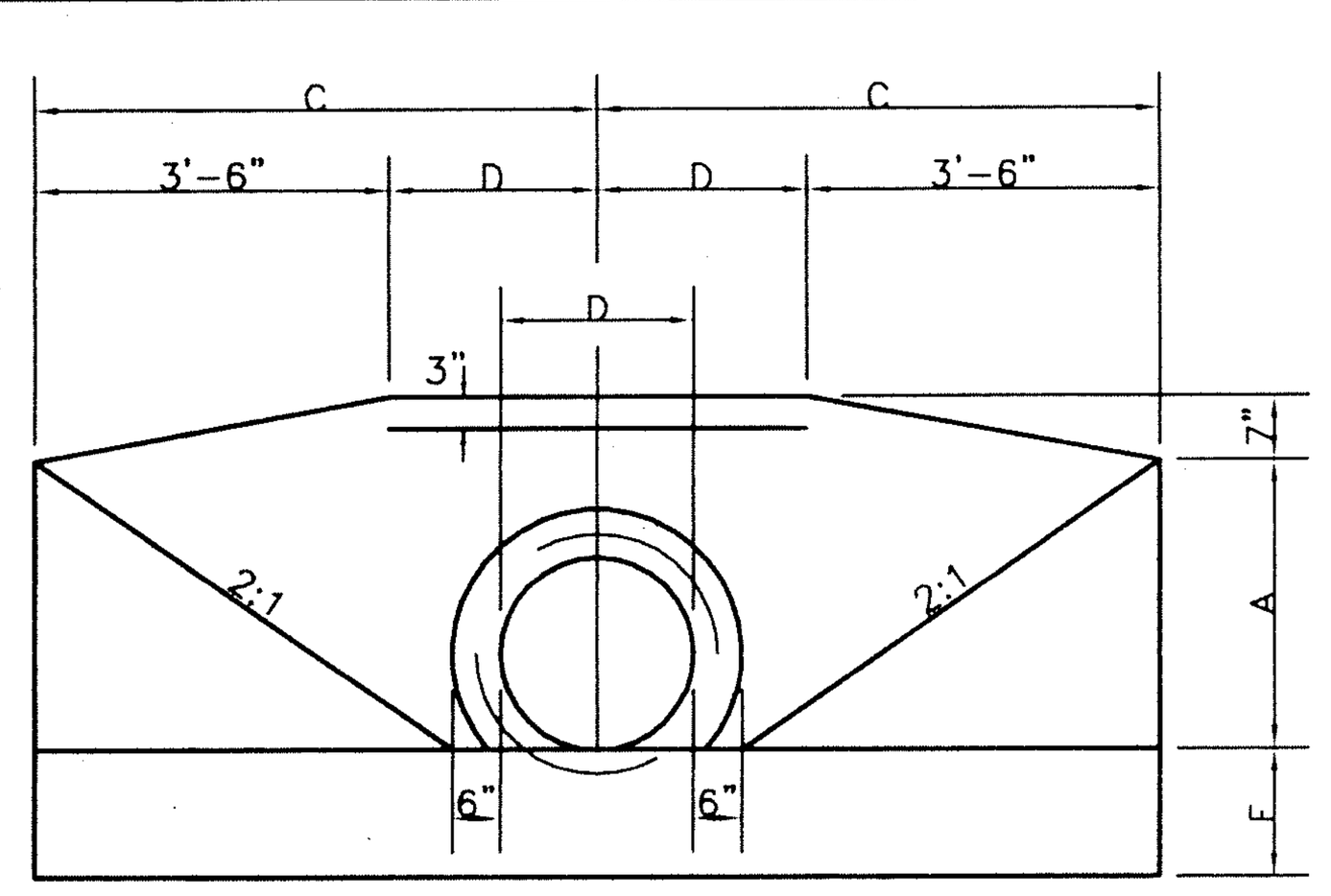
12" CAST IRON GRATE

N.T.S.

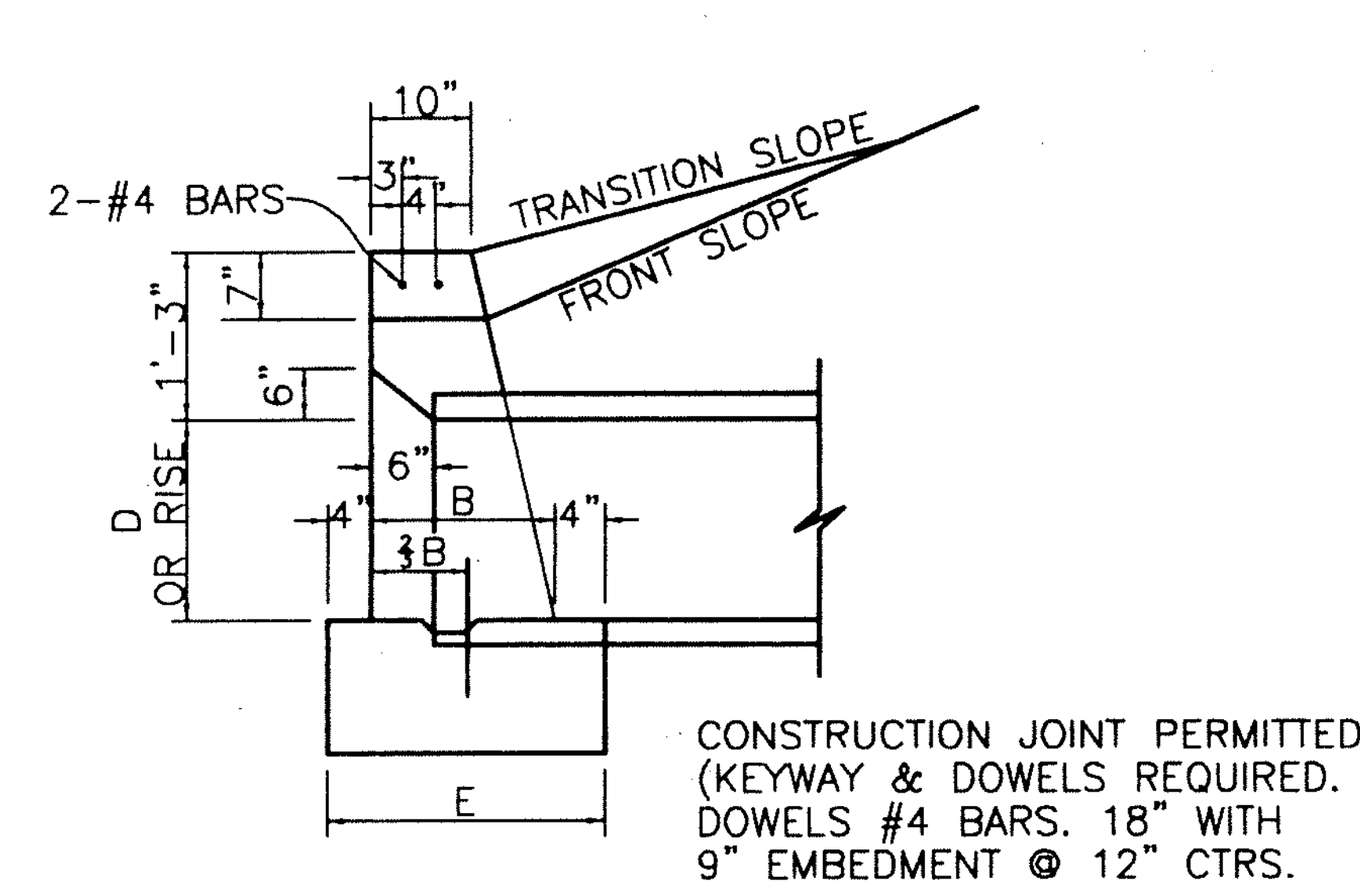


12" INLINE DRAIN

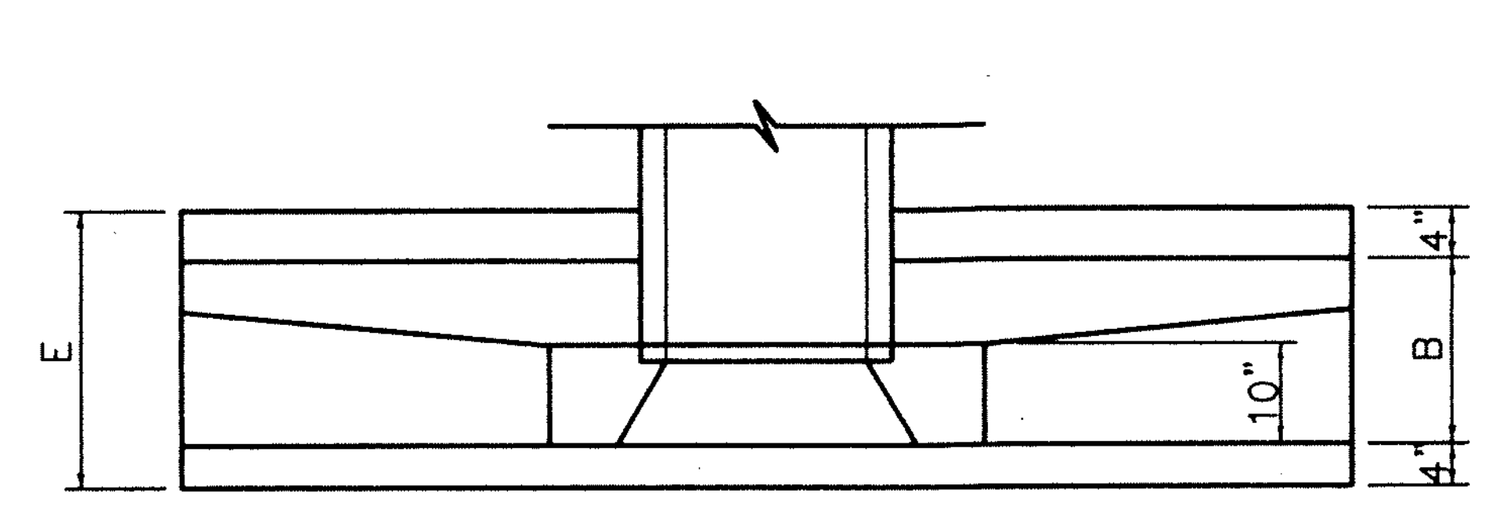
N.T.S.



ELEVATION



SECTION



PLAN

NOTES:

1. CONCRETE HEADWALLS MAY BE PRECAST OR CAST IN PLACE. SHOP DRAWING FOR PRECAST UNITS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
2. CONCRETE SHALL BE CLASS 1, 3000 P.S.I. (MIN.)
3. REINFORCING STEEL SHALL BE GRADE 40 (MIN.)
4. STRAIGHT SAND CEMENT HEADWALLS MAY BE SUBSTITUTED IN ACCORDANCE WITH F.D.O.T. INDEX No. 258, LATEST EDITION.
5. HEADWALL TO BE FIELD LOCATED SO THAT TOP OF HEADWALL ELEVATION IS 2.00' BELOW CONTROL ELEVATION. HOLD INVERTS TO PLAN ELEVATIONS AND ADJUST PIPE LENGTH AND SLOPES AS REQUIRED.

F.D.O.T. HEADWALL DETAIL

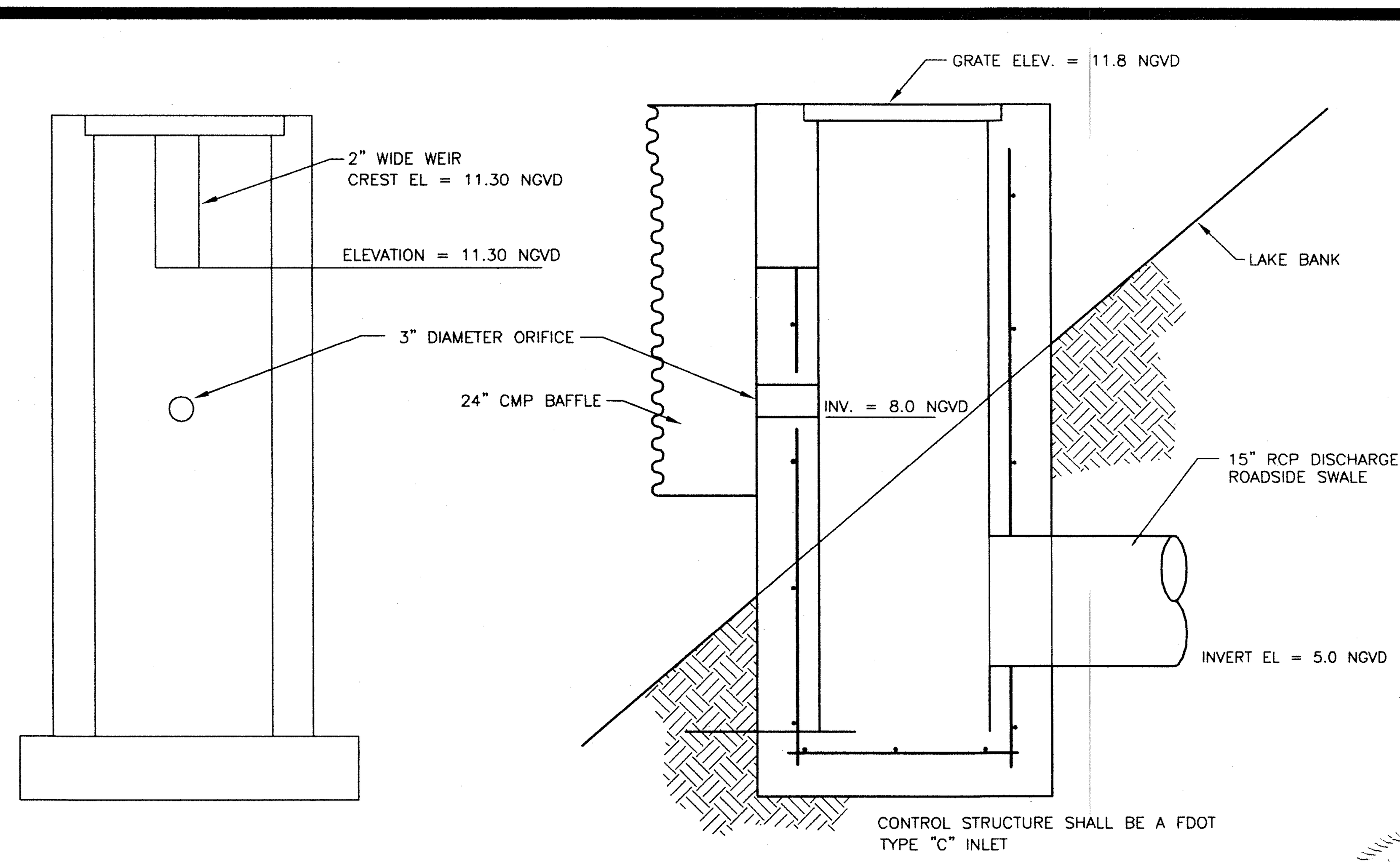
N.T.S.

(REFERENCE F.D.O.T. INDEX #250)

ROUND CONCRETE AND CORRUGATED METAL PIPE

D	Opening Area (SF) 1	2	3	4	A	B	C	E	F	G	S	X 0°	X 15°	X 30°	X 45°	Single Concrete 0°	Single Metal 0°	Double Concrete 0°	15°	30°	45°	Double Metal 0°	15°	30°	45°	Triple Concrete 0°	15°	30°	45°	Triple Metal 0°	15°	30°	45°	Quadruple Concrete 0°	15°	30°	45°	Quadruple Metal 0°	15°	30°	45°	D
15"	1.23	2.46	3.69	4.92	1'-11"	1'-2"	4'-0"	1'-10"	1'-2"	0'-6"	2'-7"	2'-7"	2'-8"	3'-0"	3'-8"	1.23	1.24	1.59	1.60	1.65	1.74	1.62	1.63	1.68	1.78	1.94	1.96	2.05	2.23	1.99	2.02	2.11	2.30	2.30	2.34	2.47	2.74	2.37	2.41	2.75	2.84	15"
18"	1.77	3.54	5.31	7.08	2'-2"	1'-3"	4'-6"	1'-11"	1'-3"	1'-0"	2'-10"	2'-10"	2'-11"	3'-3"	4'-0"	1.56	1.59	1.99	2.01	2.06	2.17	2.04	2.06	2.11	2.23	2.43	2.46	2.56	2.79	2.51	2.54	2.65	2.89	2.86	2.91	3.06	3.40	2.96	3.01	3.17	3.53	18"
21"	2.41	4.82	7.23	9.64	2'-5"	1'-4"	5'-0"	2'-0"	1'-4"	1'-6"	3'-2"	3'-2"	3'-3"	3'-8"	4'-6"	1.97																										21"
24"	3.14	6.28	9.42	12.56	2'-8"	1'-4"	5'-6"	2'-0"	1'-4"	2'-0"	3'-5"	3'-5"	3'-6"	3'-11"	4'-10"	2.24	2.29	2.82	2.84	2.91	3.06	2.91	2.93	3.01	3.17	3.39	3.43	3.57	3.87	3.52	3.56	3.71	4.03	3.97	4.03	4.24	4.69	4.14	4.20	4.43	4.91	24"
27"	3.98	7.96	11.94	15.92	2'-11"	1'-5"	6'-0"	2'-1"	1'-5"	2'-6"	3'-10"	3'-10"	4'-0"	4'-5"	5'-5"	2.73																										27"
30"	4.91	9.82	14.73	19.64	3'-2"	1'-6"	6'-6"	2'-2"	1'-6"	3'-0"	4'-3"	4'-3"	4'-5"	4'-11"	6'-0"	3.26	3.34	4.13	4.16	4.26	4.49	4.28	4.31	4.43	4.67	4.98	5.04	5.25	5.69	5.20	5.27	5.49	5.97	5.84	5.93	6.24	6.91	6.13	6.23	6.56	7.29	30"
36"	7.07	14.14	21.21	28.28	3'-8"	1'-8"	7'-6"	2'-4"	1'-8"	4'-0"	5'-1"	5'-1"	5'-3"	5'-10"	7'-2"	4.53	4.64	5.73	5.77	5.92	6.23	5.95	6.00	6.15	6.49	6.92	7.00	7.29	7.91	7.25	7.34	7.65	8.33	8.13	8.26	8.69	9.62	8.57	8.71	9.18	10.20	36"
42"	9.62	19.24	28.86	38.48	4'-2"	1'-10"	8'-6"	2'-6"	2'-0"	5'-0"	6'-0"	6'-0"	6'-3"	6'-11"	8'-6"	6.33	6.49	8.11	8.17	8.39	8.85	8.43	8.50	8.73	9.23	9.90	10.02	10.45	11.38	10.38	10.52	10.98	11.99	11.68	11.87	12.51	13.89	12.32	12.52	13.22	14.73	42"
48"	12.57	25.14	37.71	50.28	4'-8"	2'-1"	9'-6"	2'-9"	2'-0"	6'-0"	6'-9"	6'-9"	7'-0"	7'-10"	9'-7"	8.15	8.38	10.40	10.48	10.75	11.33	10.85	10.94	11.23	11.87	12.64	12.80	13.34	14.50	13.34	13.51	14.11	15.39	14.89	15.13	15.93	17.68	15.82	16.08	16.97	18.90	48"
54"	15.90	31.80	47.70	63.60	5'-2"	2'-6"	10'-6"	3'-2"	2'-3"	7'-0"	7'-8"	7'-8"	7'-11"	8'-10"	10'-10"	11.71	11.77	15.23	15.35	15.78	16.69					18.77	19.02	19.86	21.69					22.29	22.66	23.93	26.67					54"

(Table header: CLASS I CONCRETE (CY) — NUMBER AND TYPE OF PIPE AND SKEW ANGLE OF PIPE: SINGLE, DOUBLE, TRIPLE, QUADRUPLE; DIMENSIONS; OPENING AREA (SF) — NUMBER OF PIPES)



CONTROL STRUCTURE DETAIL

N.T.S.

NO.	DATE	REVISION
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA - COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE
PROJECT: FITNESS QUEST
DRAINAGE DETAILS

JAN-03
DP-284
SHEET No. C-10

BEAU KEENE, P.E.
FL. REG. NO. 46831
7/22/03

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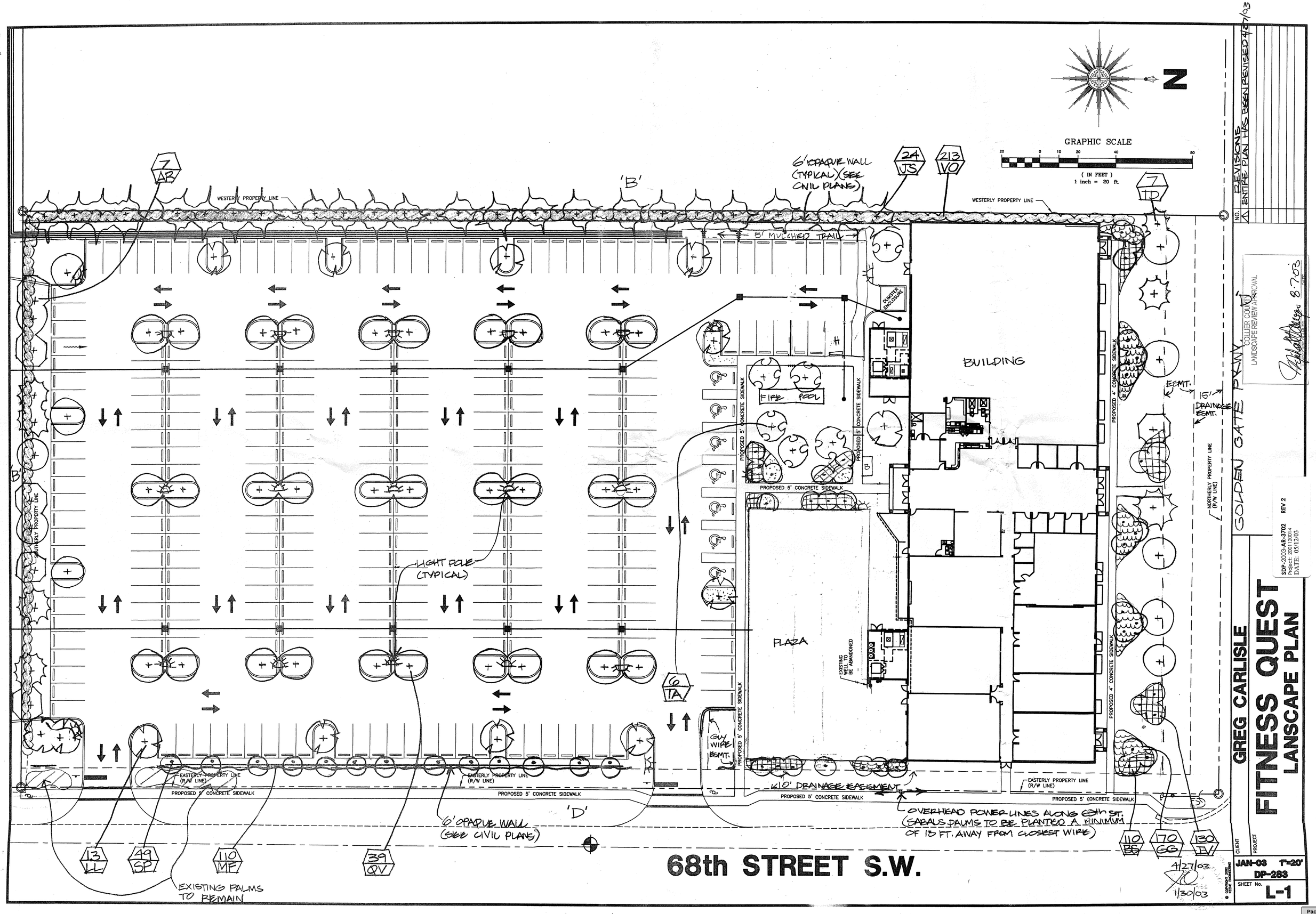
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



NO. REVISIONS
1 ENTIRE PLAN HAS BEEN REVISED 4/27/03

COLLIER COUNTY
LANDSCAPE REVIEW APPROVAL
8-7-03
DATE

SDP-2003-AR-3702 REV 2
Project: 200112014
DATE: 05/12/03

GREG CARLISLE

FITNESS QUEST
LANSCAPE PLAN

CLIENT

PROJECT

JAN-03 1"=20'
DP-283

SHEET No. L-1

4/27/03
1/30/03

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Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

N

EXISTING NATIVE VEGETATION TO REMAIN.
(THIS AREA NOT TO BE CLEARED)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MEETS BUFFER REQ.

LIMITS OF CLEARING

PRESERVATION CALCULATIONS:

SITE CONSISTS OF SABAL PALMS, PINE, CYPRESS WITH BRAZILIAN PEPPER DOMINATION, VERY LITTLE NATIVE GROUNDCOVER.
159 EXISTING TREES X 15% REQUIRED RETAINAGE = 25 TREES REQUIRED TO BE RETAINED.
53 TREES + THEIR UNDERSTORY PROPOSED TO BE RETAINED; MEETS CODE. ALL PRESERVATION TO BE ON LAKE PARCEL. 40,000 SF OF AREA SHALL BE PRESERVED OUT OF 220,000 SITE.

NOTES:

- PRIOR TO SITECLEARING, ENVIROFENCE SHALL BE PLACED AT LIMITS OF CLEARING. BARRIERS SHALL REMAIN INTACT UNTIL CONSTRUCTION IS COMPLETE.
- ALL CATEGORY I INVASIVE PLANTS (EXOTICS), AS DEFINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, SHALL BE REMOVED WITHIN THE SITE AND SUBSEQUENT ANNUAL REMOVAL OF THESE PLANTS (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WESTERLY PROPERTY LINE

PROPOSED 5' MULCH TRAIL

FIRE RESERVOIR

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

FOUNTAIN

BENCH (TYP.)

SOUTHERLY PROPERTY LINE

LAKE

CLASS 160 PVC PIPE

5' MULCHED TRAIL (TYP.)

SOUTHERLY PROPERTY LINE OF "COMMERCIAL" TRACT

TYPE 'B' BUFFER IS HERE

SEE SHEET L-1 FOR LANDSCAPING IN THIS AREA

RAINBIRD BUBBLER (TYP.)

12 RV

16 LL

LITTORAL PLANTINGS

PERIMETER DRAIN

RAINBIRD PEB-150, 1½" VALVE (TYP.) TIED INTO MAIN LINE OF MAIN SYSTEM

LIMITS OF CLEARING

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 10' EASEMENT

WPP

PROPOSED 5' CONCRETE SIDEWALK

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 5' CONCRETE SIDEWALK

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 5' CONCRETE SIDEWALK

WPP

PROPOSED 5' CONC

'D'

68th STREET S.W.

NO. DATE

COLLIER COUNTY
LANDSCAPE REVIEW APPROVAL
BY 8.7.03
LANDSCAPE PLANNER

4/27/03

COPYRIGHT 2003 VASSE ASSOCIATES

CLIENT GREG CARLISLE

PROJECT FITNESS QUEST
SOUTHERLY LANSCAPE PLAN + IRRIGATION PLAN

JAN-03 1"=20'
DP-283
SHEET No. L-2

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO. REVISIONS
1 ENTIRE PLAN REVISED 4/27/03

WESTERLY PROPERTY LINE

WESTERLY PROPERTY LINE

SOUTHERLY PROPERTY LINE

DUMPSTER ENCLOSURE

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 4' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 4' CONCRETE SIDEWALK

EXISTING WELL TO BE ABANDONED

RAINBIRD CONTROLLER WITH RAINSENSOR

C H R

ADDITIONAL EASEMENT

15' ROAD DRAINAGE EASEMENT

NORTHERLY PROPERTY LINE (R/W LINE)

EASTERLY PROPERTY LINE (R/W LINE)

EASTERLY PROPERTY LINE (R/W LINE)

EASTERLY PROPERTY LINE (R/W LINE)

10' ROAD DRAINAGE EASEMENT

NO IRRIGATION IN THERE.

SCH.40 PVC SLEEVING (TYP.)

PVC CL.200 LATERAL LINE (TYP.)

PVC SCH. 40 MAIN LINE

RAINBIRD 1806 POP-UP (TYP.) USE SQUARE SPRAY STRIPS IN NARROW SPACES

RAINBIRD ROTOR (TYPICAL)

RAINBIRD PEB-150, 1½" VALVE @ 30GPM (TYP.)

NO IRRIGATION EQUIPMENT OF ANY KIND IN HERE.

68th STREET S.W.

BY _____ LANDSCAPE PLANNER

9.7.03 DATE

GREG CARLISLE
CLIENT

FITNESS QUEST
PROJECT

IRRIGATION PLAN

JAN-03 1"=20'
DP-283
SHEET No. L-2

4/27/03
1/30/03

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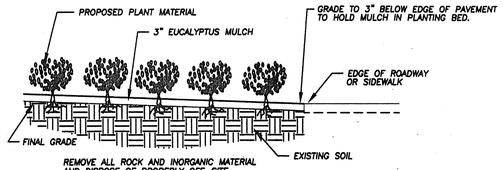
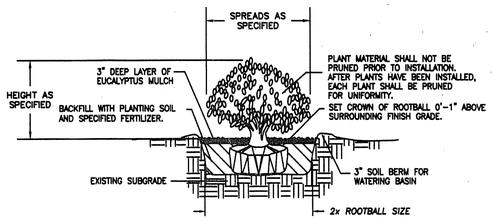
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

LANDSCAPE INSTALLATION NOTES

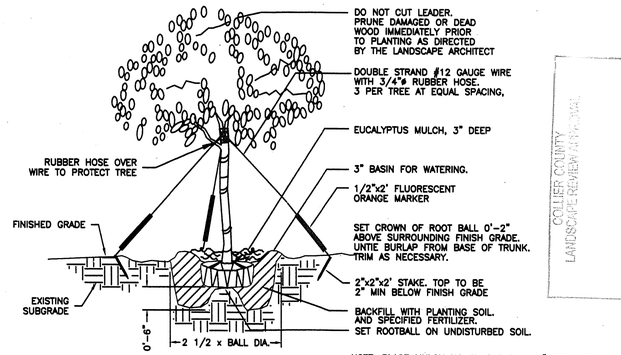
1. Landscape Contractor shall keep a field set of Planting and Irrigation Drawings and Landscape Specifications on site at all times during planting phase.
2. Landscape Contractor shall verify all quantities of material shown on the drawings prior to submitting his bid. Planting plan to take precedence over plant list. Final quantities of sod, top soil, crushed shell, gravel, rock, edging, and mulch to be verified on site by the Landscape Contractor when applicable.
3. Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
4. All plant material to be Florida Grade #1 or better, as defined in Grades and Standards for Nursery Plants, Florida Department of Agriculture. Plant Material noted as Specimen shall be Florida Fancy grade.
5. All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be SINGLE trunked unless otherwise noted on plans.
6. All trees and palms 8' in height and over shall be staked according to the Staking Details. All non-biodegradable wrapping such as twine, wire, or nylon cord shall be removed from the tree root ball before planting. Top of tree root ball shall be planted flush with existing grade.
7. Mulch all planting beds (new and existing) with shredded eucalyptus mulch to a minimum depth of 3". In areas of existing mulch, the mulch shall be taken up and replaced after plant installation. Each tree shall have a ring of mulch no less than 24 inches beyond its trunk in all directions. Cypress mulch shall not be used.
8. The Landscape contractor shall verify the location of all plant material on site with the Landscape Architect prior to installation. The Landscape Architect shall flag the location of all major trees and palms. The Landscape Architect shall be given a 48 hour minimum notice prior to the plant arrival on site for flagging.
9. Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner or Landscape Architect. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Landscape Architect.
10. The Landscape Contractor shall exercise caution to protect all existing sod and irrigation. Any damage to the sod or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
11. The Landscape Contractor shall at all times keep the job site clean and free from accumulated waste material, debris, and rubbish. All sod removed for planting areas shall be removed from the site.
12. The Landscape Contractor shall fully inspect and familiarize himself with the site and all work conditions so as to include in his bid a cost for removal or exotic plant material from the project site as required by Collier County Code. Existing plant removals, transplants, sod adjustments, debris removal and finish grading, shall also be included.
13. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation. A decision shall be made at the time to keep the existing plant material and adjust the plan or remove the existing plant material.
14. Install all ground cover plants 18" and all shrubs 24" away from the edges of all walks, driveways, terraces, walls, or adjoining plantings bed edges.
15. Tree removal to include back filling of holes to a level flush with the existing grade. All material to be removed from site.
16. Site preparation shall include removal of any weeds, patches of grass, cleanup of any dead material and finish grading.
17. The Landscape Contractor shall review the existing irrigation system prior to submitting his bid to cover any cost for adjustments that may need to be made due to the location of new or transplanted plant material.
18. The Landscape Architect will advise the Contractor on pruning and trimming trees and shrubs. The Contractor shall notify the Landscape Architect 24 hours prior to such work. All pruned and trimmed plant material shall be fertilized with an 8-4-8 sulfur coated fertilizer.
19. Berms are in addition to finish grade. Finish grade provided by others.
20. Sod shall be installed on ground that has been raked smooth and shall be rolled after installation for an even finish.
21. Location of plant materials (trees, palms, shrubs, ground covers and vines), walks, and other landscape features may be relocated on site at the discretion of the Landscape Architect. Owner, or Developer; provided that all applicable codes are met.
22. Quantities and specifications of plant materials maybe subject to change during the installation at the discretion of the Landscape Architect, Owner, or Developer.
23. seventy-five percent (75%) of the total number of required Trees used in buffers and landscaping Shall be Florida native varieties.
24. Fifty percent (50%) of the total number of required shrubs used in buffers and landscaping shall be Florida native varieties.
25. A maximum of twenty-five percent (25%) Palm varieties shall be allowed for tree requirements.
26. Live ground cover shall be used planted in such a manner as to present a finish appearance and substantially completed coverage within one year after planting.
27. All invasive exotic species, as listed in the Land Development Code, shall be removed from the site prior to final project completion. An annual exotic management plan shall be implemented so that the site remains exotic-free in perpetuity.
28. Exact plant locations may vary to avoid conflicts with Utilities, etc.
29. Backfill shall consist of 2/3 part clean potting soil and 1/3 composted cow manure, mixed in a 50/50 ratio with existing excavated from the planting hole. All backfill shall be thoroughly mixed and washed in around root ball so that no air pockets remain.
30. Contractor is responsible for watering and maintaining of plants until the project or portion thereof, has been accepted by Owner or Owner's Representative.
31. Tree and Palm guying and staking shall be removed within 12 months of installation.
32. All Landscaping shall be installed in accordance with accepted, local nursery practice
33. All proposed plantings are outside of all easements.
34. An Automatic Irrigation System shall be installed in all areas, except for areas of preserved vegetation.
35. All limerock and construction debris shall be removed from landscape islands and buffers prior to planting.
36. All landscaping shall be replaced within 30 days of its demise.



GRADING DETAIL FOR MULCH BED ADJACENT TO PAVEMENT
N. T. S.



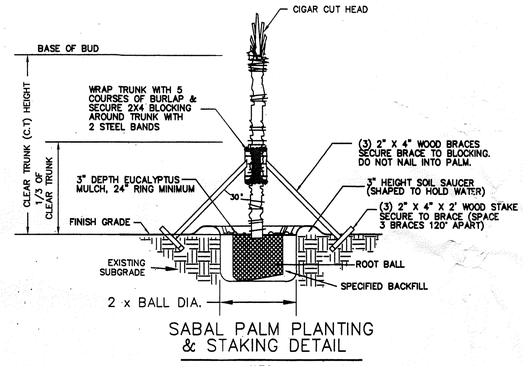
SHRUB PLANTING DETAIL
N. T. S.



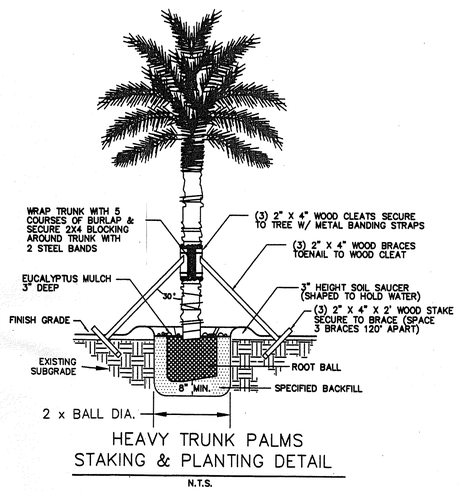
TREE PLANTING DETAIL
N. T. S.

NOTE: PLACE MULCH NO CLOSER THAN 2" FROM TRUNK.

COLLIER COUNTY
LANDSCAPE REVIEW APPROVAL
BY: _____ LANDSCAPE PLANNER
DATE 8.7.03



SABAL PALM PLANTING & STAKING DETAIL
N.T.S.



HEAVY TRUNK PALMS STAKING & PLANTING DETAIL
N.T.S.

MATERIALS LIST:

SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
MULCH	–	FIELD MEASURE	EACULYPTUS MULCH	SHREDDED, GRADE "A"	3" DEPTH
SOD	–	FIELD MEASURE	PASPALUM NOTATUM	BAHIA SOD	SOLID SOD, TIGHTLY BUTTED, ROLLED
SOIL	–	FIELD MEASURE	PLANTING SOIL	BACKFILL FOR PLANTS	SEE NOTES
	AR	7	ACER RUBRUM	MAPLE	8'HT., 1½" CAL., 3' CAL., NATIVE, DROUGHT/COLD TOLERANT
	BS	110	BOUGAINVILLEA SPP.	DWARF BOUG.	3GAL., 12-18" HT. 3'O.C., NON-NATIVE, DROUGHT/COLD TOLERANT
	GG	170	GALPHIMIA GLAUCA	THYRALLIS	3GAL., 24" HT., 3'O.C., NON-NATIVE, DROUGHT/COLD INTOLERANT
	IV	150	ILEX VOMITTORIANA' DWARF YAUPON		3GAL., 12" HT. 3'O.C., NATIVE, DROUGHT/COLD TOLERANT
	JS	24	JUNIPERUS SILICOLA	RED CEDAR	8'HT., 1½" CAL., 3' SPD., NATIVE, DROUGHT & COLD TOLERANT
	LL	29	LYSILOMA LATISILIQUA	WILD TAMARIND	14' HT., 3" CAL., 6' SPD, NATIVE, DROUGHT/COLD TOLERANT
	MF	110	MYRCIANTHES FRAGRANS	SIMPSONIS STOPPER	3GAL., 24" HT., 3' O.C., NATIVE, DEL. ROW, DROUGHT/COLD TOLERANT
	QV	51	QUERCUS VIRGINIANA	LIVE OAK	14' HT., 3" CAL., 6' SPD., DROUGHT & COLD TOLERANT, NATIVE
	SP	49	SABAL PALMETTO	SABAL PALM	10, 14, 18 FT. O/A HT., STAGGER HTS., CIGAR CUT, NATIVE, DROUGHT/COLD TOLERANT
	TA	6	TABEBUIA ARGENTEA	GOLD TREE	8'HT., 1½" CAL., 3' SPD., NON-NATIVE, DROUGHT TOLERANT, COLD INTOLERANT
	TD	7	TAXODIUM DISTICHUM	CYPRESS	10' HT., 1¾" CAL., 4' SPD., NATIVE, DROUGHT/COLD TOLERANT
	VO	213	VIBURNUM OBOVATUM	WALTER VIBURNUM	10 GAL., 5 FT. HT., 3' SPD., 4' O.C., NATIVE, DROUGHT/COLD TOLERANT

ENTIRE PARKING/BUILDING SITE TO BE CLEARED.

LANDSCAPE CALCULATIONS

1. INTERIOR LANDSCAPING (SEC. 2.4.5.2.)
10% X 87,900 S.F. PVT. = 8,790 S.F./250 = 35 TREES REQUIRED/PROVIDED
*CURBING TO BE PROVIDED AROUND ALL ISLANDS PER ENGINEER PLAN

2. TYPE "B" BUFFER (SEC. 2.4.7.4)
925 L.F./25 = 37 TREES REQUIRED/PROVIDED +5' HEDGE/FENCE

3. TYPE "A" BUFFER (SEC. 2.4.7.4.) N/A
_____ L.F./30 = _____ TREES REQUIRED/PROVIDED

4. TYPE "D" BUFFER (SEC. 2.4.7.4.)
925 L.F./30 = 31 TREES REQUIRED/PROVIDED + 2' DOUBLE HEDGE
OFF-SITE 468/30 = 16 TREES

5. BUILDING PERIMETER PLANTINGS
28,000 S.F. X 10% = 2,800 S.F. REQUIRED/PROVIDED

6. TOTAL TREES REQUIRED 119 ; PROVIDED 119+
TREES 75% MINIMUM NATIVE, 50% MINIMUM NATIVE SHRUBS

4/27/03
1/30/03

LEGEND

OWNER/DEVELOPER

Revision	Date	Description	By
1	4/27/03	REVISED PER OWNER/CC	E.B.C.

DESIGNED BY: JD
DRAWN BY: DD
APPROVED: JD
JOB CODE: FQ
SCALE: N.T.S.

FITNESS QUEST

COLLIER COUNTY CODE
LANDSCAPE NOTES AND DETAILS

DATE: 1/2003
FILE NAME: CCDETAILS.DWG
DRAWING NUMBER L4 OF L4

F:\job\landscape\CCDETAIL.DWG, 01/14/2003 07:57:43 AM, hpdj1050c-pc3

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

GENERAL IRRIGATION NOTES:

1) The irrigation plan is schematic; 100% coverage is required. The definitive layout, with adjustments for the site constraints, may be necessarily made by the irrigation Contractor directly on the ground in accordance with existing field conditions. Field changes to the irrigation system, such as line routing, sprinkler head placement and spray distribution adjustment, shall be made as needed to avoid disturbance of existing vegetation.

2) Field adjustments to the irrigation system shall be made by the irrigation Contractor as required to avoid any water over-spray onto paved surfaces, buildings, walls, and other on site and/or off site improvements and roads.

3) The irrigation Contractor shall verify existing water source as to pressure and volume available for irrigation prior to installation and shall notify the landscape architect of any discrepancies with drawings and/or specifications.

4) The irrigation Contractor shall verify the location of water source and shall make necessary revisions for proper hook-up.

5) The irrigation system shall be operated between the hours of midnight and ten a.m., unless the operation of multiple zones requires additional time, or unless South Florida Water Management or other utility company's water use restrictions supersede these requirements.

6) Pressure loss through the water meter shall not exceed 10% of minimum static water pressure (PSI) available in city main.

7) Maximum flow through the water meter for irrigation shall not exceed 75% of the maximum safe flow of the meter.

8) Design velocity of flow through the service line shall not exceed 5 feet per second.

9) Where static water pressure exceeds 80 psi, installation of a pressure regulator shall be required.

10) Where water pressure from the street main or other source of supply is insufficient to provide flow pressures as required, a booster pump and pressure tank, or other approved means, shall be installed in the irrigation supply system.

11) An automatic control valve shall be required for each sprinkler circuit. All automatic and manual valves shall be installed in valve boxes flush to finished grade. Only one valve shall be operated at a time.

12) Where the sprinkler system is connected to city or county drinking water service, a code approved antisiphon valve shall be installed to prevent any possibility of backflow contamination.

13) Use 18 gauge wire, code approved for underground burial, for wiring control valves to automatic sprinkler timers. Place wire in the same trenches as the pipe. Seal all splices with waterproof sealant or cement.

14) Dig trenches 6" – 10" deep. Place gravel in the holes where pop-up impulse sprinklers will be installed to improve drainage around the sprinklers.

15) All irrigation heads located in turf areas shall be 4" pop-ups. All irrigation heads located in ground cover areas shall be mounted on risers.

16) The connecting pipe runs from the service line or water meter to the control valves. If this distance is less than 100', use pipe the same size as the largest valve in the group. If the distance is over 100' use pipe one size larger than the largest valve. (Note: this could result in the connecting pipe being larger than the service line.) PVC schedule 40 plastic pipe (semi rigid, straight lengths) may be used as the connecting pipe. Poly plastic pipe is not recommended because this line is constantly under pressure. Copper or galvanized may be used per code. If galvanized is used, however, the pipe must be increased one size.
No piping shall be less than 3/4" unless otherwise specified.

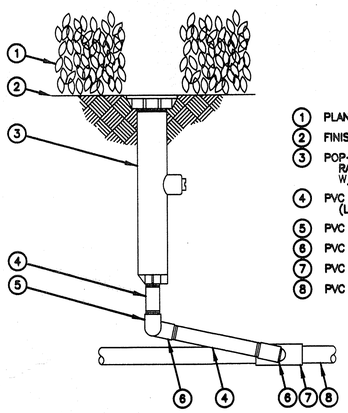
TABLE OF VALVE AND PIPING SIZES:

GPM	FLOW	VALVE SIZE	PVC PIPE	POLYETHYLENE PIPE
0–9	3/4"	3/4"		3/4"
10–13	3/4"	3/4"		1"
14–24	1"	1"		1-1/4"
25–50	1-1/2"	1-1/2"		2"

17) Verify with the Owner, prior to construction, locations of controllers and power sources for controllers.

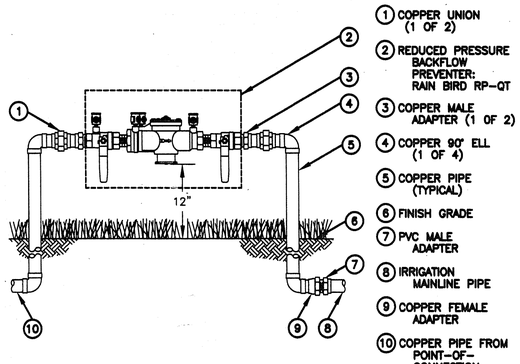
18) Concrete thrust blocks shall be installed on pressure mains at all offsets of 45 degrees and larger.

19) A rain freeze sensor shall be installed on the irrigation system.



1. PLANT MATERIAL
2. FINISH GRADE/TOP OF MULCH
3. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-PCS W/PLASTIC MPR NOZZLE
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. PVC SCH 40 ELL
6. PVC SCH 40 STREET ELL
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE

POP-UP SPRAY SPRINKLER

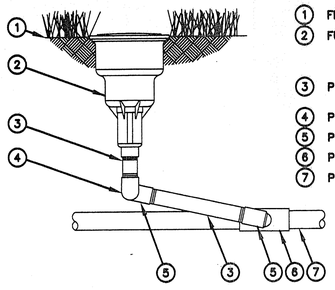


1. COPPER UNION (1 OF 2)
2. REDUCED PRESSURE BACKFLOW PREVENTER: RAIN BIRD RP-QT
3. COPPER MALE ADAPTER (1 OF 2)
4. COPPER 90° ELL (1 OF 4)
5. COPPER PIPE (TYPICAL)
6. FINISH GRADE
7. PVC MALE ADAPTER
8. IRRIGATION MAINLINE PIPE
9. COPPER FEMALE ADAPTER
10. COPPER PIPE FROM POINT-OF-CONNECTION

NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

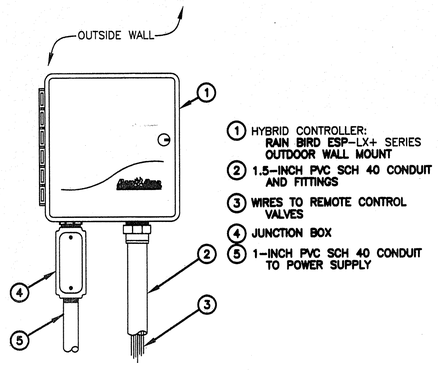
BACKFLOW PREVENTER

COLLIER COUNTY
LANDSCAPE REVIEW
BY LANDSCAPE PLANNER
DATE 8.7.03



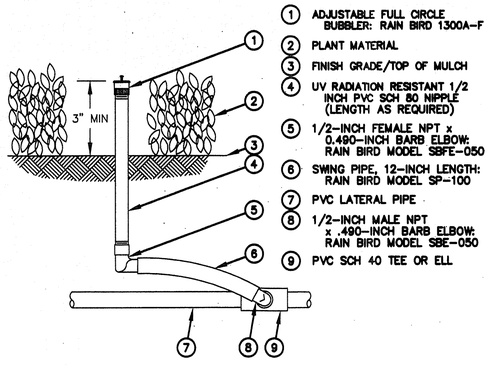
1. FINISH GRADE
2. FULL-CIRCLE IMPACT ROTOR POP-UP SPRINKLER: RAIN BIRD 41-51AP-RC
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

IMPACT ROTOR POP-UP SPRINKLER



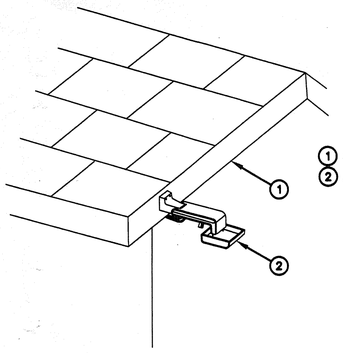
1. HYBRID CONTROLLER: RAIN BIRD ESP-LX+ SERIES OUTDOOR WALL MOUNT
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

HYBRID CONTROLLER



1. ADJUSTABLE FULL CIRCLE BUBBLER: RAIN BIRD 1300A-F
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

BUBBLER



1. ROOF EDGE
2. AUTOMATIC RAIN SHUTOFF: RAIN BIRD RAIN CHECK

NOTE:
1. FOR COMPLETE INSTALLATION INSTRUCTIONS, SEE INSTRUCTIONS ENCLOSED WITH RAIN CHECK.

AUTOMATIC RAIN SHUTOFF

4/27/03
1/20/03

LEGEND	OWNER/DEVELOPER	Revision	Date	Description	By

DESIGNED BY: DD
DRAWN BY: DD
APPROVED:
JOB CODE: FQ
SCALE: NONE

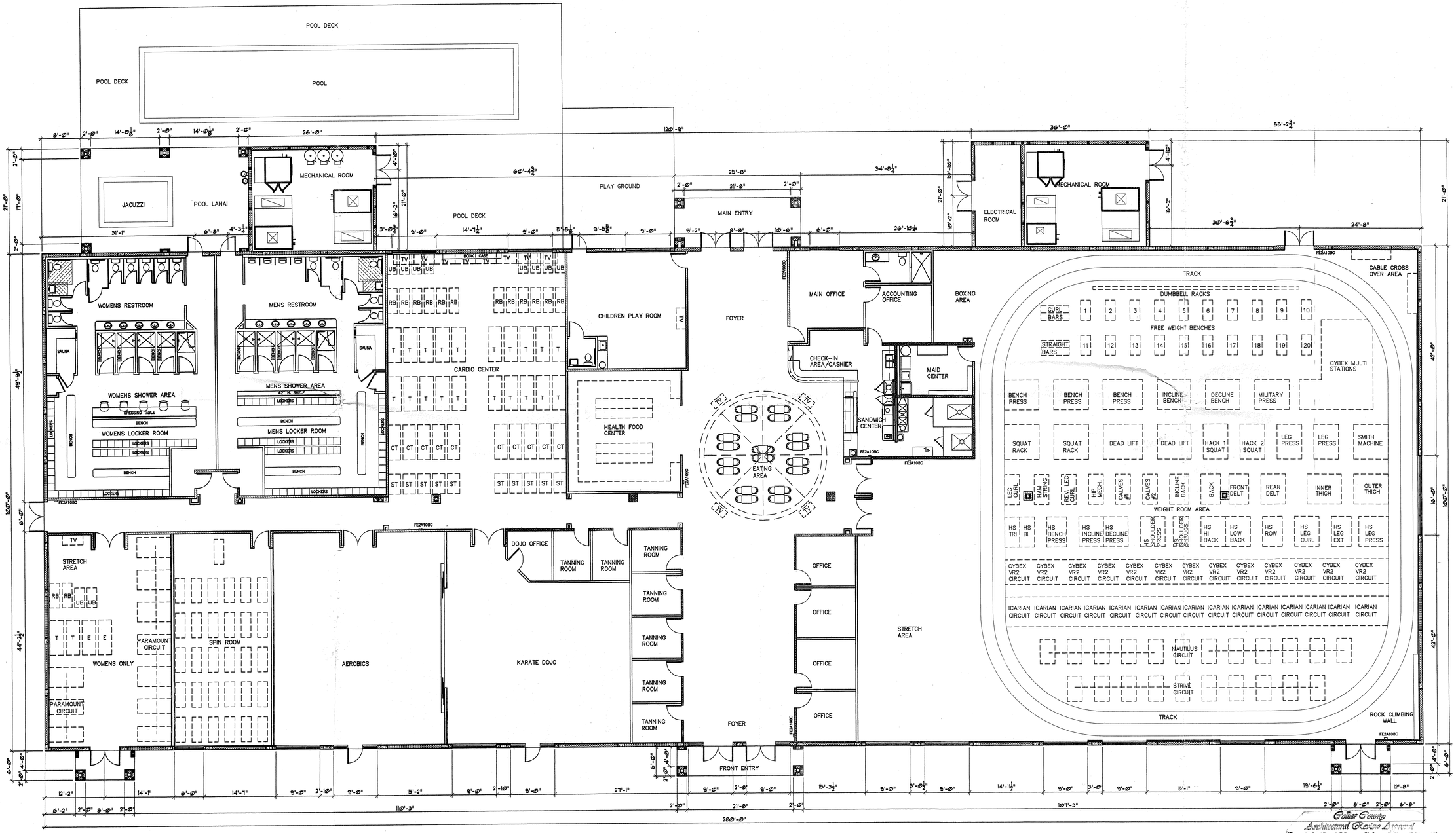
FITNESS QUEST

IRRIGATION DETAILS

DATE: 1/2003 | FILE NAME: IRRDET | DRAWING NUMBER L5 OF L5

F:\job\landscape\IRRDET.dwg, 01/14/2003 07:57:03 AM, hpdj1050c.pc3

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



OVERALL FLOOR PLAN

NOT TO SCALE

DO NOT SCALE THIS DRAWING SCHEMATIC FLOOR LAYOUT ONLY

Collier County
Architectural Review Approval

SDP-2003-AR-6303
PROJECT #2001120014
DATE: 2/6/03
FRED REISCHL

J.D.Allen & Associates, Inc. / John W. Kemper P.A.
John W. Kemper FLORIDA REGISTRATION AR 0014690
Jim D. Allen FLORIDA REGISTRATION COA0014971
287 AIRPORT ROAD SOUTH, NAPLES, FLORIDA 34104
PHONE (239) 643-4600 FAX (239) 643-6537

SEAL:

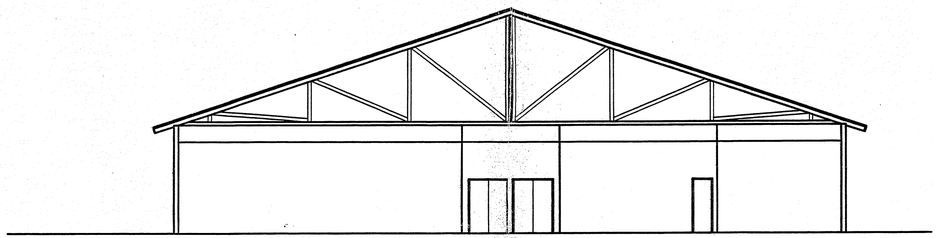
PROJ. NAME: FITNESS QUEST
6800 GOLDEN GATE PARKWAY
Naples, Florida 34105

DESCRIPTION: OVERALL FLOOR PLAN

DATE:	
PROJ. NO:	
CAD FILE:	
SCALE:	NOT TO SCALE
DRAWN:	DLW
CHECKED:	J.W.K.
DRAWING NO.	A-1

REV.	DESCRIPTION

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



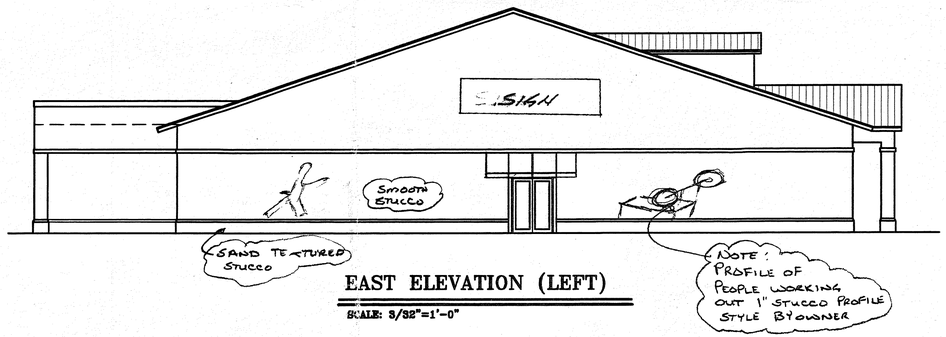
BUILDING SECTION

SCALE: 3/32"=1'-0"



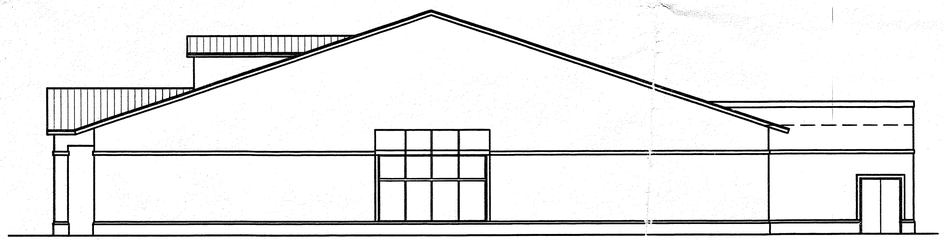
SOUTH ELEVATION (REAR)

SCALE: 3/32"=1'-0"



EAST ELEVATION (LEFT)

SCALE: 3/32"=1'-0"



WEST ELEVATION (RIGHT)

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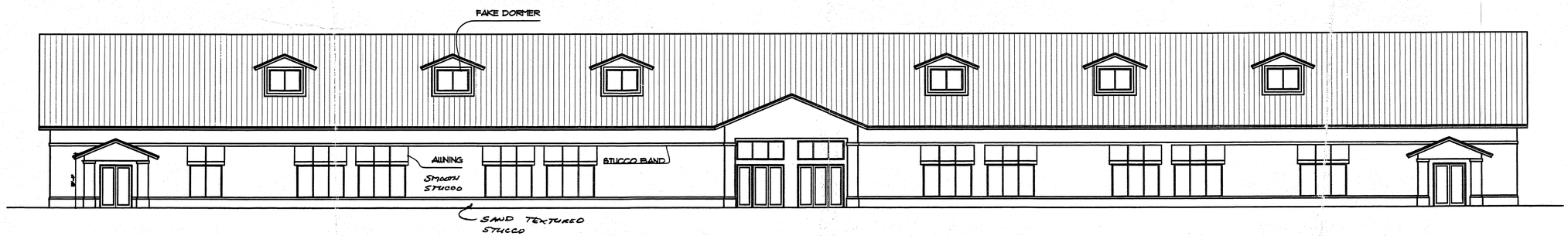


NORTH ELEVATION (FRONT)

SCALE: 3/32"=1'-0"

Collier County Architectural Review Approval

SDP-2003-AR-3702 REV 3
Project: 2001120014
DATE: 07/23/03

REV.	DESCRIPTION		
1	REVISION PER COUNTY COMMENTS	DLW	7-7-03

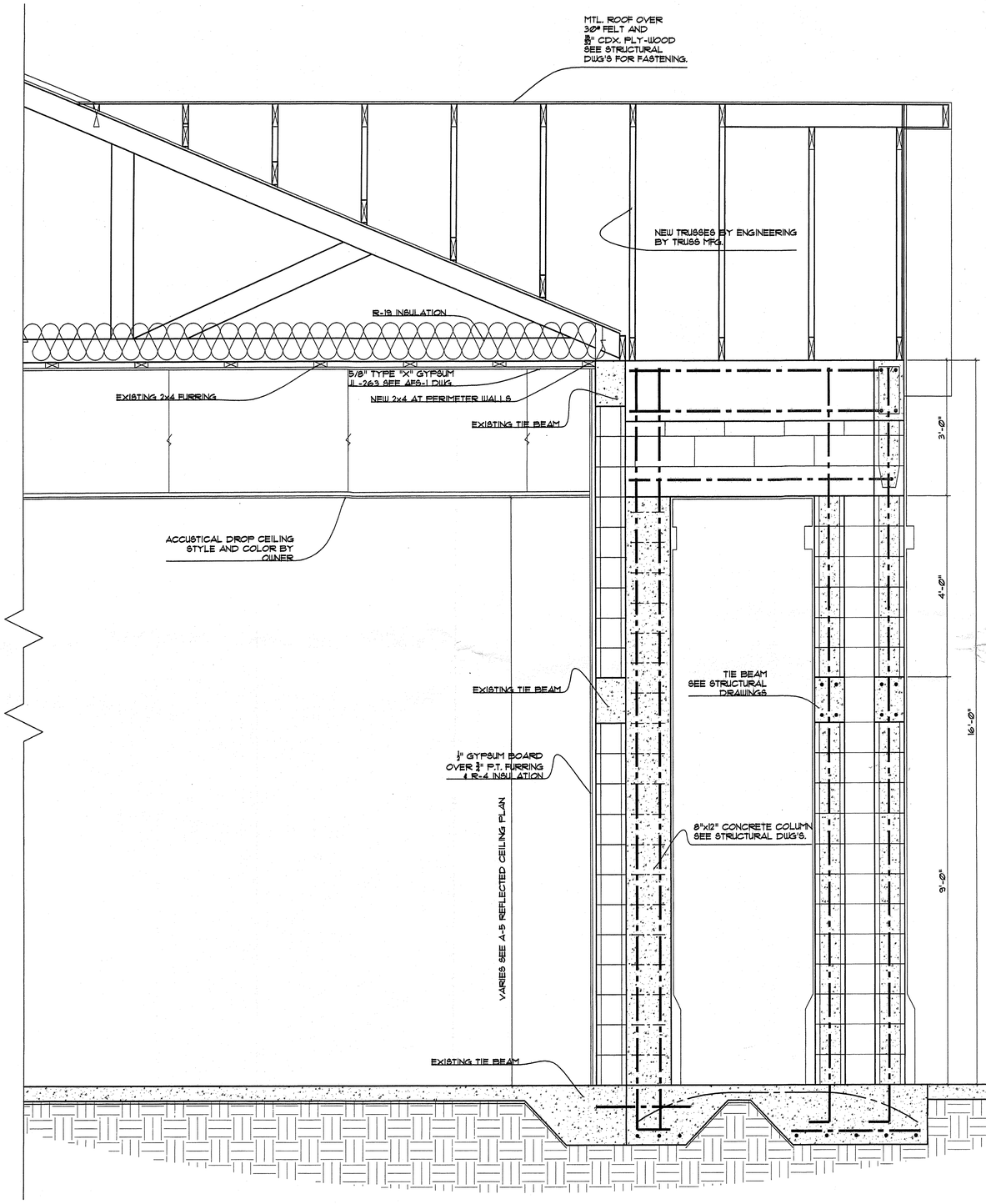
J.D.Allen & Associates, Inc. / John W. Kemper P.A.
Jim D. Allen FLORIDA REGISTRATION CCC041971
John W. Kemper FLORIDA REGISTRATION AR 0014980
207 AIRPORT ROAD SOUTH, NAPLES, FLORIDA 34104
PHONE (239) 643-4600 FAX (239) 643-6937

PROJ. NAME: FITNESS QUEST
6800 GOLDEN GATE PARKWAY
Naples, Florida 34105

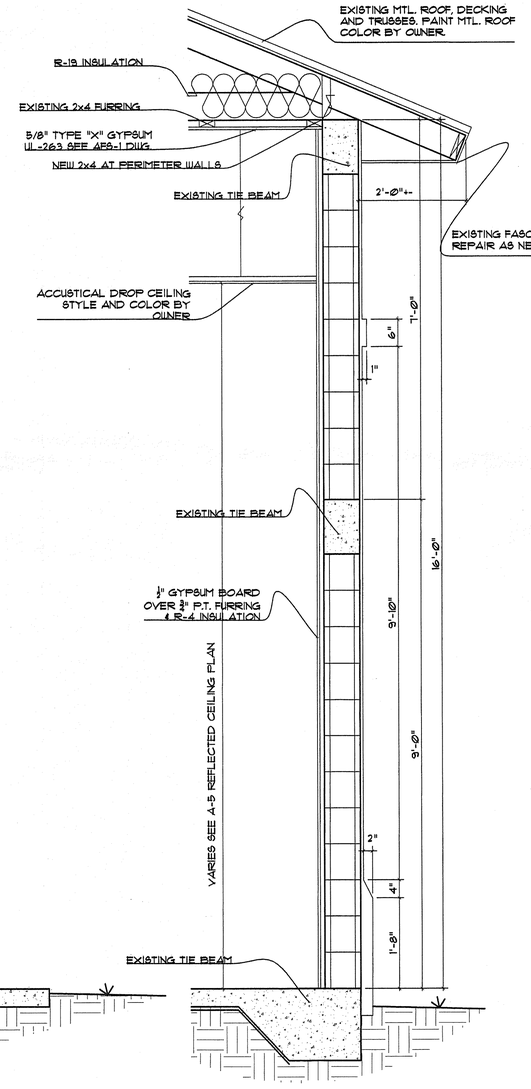
DESCRIPTION: ELEVATIONS AND BUILDING SECTION

DATE: 12-12-02
PROJ. NO:
CAD FILE:
SCALE: 3/32" = 1'-0"
DRAWN: DLW
CHECKED: J.W.K.
DRAWING NO. A-7

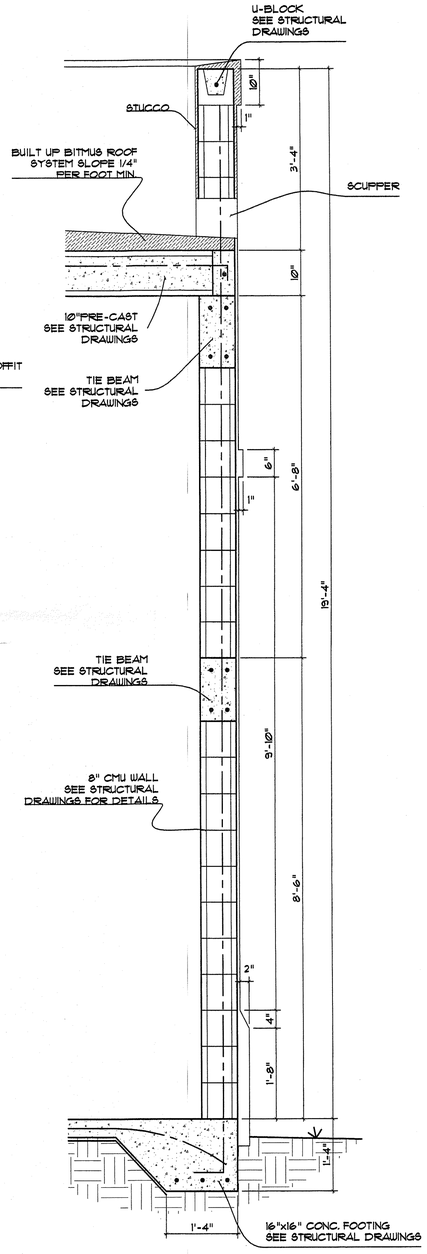
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



1 WALL SECTION @ ENTRY
SCALE: 3/4"=1'-0"



2 WALL SECTION @ EXISTING WALLS
SCALE: 3/4"=1'-0"



3 WALL SECTION @ MECHANICAL ROOMS
SCALE: 3/4"=1'-0"

Collier County
Architectural Review Approved

REV.	DESCRIPTION

SEAL

J.D.Allen & Associates, Inc. / John W. Kemper P.A.
Jim D. Allen FLORIDA REGISTRATION CGC041971
John W. Kemper FLORIDA REGISTRATION AR 0014880
257 AIRPORT ROAD SOUTH, NAPLES, FLORIDA 34104
PHONE (239) 643-4600 FAX (239) 643-6937

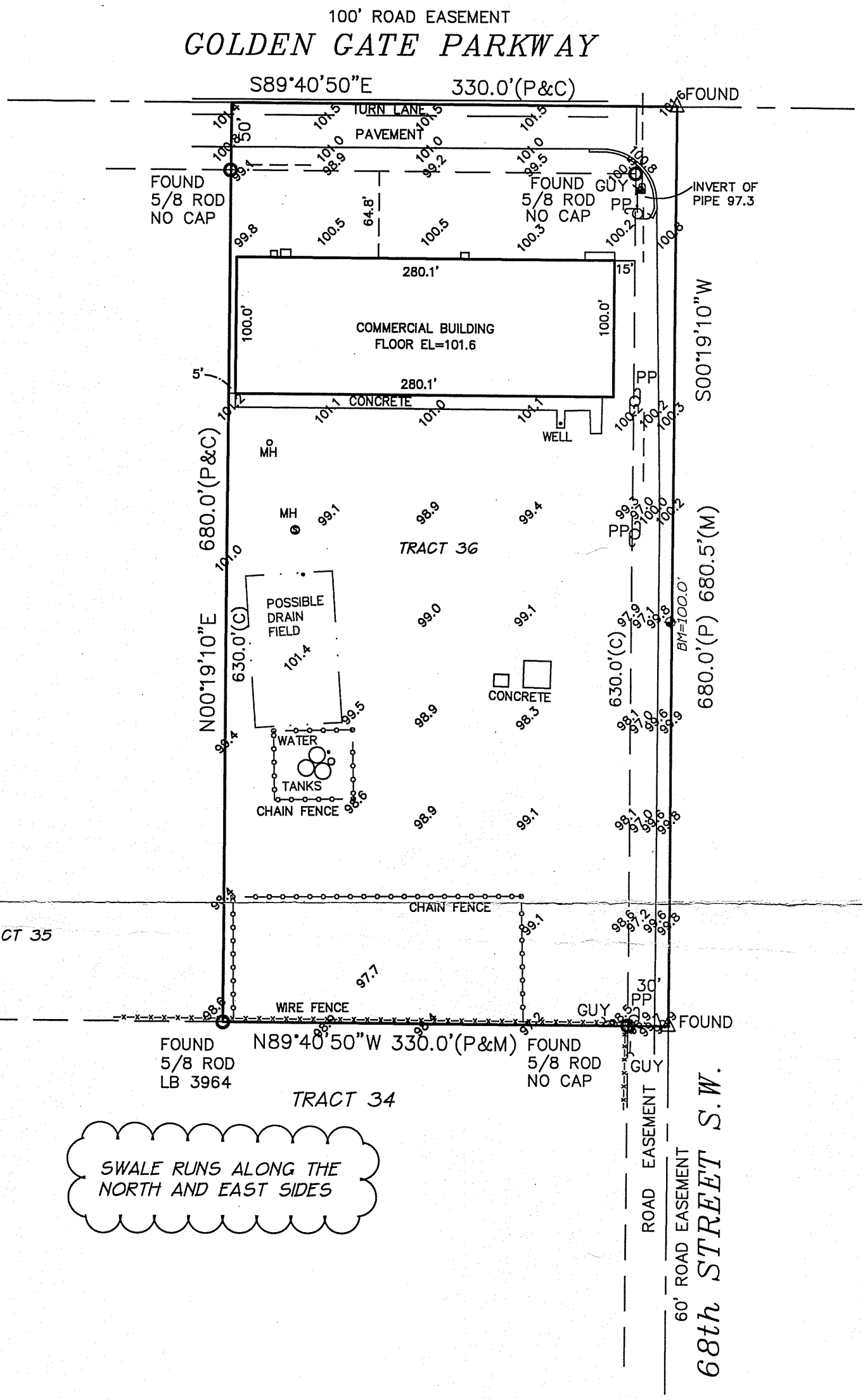
PROJ. NAME: FITNESS QUEST
6800 GOLDEN GATE PARKWAY
Naples, Florida 34105

DESCRIPTION: WALL SECTIONS

DATE: 12-12-02
PROJ. NO:
CAD FILE:
SCALE: AS NOTED
DRAWN: DLW
CHECKED: J.W.K.
DRAWING NO. A-9

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

BOUNDARY SURVEY



LEGEND/ABBREVIATIONS

- SET IRON PIN W/CAP #5013
- FND. NAIL AND TIN TAB
- FND. CONC. MON.
- FND. IRON PIN
- BENCH MARK
- POWER POLE
- WELL
- C = CALCULATED
- M = MEASURED
- P = PLATTED
- ℄ = CENTERLINE
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- A/C = AIR CONDITIONER
- WM = WATER METER
- CB = CATCH BASIN
- MH = MANHOLE
- PE = POOL EQUIPMENT
- CONC = CONCRETE
- UTS = UTILITIES
- TOB = TOP OF BANK

Jan. 14. 2002
Date of Survey:

Scale: 1" = 100'
Project No. GGE29T36
FB No. 051 P. 75-76
Job No. 03008

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ADDRESS OF PROPERTY:
6800 GOLDEN GATE PARKWAY

NOTES:
FLOOD ZONE "X" – PANEL 120067 0415 D.
BEARINGS BASED ON PHYSICAL CENTERLINE OF GOLDEN GATE PARKWAY AS BEING S89°04'24"W.

LEGAL DESCRIPTION

ALL OF TRACT 36, GOLDEN GATE ESTATES, UNIT NO. 29 recorded in Plat Book 7, page 57 of the Public Records of Collier County, Florida.

NOT VALID UNLESS
EMBOSSED WITH SEAL

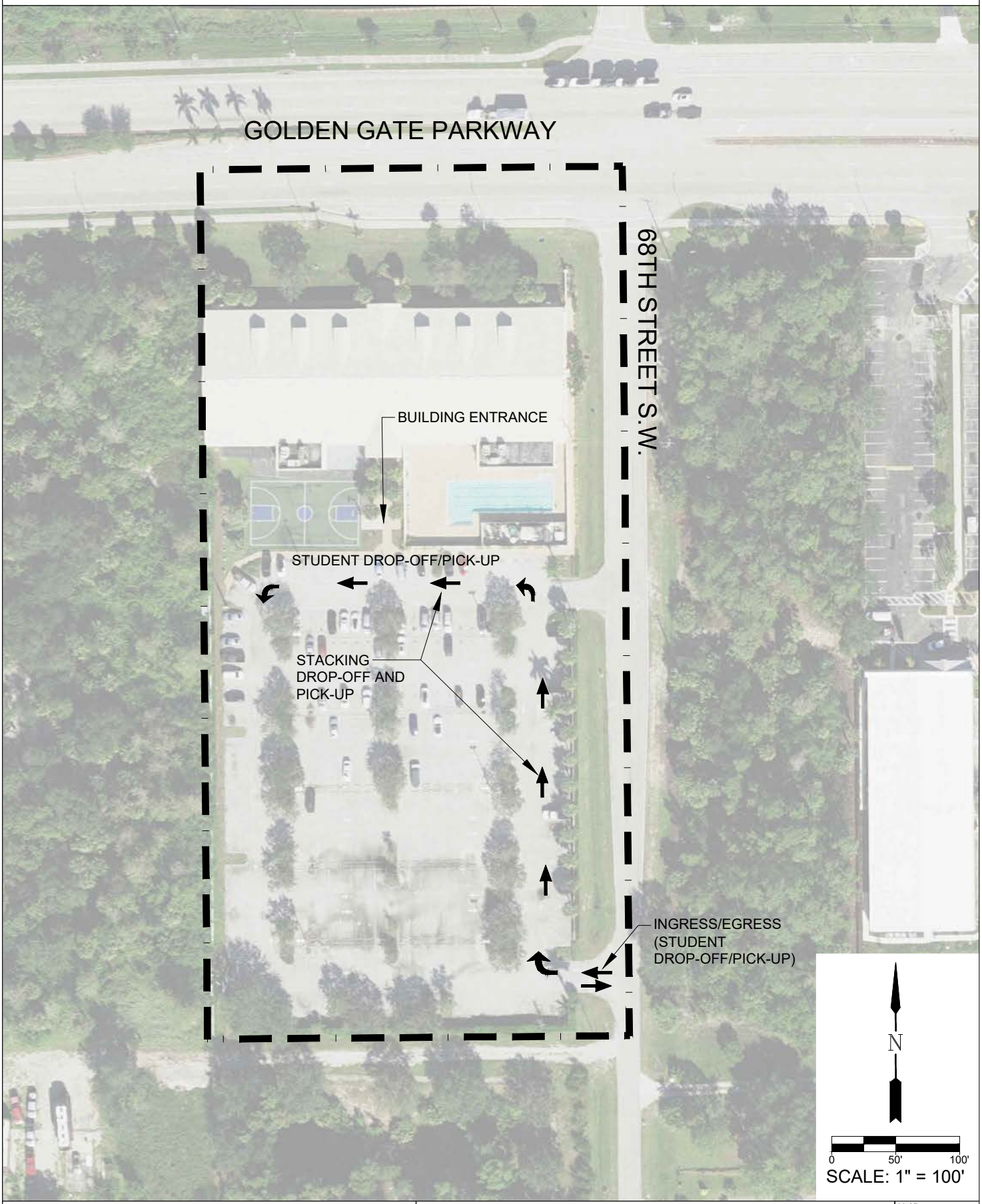
THIS SURVEY IS PREPARED FOR:
GREG CARLISLE

I hereby certify that this survey meets the minimum technical standards as per Chapter 61G17-6 F.A.C.
This is not a certificate of Title, Zoning, or Freedom of encumbrances. Abstract has not been reviewed and other easements and restrictions may apply to this parcel. All other easements that exist are required to be provided to the surveyor by the client of his or her agent per Florida Statute 61G17-6.003 (10) F.A.C.

Carol E. Nelson 1/14/03

Carol E. Nelson, P.L.S. #5013
330 Wilson Boulevard South
Naples, Florida 34117
(239) 304-0055 Office
(239) 304-0047 Fax

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

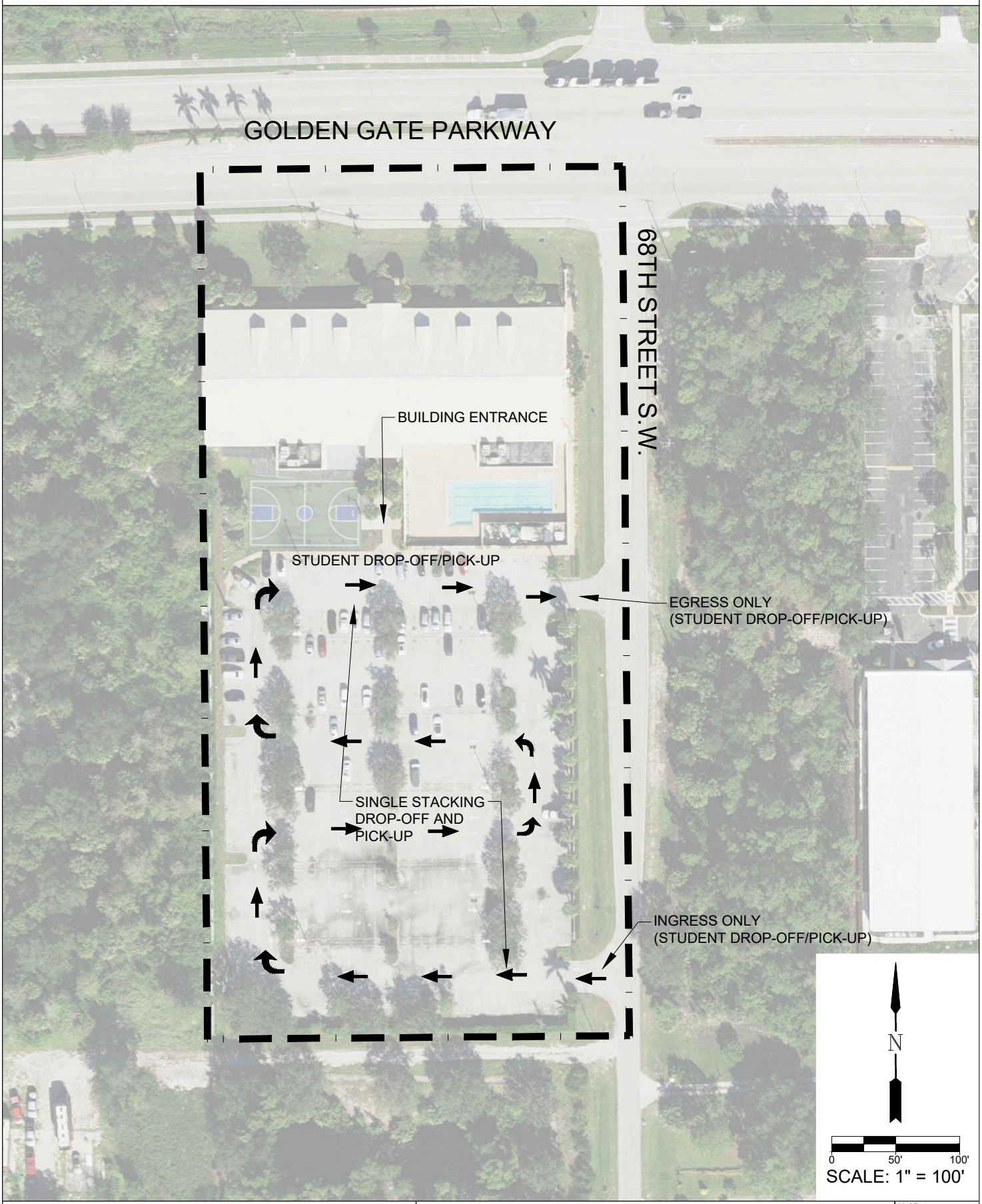
NAPLES CHRISTIAN ACADEMY NUC

STACKING EXHIBIT

SOURCE: COLLIER COUNTY PROPERTY APPRAISER, DECEMBER 2022

SCALE:	
JOB CODE:	NCANUC-23
DATE:	AUGUST 2023
FILE NAME:	STACKING EXHIBIT

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

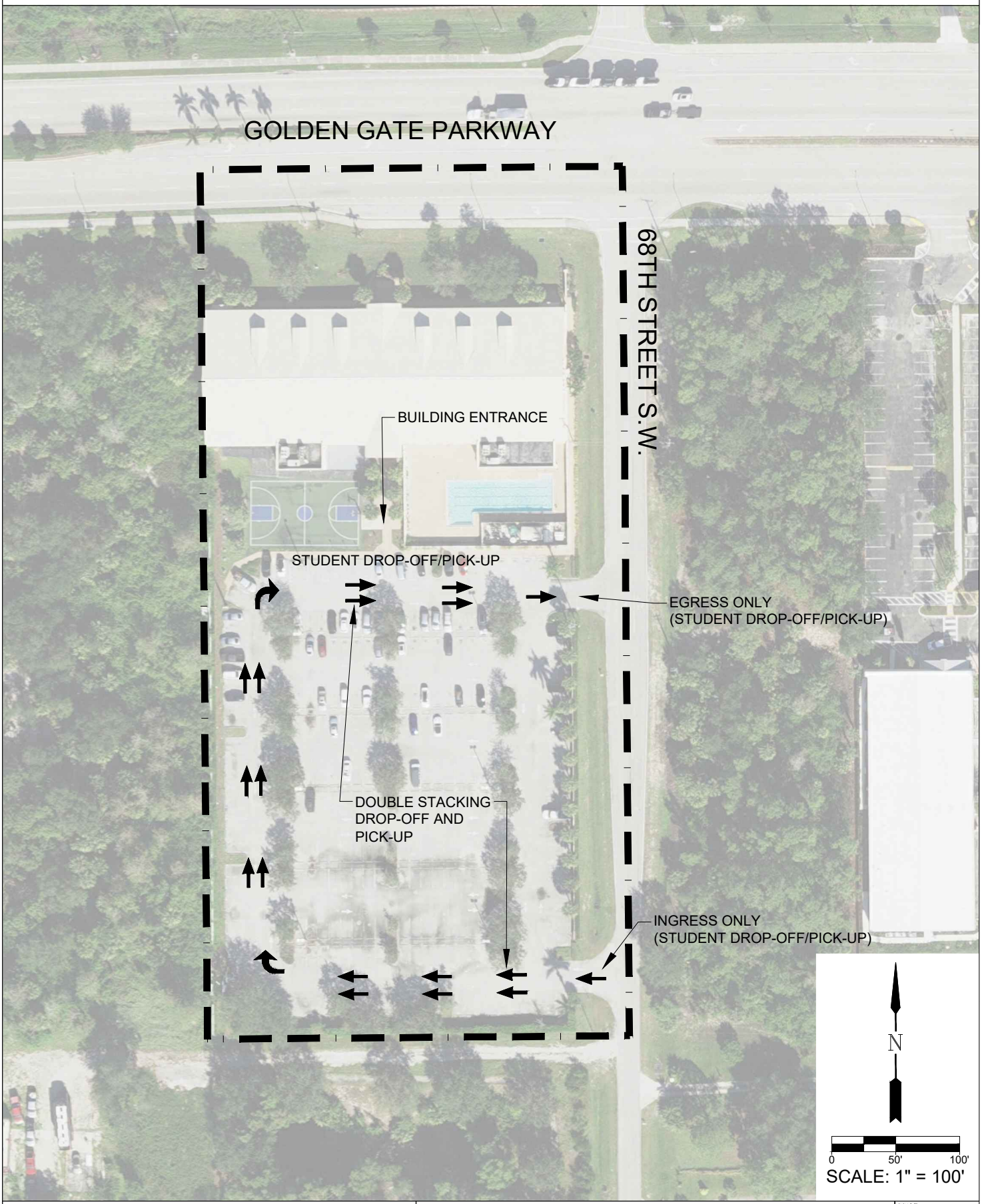
NAPLES CHRISTIAN ACADEMY NUC

SINGLE STACKING EXHIBIT

SOURCE: COLLIER COUNTY PROPERTY APPRAISER, DECEMBER 2022

SCALE:	
JOB CODE:	NCANUC-23
DATE:	AUGUST 2023
FILE NAME:	STACKING EXHIBIT-R1

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

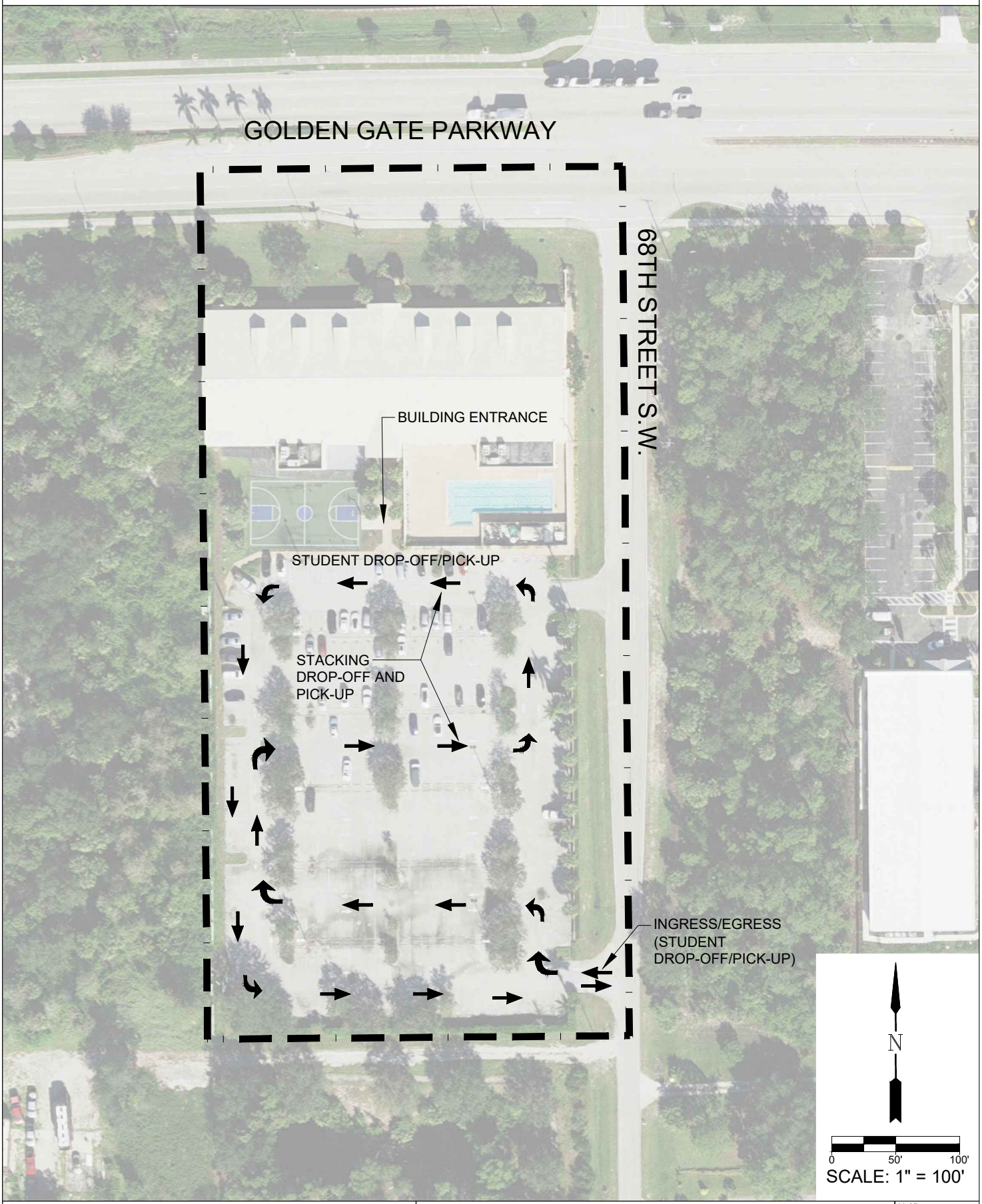
NAPLES CHRISTIAN ACADEMY NUC

DOUBLE STACKING EXHIBIT

SOURCE: COLLIER COUNTY PROPERTY APPRAISER, DECEMBER 2022

SCALE:	
JOB CODE:	NCANUC-23
DATE:	AUGUST 2023
FILE NAME:	STACKING EXHIBIT-R1

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

NAPLES CHRISTIAN ACADEMY NUC

STACKING EXHIBIT

SOURCE: COLLIER COUNTY PROPERTY APPRAISER, DECEMBER 2022

SCALE:	
JOB CODE:	NCANUC-23
DATE:	AUGUST 2023
FILE NAME:	STACKING EXHIBIT-R2

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Naples Christian Academy NUC (PL20230011674)

Narrative Statement

Change in use. If no structural alterations are made, any **nonconforming** use of a **structure**, or of a **structure** and premises in combination may be changed to another **nonconforming** use of the same character, or to a more restricted **nonconforming** use, provided the board of zoning appeals, upon application to the County Manager or designee, shall find after public notice and hearing that the proposed use is equally or more appropriate to the district than the existing **nonconforming** use and that the relation of the **structure** to surrounding properties is such that adverse effect on occupants and neighboring properties will not be greater than if the existing **nonconforming** use is continued. In permitting such change, the board of zoning appeals may require appropriate conditions and safeguards in accordance with the intent and purpose of the LDC.

The subject property was originally developed as a shopping center in 1975, prior to adoption of the Golden Gate Area Master Plan. The Collier County Board of Zoning Appeals authorized a non-conforming use change (NUC-90-2) to permit a bowling alley in 1990 (NUC-90-2) an indoor putting course (18 holes); and accessory pro shop, dining facility and future outdoor pitch and putt area in 1996 (NUC-96-1), a school in 1997 (NUC-97-2) and then the current fitness center in 2002 (NUC-2001-AR-1856).

The applicant is proposing to replace the fitness center use with a private K-8 school, with typical accessory uses, having a maximum capacity of 225 students. The proposed school would occupy the existing building space with only the need to make minor interior renovations to the building. The site has 280 existing parking spaces, far exceeding required parking for the K-8 school/use.

Please address the following on separate sheets and attach to the application packet.

1. If the request proposes a number of possible nonconforming uses, list all of the proposed nonconforming uses and identify the following for each use:

    a. Total number of parking required;

    The proposed 225 student K-8 school is proposed to replace the existing fitness center facility. The 225 student K-8 school requires 5 spaces per 4 faculty members. It is estimated there will be a maximum of 30 staff members, requiring 38 parking spaces. The property has 280 parking spaces on-site.

    b. Hours of operation; and

    Hours of operation for the proposed school are anticipated to be similar to other schools in the community. School hours will typically be weekdays between 7 a.m. and 4 p.m., with occasional afterschool and evening school functions.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

c. Total square footage for the proposed nonconforming building(s) and structure(s).

The existing building on the property is approximately 28,000 square feet. There are no plans to increase the size of the structure to accommodate the proposed school use. The school may install outdoor shade structures for student use.

2. If the request proposed a number of possible permitted and/or accessory uses, list all of the proposed used and identify the following for each use:

   a. Total square footage of the new or existing structures;

   The total building square footage is 28,000 square feet, with a maximum of 225 K-8 students.

   b. Total number of parking required; and

   Required parking is 38 spaces.

   c. Hours of operation for proposed.

   School hours will typically be weekdays between 7 a.m. and 4 p.m. School office hours will typically be weekdays between 7 a.m. and 5 p.m. Occasionally after school and evening functions will be held during weekdays.

3. Total number of parking spaces existing on site.

   280 parking spaces exist on-site. adequate area exists on site to provide stacking for student drop-off and pickup.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

INSTR 5246003 OR 5256 PG 2200 RECORDED 3/31/2016 8:17 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $55,877.50 REC $18.50
CONS $7,982,500.00

Prepared by and Return to:
Craig D. Blume, P.A.
750 11th Street South, Suite 202
Naples, FL 34102

Parcel I.D. (Folio) No. 38103120008
Consideration: $7,982,500.00

NOT CERTIFIED COPY

WARRANTY DEED

THIS WARRANTY DEED is made the 26 day of March, 2016, by ACN Holdings, LLC, a Florida limited liability company, whose post office address is 1575 Pine Ridge Road, Suite 10, Naples, Florida 34109, hereinafter called the Grantor, to Fast Forward Fitness, LLC, a Florida limited liability company, whose post office address is 391 Germain Avenue, Naples, Florida 34108, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of $10 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Collier County, Florida, and described as:

Tract 36, Golden Gate Estates, Unit 29, according to the map or plat thereof, as recorded in Plat Book 7, Page 57, of the Public Records of Collier County, Florida;

Together with non-exclusive Drainage and Utility Easement over the North 180 feet of Tract 34, Golden Gate Estates, Unit 29, according to the map or plat thereof, as recorded in Plat Book 7, Page 57, same being identified and recorded in Official Records Book 3343, Page 157, all of the Public Records of Collier County, Florida.

TOGETHER with all 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 covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015; subject to easements, restrictions and reservations of record common to the subdivision.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

Signature of Witness No. 1

Printed Name of Witness No. 1

Signature of Witness No. 2

Printed Name of Witness No. 2

ACN Holdings, LLC, a Florida limited liability company

By: Gregory M. Carlisle
Its: Sole Member and Manager

4547
COMMONWEALTH OF PUERTO RICO
COUNTY OF Rio Grande

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the Commonwealth aforesaid and in the County aforesaid to take acknowledgments, appeared Gregory M. Carlisle, as sole Member and Manager of ACN Holdings, LLC, a Florida limited liability company ( ) personally known to me or (X) who produced drivers license as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of March, 2016.

Pedro Martín Cordova Notary Public Abogado Notario

Notary Public

Pedro Martin Cordova
(Printed Name of Notary)

Commission Expiration: ~ /4

NOT A CERTIFIED COPY

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

3221561 OR: 3343 PG: 0157

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
07/16/2003 at 01:26PM DWIGHT B. BROCK, CLERK

REC FEE	10.50
DOC-.70	.70
COPIES	2.00
MISC	1.00

Parcel Identification No.:_____
Prepared By:
Mr. John P. White
Parrish, White & Lawhon, P.A.
3431 Pine Ridge Road, Suite 101
Naples, FL 34109

Retn:
GREG CARLISLE
2975 S HORSESHOE DR
NAPLES FL 34104

(Space above this line for recording data)

DRAINAGE AND UTILITY EASEMENT

THIS EASEMENT, granted this 3 day of July, 2003 by **ELHANON COMBS and SANDRA COMBS**, husband and wife, as **Grantor**, to **GREG CARLISLE**, his successors and/or assigns, as **Grantee**. 2975 S. Horseshoe Dr. Naples, Fl 34104

WITNESSETH

That the Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration paid by the Grantee, receipt of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, and unto Grantee's successors and assigns, a perpetual, easement, license, and privilege as required for the construction, operation and maintenance of the onsite water management drainage system and a sewage treatment and disposal system (the "Systems") in, on, over and under the following described lands being located in Collier County, Florida (the "Property");to wit:

All of Tract 36, together with the North 180 feet of Tract 34, Golden Gate Estates Unit 29, according tothe plat thereof recorded in Plat Book 7, Page 57, Public Records of Collier County, Florida.

This easement shall continue and remain in force for all time, in order that the Property and their original collective size are retained for the purposes of maintaining the onsite Systems, to the extent the Systems are required for the authorized drainage and sanitary sewage flows of the combined Property. As long as the easement continues the Grantee along with Grantee's successors and assigns shall be responsible for all costs, repairs, replacements, maintenance or restoration of improvements or landscaping installed by the Grantee within the easement area,

TO HAVE AND TO HOLD the same unto the Grantee and Grantee's assigns, together with the right to enter upon said land, excavate, and take materials for the purpose of constructing, operating, and maintaining utility facilities thereon. Grantor and Grantee are used for singular or plural, as the context requires.

NOT OFFICIAL UNTIL RECORDED

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed to the date and year first above written.

Witnesses (2)

Printed Name Philip Pegnetic

Elhanon Combs

Printed Name Philip Pegnetic

Sandra S. Combs

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing EASEMENT was acknowledged before me this 3rd day of July, 2003 by **ELHANON COMBS and SANDRA COMBS**, who is personally known to me or who produced driver license, as identification, and who did not take an oath.

Lenny Flohr
Notary Public

Lenny Flohr
Printed name of Notary

My Commission Expires:
Nov 9th, 2006

LENNY FLOHR
MY COMMISSION # DD 159080
EXPIRES: November 9, 2006
Bonded Thru Notary Public Underwriters

NOT A CERTIFIED COPY

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Plat Book 7, Pg. 57

60' BISECTING EASEMENT ON S105' OF TRACT 101 UNIT 29 VACATED OR 935 PG 774

SOUTHERLY 30' EASEMENT ON S-165' TRACT 108, VACATED - OR 892 pg 224, 11/14/80

GOLDEN GATE ESTATES

RESOLUTION NO. 95-49, REPLAT
RECORDED 1/20/95 , OR 2022 PG 1880

UNIT NO. 29

A SUBDIVISION OF ALL OF SECTION 30 AND PART OF SECTION 29, T.-49-S., R.-26-E., COLLIER COUNTY, FLORIDA.

DEDICATION

Know all men by these presents, the Gulf American Land Corporation, a Corporation qualified to do business in the State of Florida, as proprietors, have caused the lands embraced in the annexed plat to be surveyed, laid out and platted, to be known as GOLDEN GATE ESTATES, Unit No. 29, and that the roadways, as shown, are hereby dedicated to the perpetual use of the Public and the right to use easements, as shown, are reserved for the purposes indicated to the Public.

IN WITNESS WHEREOF, Gulf American Land Corporation has caused this dedication to be signed in its name by its Vice-President and the Corporate Seal to be affixed, attested by its Asst. Secretary this 21st day of June, 1965.

GULF AMERICAN LAND CORPORATION

Attest: Edward R. Bryan, Asst. Secretary — W. H. Carmine, Jr., Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Dade

I HEREBY CERTIFY that on this date personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, W. H. Carmine, Jr. and Edward R. Bryan respectively known as the Vice-President and Asst. Secretary of Gulf American Land Corporation, a Corporation qualified to do business in the State of Florida, to me known to be the persons described in and who executed the foregoing dedication, and they acknowledge the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation and that said dedication is the free act and deed of said Corporation.

WITNESS my hand and Official Seal at Miami, said County and State, this 21 day of June, 1965.

Notary Public, State of Florida at Large
My commission expires: Oct. 21, 1967

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY that this plat of GOLDEN GATE ESTATES, Unit No. 29, as delineated hereon, is a true and correct representation of a recent survey made and platted under our direction and that permanent reference monuments have been placed in accordance with the provisions of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

E. R. WILSON & ASSOCIATES, INC.
Reg. Engineers & Land Surveyors

By Bruce D. Wilson
Florida Certificate No. 1270.

APPROVALS

This plat approved this 22nd day of June, A.D. 1965.

Carl A. Clemmer, Zoning Administrator

This plat approved this 22nd day of June, A.D. 1965.

W. H. Turner, County Engineer.

This plat approved this 22nd day of June, A.D. 1965. In open meeting of the Board of County Commissioners of Collier County, Florida.

Glenn M. Allen, Chairman

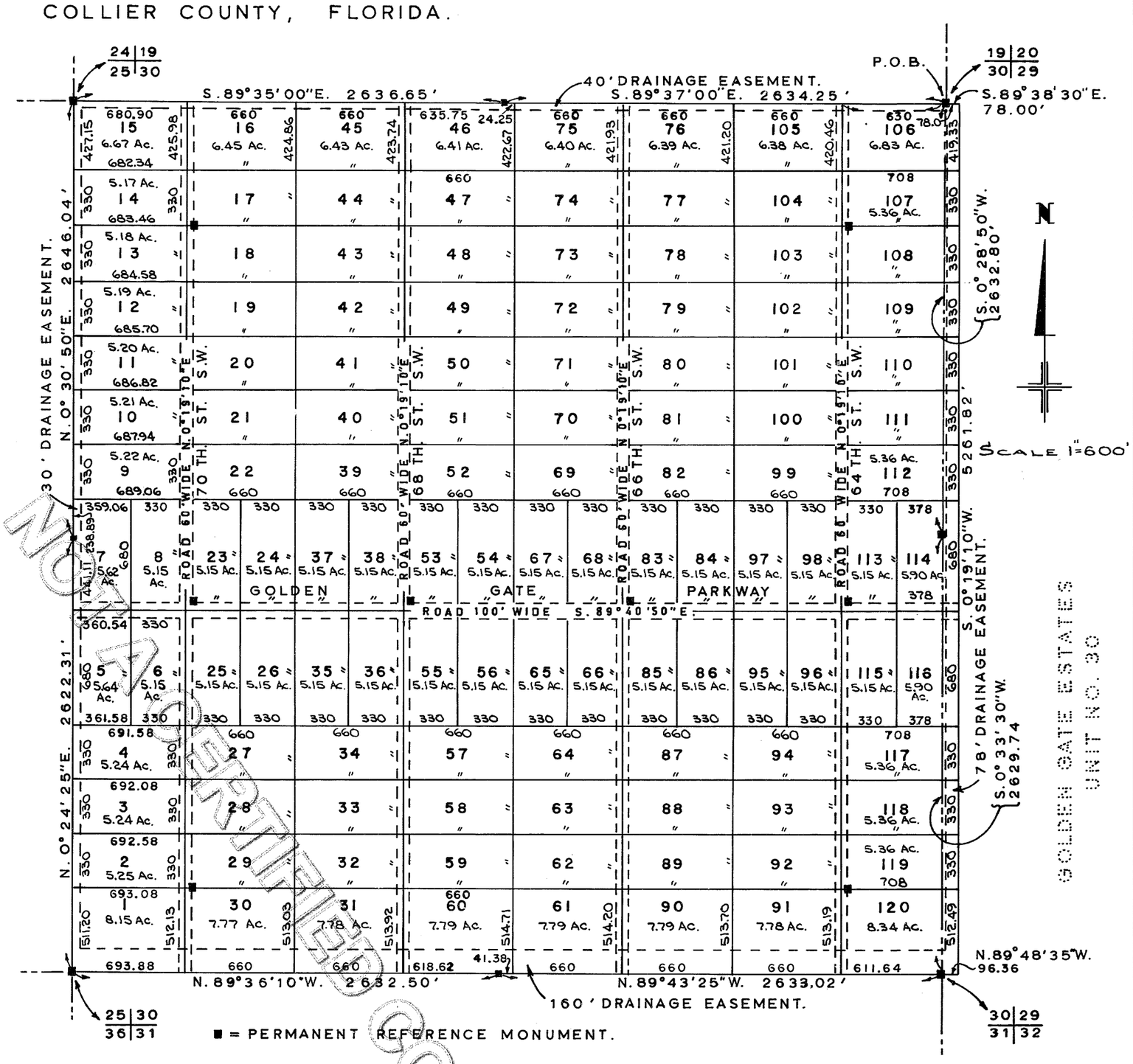
Margaret T. Scott, Clerk

STATE OF FLORIDA
COUNTY OF COLLIER

I HEREBY CERTIFY that this plat of GOLDEN GATE ESTATES, Unit No. 29, has been examined by me and from examination I find that said Plat complies with the requirements of Section 7, Chapter 10275, Laws of Florida, Acts of 1925.

I FURTHER CERTIFY that said Plat was filed for record at 9:49 A.M. this 23 day of June, A.D. 1965. and duly recorded in Plat Book 7 at page 57 of the Public Records of Collier County, Florida.

Clerk of Circuit Court in and for Collier County, Florida
By A. Ott D.C.



NOT A CERTIFIED COPY

DESCRIPTION

BEGINNING at the Northwest corner of Section 29, Township 49 South, Range 26 East, Collier County, Florida;

Thence along the North line of said Section 29, South 89° 38' 30" East, 78.0 feet;

Thence South 0° 19' 10" West, 5261.82 feet to the South line of said Section 29;

Thence along the South line of said Section 29, North 89° 48' 35" West 96.36 feet to the Southwest corner of said Section 29;

Thence along the South line of Section 30 of said Township, North 89° 43' 25" West, 2633.02 feet, North 89° 36' 10" West, 2632.50 feet to the Southwest corner of said Section 30;

Thence along the West line of said Section 30, North 0° 24' 25" East, 2622.31 feet, North 0° 30' 50" East, 2646.04 feet to the Northwest corner of said Section 30;

Thence along the North line of said Section 30, South 89° 35' 00" East, 2636.65 feet, South 89° 37' 00" East, 2634.25 feet to the Place of Beginning, being all of Section 30 and part of Section 29, Township 49 South, Range 26 East, Collier County, Florida.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Naples Christian Academy

(Collier County, Florida)

August 22, 2023

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Minor Study) Review Fee = $750.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119
CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 230811)

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

TABLE OF CONTENTS

Conclusions	**2**
Scope of Project	**2**
Table A - Proposed Land Use Changes	**2**
Location Map	**3**
Project Generated Traffic	**4**
Table B - Existing Land Use Trips vs. Proposed Land Use Trips	**4**
Table 1 - Land Use Trips Computations	**5**

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Conclusions

It was determined that the proposed repurposing of the existing Naples Fitness Center into a private school (K thru 8) will result in substantially fewer site-generated trips than are currently generated by the fitness center. More specifically, the fitness center has a floor space of 28,000 square feet and it is estimated that the land use generates 107 two-way PM peak hour weekday trips, and the proposed private school will have a maximum capacity of 225 students, and it is estimated that the use will generate 59 two-way PM peak hour weekday trips.

Because the proposed land use conversion will significantly reduce the volume of site-generated traffic, it can be concluded that the school's off-site impacts will be much less than caused by the previously approved and existing fitness center. Therefore, no further off-site impact analysis is necessary.

Scope of Project

The Naples Fitness Center is an existing land use that is located on the southwest corner of 68th Street SW and Golden Gate Parkway, within Collier County, Florida. The fitness center has a floor space of 28,000 square feet in size. It is proposed to repurpose the structure to accommodate a private school that will have a capacity of 225 students.

Access to the property is provided via two (2) points of full access on 68th Street SW.

Table A
Proposed Land Use Changes

Land Use	Existing	Proposed	Net Change
Fitness Center	28,000 s.f.	0 s.f.	**Displaced Land Use**
Private School (K thru 8)	None	225 Students	**225 Students**

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

LOCATION MAP



Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

Project Generated Traffic

The net new trips that can be expected to be generated by proposed repurposing of the Naples Fitness Center into a private school (K thru 8) was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use codes Health/Fitness Club (LUC 492) and Private School (K thru 8) (LUC 530) were most appropriate in estimating the existing and proposed land uses' trips, respectively. Trip generation computations for the existing and proposed land uses are shown in Table 1. The results are summarized below in Table B.

Table B
Existing Land Use Trips vs. Proposed Land Use Trips

Land Use	Weekday Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Fitness Center	N/A	92	107
Private School (K thru 8)	925	209	59
Net Change	**N/A**	**(+) 117**	**(-) 48**

As determined, the proposed repurposing of the Naples Fitness Center into a private school (K thru 8) result in substantially fewer PM peak hour site-generated trips than are currently generated by the fitness center. Because the proposed land use conversion will significantly reduce the volume of site-generated traffic, it can be concluded that the school's off-site impacts will be significantly less than caused by the existing fitness center. Therefore, no further off-site impact analysis is necessary.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

TABLE 1

TRIP GENERATION COMPUTATIONS

Naples Christian Academy

Land Use Code	Land Use Description	Build Schedule
492	**Health/Fitness Club**	28,000 s.f.
530	**Private School (K - 8)**	225 Students

Land Use Code	Trip Period	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
LUC 492	Daily Traffic (ADT) =	N/A	**N/A ADT**	
	AM Peak Hour (vph) =	T= 1.31(X) = 51% Enter/ 49% Exit =	**37 vph**	19 / 18 vph
	PM Peak Hour (vph) =	Ln(T) = 0.67Ln(X)+2.44 = 57% Enter/ 43% Exit =	**107 vph**	61 / 46 vph
**********				
**********				
LUC 530	Daily Traffic (ADT) =	T= 4.11(X) =	**925 ADT**	
	AM Peak Hour (vph) = 7-9 AM	T= 1.11(X) - 40.99 = 56% Enter/ 44% Exit =	**209 vph**	117 / 92 vph
	PM Peak Hour (vph) = 4-6 PM	T= 0.26(X) = 46% Enter/ 54% Exit =	**59 vph**	27 / 32 vph

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

RESOLUTION 90- 133A MARCH 6, 1990

RELATING TO PETITION NUMBER NUC-90-2, FOR A NON-CONFORMING USE CHANGE ON PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida 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 Comprehensive Zoning Ordinance establishing regulations for the zoning of particular geographic divisions of the County, among which is the granting of requests for non-conforming use changes, and

WHEREAS, the Board of Zoning Appeals being the duly elected constituted board of the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of the change of an existing non-conforming use, a shopping plaza, to another non-conforming use of the same character, a bowling alley, in an E-Estates Zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement has been made concerning all applicable matters required by said regulations and in accordance with Subsection 11.1.c.1. of the Zoning Regulations for the unincorporated area of Collier County, and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented,

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Collier County, Florida, that the Petition NUC-90-2 filed by Mr. & Mrs. Elhannon Combs, property owners, with respect to the property hereinafter described as:

Tract 36, Unit 29, Golden Gate Estates, according to plat thereof, recorded in Plat Book 7, Page 57 of the Public Records of Collier County, Florida.

00036

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

be and the same hereby is approved for the change of an existing non-conforming use, a shopping plaza, to another non-conforming use of the same character, a bowling alley, of the E-Estates Zoning District wherein said property is located;

BE IT RESOLVED that this Resolution relating to Petition Number NUC-90-2 be recorded in the minutes of this Board.

Commissioner Shanahan offered the foregoing Resolution and moved for its adoption, seconded by Commissioner Goodnight and upon roll call the vote was:

AYES: Commissioner Shanahan, Commissioner Goodnight, Commissioner Volpe, Commissioner Saunders, and Commissioner Hasse

NAYS:

ABSENT AND NOT VOTING:

ABSTENTION:

Done this 6th day of March, 1990.

ATTEST:
JAMES G. GILES, CLERK

By: Maureen Longo, D.C.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

MAX A. HASSE, JR., CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Marjorie M. Student
MARJORIE M. STUDENT
ASSISTANT COUNTY ATTORNEY

NUA-90-2 RESOLUTION
nb/3043

Page 27-A.2

00037

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

RESOLUTION NO. 96-106

RELATING TO PETITION NUMBER NUC-96-1, FOR A NON-CONFORMING USE CHANGE ON PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public, and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 91-102) which establishes regulations for the zoning of particular geographic divisions of the County, among which is the granting of requests for non-conforming use changes, and

WHEREAS, the Board of Zoning Appeals, being the duly elected constituted board of the area hereby affected, has held a public hearing after notice as in said regulations made and provided, and has considered the advisability of an indoor putting course (18 holes) and accessory pro shop, dining facility and future outdoor pitch and putt area in an "E" Estates Zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 1.8.6 of the Land Development Code for the unincorporated area of Collier County, and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Collier County, Florida, that:

The Petition Number NUC-96-1 filed by Brian Howell of Gulfcoast Design Associates, Inc., representing Bill Ricigliano, as contract purchaser, with respect to the property hereinafter described as:

Tract 36, Golden Gate Estates Unit 20, as recorded in Plat Book 7, Page 80, of the Public Records of Collier County, Florida.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

be and the same hereby is approved for an indoor putting course (18 holes); and accessory pro shop, dining facility and future outdoor pitch and putt area in the "E" Estates Zoning District wherein said property is located, subject to the following:

a. The subject site and structure shall be brought into compliance with all applicable provisions of the Land Development, Building, Life Safety and Administrative Codes during the Site Development Plan and Building Permit review processes.

b. A twenty-five foot wide landscape buffer strip shall be provided along the south and west property lines (excluding those areas where the existing improvements encroach into the proposed buffer area). A six-foot-high architecturally designed masonry wall or wooden fence (constructed to present the finished side of the fence to the adjacent parcels) with a hedge row (minimum 24 inches at time of planting) and ten foot tall canopy trees placed no more than thirty feet apart (credit may be granted for preservation of existing native vegetation where it can be demonstrated that said vegetation provide adequate screening).

c. Hours of operation shall be limited to 6:00 A.M. to 12:00 P.M.

d. Lighting in the rear of the structure shall be confined to a maximum height of 15 feet from existing ground elevation and shall be shielded so as to prevent glare on neighboring properties.

e. Access from Golden Gate Parkway to the existing parking area (adjacent to Golden Gate Parkway) shall be redesigned to allow for right turn in only, with exiting traffic utilizing the 68th Street S.W. curb cut, exiting left to the Parkway where the existing median cut will allow traffic to travel east or west. Appropriate signage and pavement markings shall be installed to direct motorists.

f. Signage shall be limited to the Golden Gate Parkway frontage and shall further be limited to one wall sign, not to exceed 250 square feet.

g. There shall be no amplified music outdoors, except as may be permitted on a case by case basis pursuant to Section 2.6.33, Temporary Use Permits.

h. These conditions are applicable only insofar as the use of the property does not conform to the overlying zoning district. Should the property be rezoned to allow for this use, the property owner shall enjoy all of the rights granted to a permitted use.

BE IT RESOLVED that this Resolution relating to Petition Number NUC-96-1 be recorded in the minutes of this Board.

Commissioner Constantine offered the foregoing Resolution and moved for its adoption, seconded by Commissioner Hancock and upon roll call the vote was:

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

AYES: Commissioner Constantine, Commissioner Hancock, Commissioner Mac'K
Commissioner Matthews, and Commissioner Norris

NAYS:

ABSENT AND NOT VOTING:

ABSTENTION:

Done this 27 day of February, 1996.

ATTEST:

DWIGHT E. BROCK, CLERK

By: _____, D.C.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

JOHN C. NORRIS, CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Marjorie M. Student
MARJORIE M. STUDENT
ASSISTANT COUNTY ATTORNEY

NUC-96-1 RESOLUTION/16558

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

13A 5

RESOLUTION NO. 97- 305

RELATING TO PETITION NUMBER NUC-97-2, FOR A NON-CONFORMING USE CHANGE ON PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public, and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 91-102) which establishes regulations for the zoning of particular geographic divisions of the County, among which is the granting of requests for non-conforming use changes, and

WHEREAS, the Board of Zoning Appeals, being the duly elected constituted board of 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 school in an "E" Zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 1.8.6 of the Land Development Code for the unincorporated area of Collier County, and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Collier County, Florida,: that

The Petition Number NUC-97-2 filed by First Charter School of Collier County, Inc., with respect to the property hereinafter described as:

Tract 36, Golden Gate Estates, Unit No. 29 as recorded in Plat Book 7, Page 57, of the Public Records of Collier County, Florida.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

be and the same hereby is approved for a school in the "E" Estates Zoning District wherein said property is located.

BE IT RESOLVED that this Resolution relating to Petition Number NUC-97-2 be recorded in the minutes of this Board.

This Resolution adopted after motion, second and majority vote.

Done this 29 day of July, 1997.

ATTEST:
DWIGHT E. BROCK, Clerk

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

TIMOTHY L. HANCOCK, Chairman

Approved as to Form and Legal Sufficiency:

Marjorie M. Student
Assistant County Manager

f/NUC-97-2 RESOLUTION/

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

EXECUTIVE SUMMARY

PETITION NO. NUC-97-2; BEAU KEENE, PE; REPRESENTING FIRST CHARTER SCHOOL OF COLLIER COUNTY, INC.; REQUESTING A NON-CONFORMING USE CHANGE FOR USE AS A SCHOOL AND ASSOCIATED USES; FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOLDEN GATE PARKWAY AND 68TH STREET SW, CONSISTING OF +/- 5 ACRES; IN COLLIER COUNTY, FLORIDA.

OBJECTIVE:
The petitioner requests approval of a non-conforming use change from an indoor recreation center to a school in the Estates zoning district.

CONSIDERATIONS:
The subject site contains an existing building which the petitioner proposes to use for a school. The site was approved for a non-conforming use change for indoor recreation on February 26, 1996 (NUC-96-1). The petitioner proposes interior renovations and improvements to the parking and landscaping as well as removal of exotic vegetation.

The petitioner plans an initial student body of approximately 100 middle school students. The school is scheduled to open for the 1997-98 school year using modular classrooms during the renovations of the existing building.

FISCAL IMPACT:
Approval of this petition would have no fiscal impact on the County.

GROWTH MANAGEMENT IMPACT:
The subject site is located within the Golden Gate Estates designation on the Future Land Use Map of the Growth Management Plan. Although it is an existing non-conforming use, the site does not meet the criteria for a conditional use within the Golden Gate Master Plan.

HISTORIC/ARCHAEOLOGICAL IMPACT:
Staff's analysis indicates that the petitioner's property is not located within an Area of Historical and Archaeological Probability as referenced on the official Collier County Probability Map. A survey or Waiver of Historic and Archaeological Survey & Assessment, therefore, is not required.

STAFF RECOMMENDATION:
Since the use as a school is more compatible with the surrounding neighborhood than the previous retail and indoor recreation uses, staff recommends approval of NUC-97-2.

AGENDA ITEM
No. 13A15
JUL 29 1997
Pg. 1

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

PREPARED BY:

FRED REISCHL, PLANNER II
CURRENT PLANNING SECTION

7.17.97
DATE

REVIEWED BY:

ROBERT J. MULHERE, AICP, MANAGER
CURRENT PLANNING SECTION

7/17/97
DATE

DONALD W. ARNOLD, AICP, DIRECTOR
PLANNING SERVICES DEPARTMENT

7/18/97
DATE

VINCENT A. CAUTERO, ADMINISTRATOR
COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES DIVISION

7/22/97
DATE

executive summary/NUC-97-1

AGENDA ITEM No. 13(B)(3)
JUL 29 1997
Pg. 2

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

RESOLUTION NO. 97-____

RELATING TO PETITION NUMBER NUC-97-2, FOR A NON-CONFORMING USE CHANGE ON PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public, and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 91-102) which establishes regulations for the zoning of particular geographic divisions of the County, among which is the granting of requests for non-conforming use changes, and

WHEREAS, the Board of Zoning Appeals, being the duly elected constituted board of 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 school in an "E" Zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 1.8.6 of the Land Development Code for the unincorporated area of Collier County, and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Collier County, Florida,: that

The Petition Number NUC-97-2 filed by First Charter School of Collier County, Inc., with respect to the property hereinafter described as:

Tract 36, Golden Gate Estates, Unit No. 29 as recorded in Plat Book 7, Page 57, of the Public Records of Collier County, Florida.

AGENDA ITEM No. 13A15
JUL 29 1997
Pg. 3

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

be and the same hereby is approved for a school in the "E" Estates Zoning District wherein said property is located.

BE IT RESOLVED that this Resolution relating to Petition Number NUC-97-2 be recorded in the minutes of this Board.

This Resolution adopted after motion, second and majority vote.

Done this _____ day of _____, 1997.

ATTEST:
DWIGHT E. BROCK, Clerk

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

_____

_____
TIMOTHY L. HANCOCK, Chairman

Approved as to Form and Legal Sufficiency:

Marjorie M. Student
Assistant County Manager

f/NUC-97-2 RESOLUTION/

AGENDA ITEM
No. 3A15
JUL 29 1997
Pg. 4

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

NON-CONFORMING USE CHANGE APPLICATION

RECEIVED

JUL 17 1997

PETITION NUMBER NUC- NUC 97-2 (Assigned by Staff) DATE

PLANNER Fred Reischl (Assigned by PLANNING SERVICES)

AGENT'S NAME (if applicable) BEAU KEENE, P.E.

AGENT'S ADDRESS 240 AVIATION DRIVE NORTH

NAPLES, FL 34104 TELEPHONE (941) 403-9399

OWNER'S NAME FIRST COLLIER COUNTY CHARTER SCHOOL, INC.

OWNER'S ADDRESS c/o CINDY SWANSON-KRYSEK, PRESIDENT

3760 23RD AVE. S.W. NAPLES, FL 34117 TELEPHONE (941) 775-9080

LEGAL DESCRIPTION OF SUBJECT LOT LOT(S) TRACT 36

BLOCK(S) — UNIT 29 GOLDEN GATE ESTATES SECTION 30

TOWNSHIP 49 S RANGE 25 E

ADDRESS OF SUBJECT PROPERTY: 6802 GOLDEN GATE PARKWAY

EXISTING ZONING AND LAND USE: "E" WITH AN EXISTING NUC APPROVAL - NOT IN USE

ADJACENT ZONING AND LAND USE:

	ZONING	LAND USE
N.	RIGHT-OF-WAY	GOLDEN GATE PARKWAY
S.	"E"	VACANT
E.	RIGHT-OF-WAY	68TH STREET S.W.
W.	"E"	VACANT

TOTAL SQUARE FOOTAGE OF PROPOSED NON-CONFORMING USE 28,000 SF +/-

TOTAL NUMBER OF PARKING SPACES EXISTING ON SITE TWENTY THREE (23)

TOTAL NUMBER OF PARKING REQUIRED FOR PROPOSED NON-CONFORMING USE

THIRTY (30) TOTAL REQUIRED - PHASE 3, 1998

AGENDA ITEM No. 13(A)(5)
JUL 29 1997

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

IF THIS REQUEST PROPOSES A NUMBER OF POSSIBLE NON-CONFORMING USES, LIST ALL USES FOR WHICH YOU ARE REQUESTING APPROVAL FROM THE BOARD OF ZONING APPEALS.

(SEE ATTACHED NARRATIVE LETTER)

HOURS OF OPERATION FOR PROPOSED NON-CONFORMING USE(S) _____

7:30 - 4pm AND OCCASIONAL EVENING AND WEEKEND FUNCTIONS

SECTION 1.8.6, CHANGE IN USE, OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE 91-102, ALLOWS FOR A CHANGE FROM ONE NON-CONFORMING USE TO ANOTHER, STATING THE FOLLOWING:

> If no structural alterations are made, any non-conforming use of a structure, or of a structure and premises in combination may be changed to another non-conforming use of the same character, or to a more restricted non-conforming use, provided the Board of Zoning Appeals, upon application to the Site Development Review Director, shall find after public notice and hearing that the proposed use is equally or more appropriate to the district than the existing non-conforming use and that the relation of the structure to surrounding properties is such that adverse effect on occupants and neighboring properties will not be greater than if the existing non-conforming use is continued. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accordance with the intent and purpose of this Code.

PLEASE PROVIDE A NARRATIVE STATEMENT EXPLAINING EXACTLY WHAT YOU ARE PROPOSING/REQUESTING VIA THIS PETITION. AS A PART OF THIS NARRATIVE STATEMENT, YOU MAY CHOOSE TO PROVIDE INFORMATION SUPPORTING THE PREMISE THAT THE NON-CONFORMING USE BEING REQUESTED IS SIMILAR IN CHARACTER (OR LESS INTENSE IN CHARACTER) TO THE PREVIOUSLY EXISTING/APPROVED NON-CONFORMING USE. ADDITIONALLY, PLEASE PROVIDE INFORMATION/DOCUMENTATION SUPPORTING THE PREMISE THAT THE PROPOSED NON-CONFORMING USE IS EQUALLY OR MORE APPROPRIATE TO THE DISTRICT THAN THE EXISTING (PREVIOUSLY APPROVED) NON-CONFORMING USE AND THE RELATION OF THE STRUCTURE TO SURROUNDING PROPERTIES IS SUCH THAT ADVERSE EFFECT(S) ON OCCUPANTS AND NEIGHBORING PROPERTIES WILL NOT BE GREATER THAN IF THE EXISTING(PREVIOUSLY APPROVED) NON-CONFORMING USE IS CONTINUED (ATTACH ADDITIONAL PAGE IF NECESSARY).

AGENDA ITEM No. 3C5
JUL 29 1997
PG. 6

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

NUC 9 7 - 2

RECEIVED
JUL 17 1997
PLANNING SERVICES

FIRST COLLIER COUNTY CHARTER SCHOOL, INC.

"WHERE FAMILY, SCHOOL AND COMMUNITY WORK TOGETHER FOR ACADEMIC EXCELLENCE"
To be located at 6800 Golden Gate Parkway, Naples, FL 34105

July, 1997

To Whom It May Concern

Dear Sir:

Our charter school proposal was approved on April 17, 1997 by Collier County School Board. Since that time we have diligently worked to open this school in August 1997.

The charter middle school will serve students in the 6th, 7th and 8th grade. Our concept allows teachers more time to give individual attention and emphasis the academic base necessary for these students to continue as high school and college students.

Funding for this school will come primarily from state and federal tax dollars. There is adequate funding for the operational budget. A start up grant has been applied for and approved through the Florida Department of Education in the amount of $35,000.

Our facility needs are as follows:

Needed Immediately 8/15/97 - 12/31/97 - 4 portable classrooms with sewage holding tanks for three months (after 3 months existing sewer plant will be brought up to code or a new septic system will be installed). The portables will house 4 bathrooms. The school will accommodate 100 students with 4 full time teachers and 10 part time adults (4hrs or less per day) for the first year.

The future needs will be to renovate the existing building into class rooms to accommodate 200 students with 9 full time teachers and approximately 15 part time adults. The renovations would also include office space, storage space, a multi purpose room and a gymnasium.

The daily hours of operation will be from 8:00 a.m. until 3:30 p.m.. The school will have adult supervision from 7:30 a.m. until 4:00 p.m. There may be evening and weekend activities on this site to include committee meetings and family oriented functions such as dinners, fun fairs and adult supervised student programs.

The new use will create far less trip generation than the previously approved use on a regular basis. The regular hours of operation will coincide with normal business hours as opposed to after hours. Any after hours functions will have a higher concentration of adult supervision. Prior approved use as well as our use of the facility would serve the youth in our community.

As will all public school ground facilities, the future outdoor recreational areas would be open to the neighboring community for their personal use.

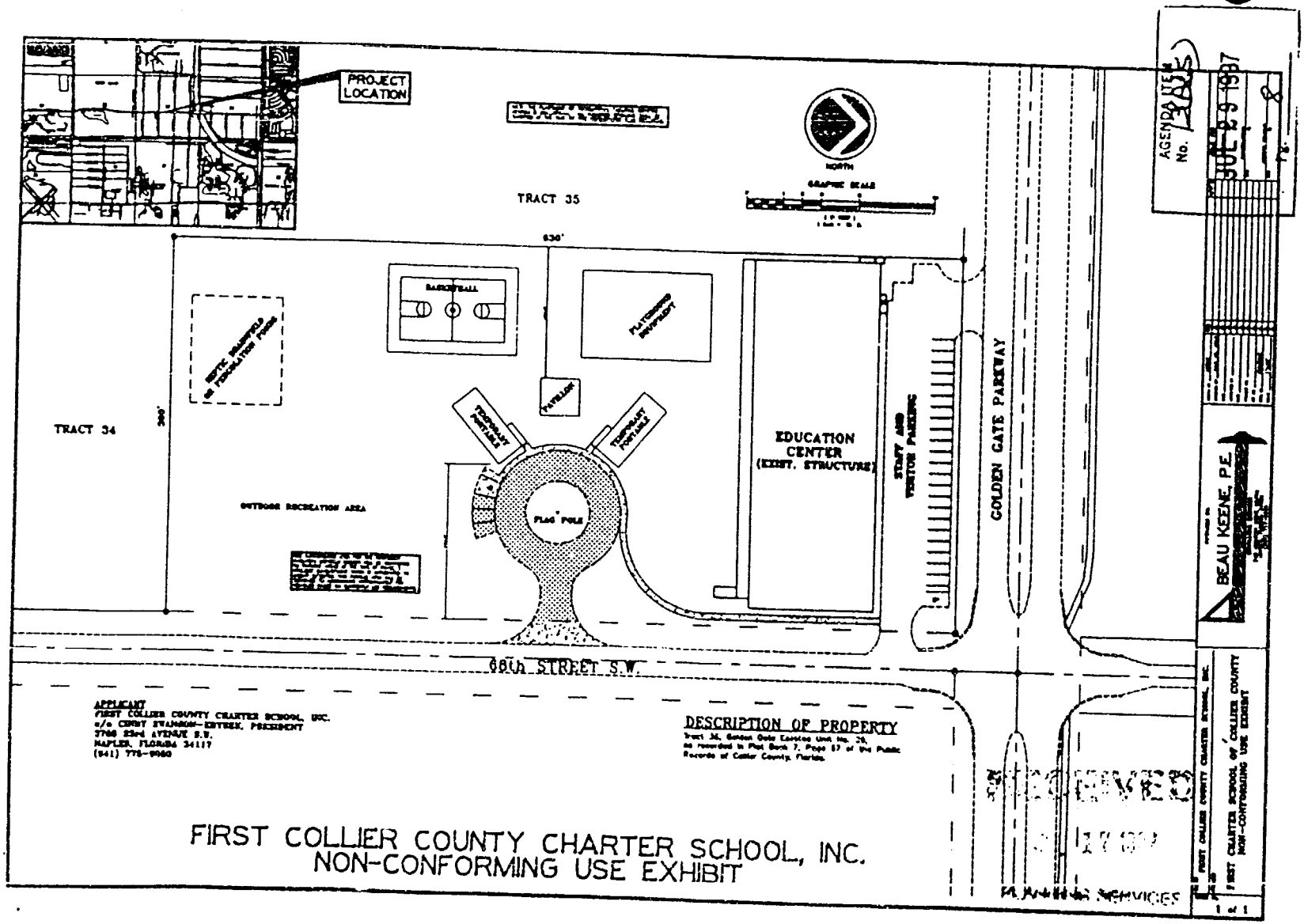
If you have additional questions, please feel free to call.

Sincerely,

Cindy Swanson-Krysak, President
3760 – 23rd Avenue SW
Naples, FL 34117
455-5731 – home 777-0748 - cell
775-9080 - work

AGENDA ITEM NO. 3.C.b
JUL 29 1997
PG. 7

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy

EXECUTIVE SUMMARY

RECOMMENDATION TO APPROVE FOR RECORDING THE FINAL PLAT OF "VILLAGE WALK PHASE SIX"

OBJECTIVE:

To approve for recording the final plat of "Village Walk Phase Six", a subdivision of lands located in Section 6, Township 49 South, Range 26 East, Collier County, Florida.

CONSIDERATION:

Engineering Review Section has completed the review of the construction drawings, specifications, and final plat of "Village Walk Phase Six". These documents are in compliance with the County Land Development Code and Florida State Statute No. 177. All fees have been paid. It is the intent of the developer to record the plat prior to construction of the improvements. The security in the amount of 110% of the total cost of the required improvements is being covered by construction and maintenance agreement and an Irrevocable Letter of Credit. This would be in conformance with the County Land Development Code - Division 3.2.9.

Engineering Review Section recommends that the final plat of "Village Walk Phase Six" be approved for recording.

FISCAL IMPACT: The fiscal impact to the County is none. The project cost is $348,714.75 (estimated) to be borne by the developer.

The cost breakdown is as follows:

a) Water & Sewer - $152,156.00
b) Drainage, Paving, Grading - $196,558.75

The Security amount, equal to 110% of the project cost, is $383,900.00 (as rounded up)

The County will realize revenues as follows:

Fund: 113
Agency: County Manager
Cost Center: 138900 - Development Services
Revenue generated by this project:
Total: $6,969.61

Fees are based on a construction estimate of $348,714.75 and were paid in June, 1997.

AGENDA ITEM No. 16A(1)
JUL 29 1997
Pg. 1

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

17A

RESOLUTION NO. 02- 142

RELATING TO PETITION NUMBER NUC–2001-AR-1856, FOR A NON–CONFORMING USE CHANGE ON PROPERTY HEREINAFTER DESCRIBED IN COLLIER COUNTY, FLORIDA.

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public, and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (Ordinance No. 91–102) which establishes regulations for the zoning of particular geographic divisions of the County, among which is the granting of requests for non–conforming use changes, and

WHEREAS, the Board of Zoning Appeals, being the duly elected constituted board of 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 fitness center, including a pool and playground, in an "E" Zone for the property hereinafter described, and has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by said regulations and in accordance with Section 1.8.6 of the Land Development Code for the unincorporated area of Collier County, and

WHEREAS, all interested parties have been given opportunity to be heard by this Board in public meeting assembled and the Board having considered all matters presented.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING APPEALS of Collier County, Florida,: that

The Petition Number NUC–2001-AR-1856, filed by Greg Carlisle, representing Elhanon and Sandra Combs, with respect to the property hereinafter described as:

Tract 36, Golden Gate Estates, Unit No. 29, as recorded in Plat Book 7, Page 57 of the Official Records of Collier County, Florida

be and the same hereby is approved for a fitness center, including a pool and playground, in the Estates Zoning District wherein said property is located and subject to the conditions set forth in Exhibit "A"and attached hereto and incorporated by reference herein;

BE IT RESOLVED that this Resolution relating to Petition Number NUC–2001-AR-1856 be recorded in the minutes of this Board.

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

7A

This Resolution adopted after motion, second and majority vote.

Done this 12th day of March, 2002.

ATTEST:
DWIGHT E. BROCK, Clerk

By: Heather Huddleston, D.C.

BOARD OF ZONING APPEALS
COLLIER COUNTY, FLORIDA

JAMES N. COLETTA, CHAIRMAN
3-12-02

Approved as to Form and Legal Sufficiency:

Marjorie M. Student
Marjorie M. Student
Assistant County Attorney

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

7A

NUC-2001-AR-1856

Conditions

1. A landscape plan, consistent with current Land Development Code requirements, shall be submitted with the Site Development Plan.

2. Section 1.8.3 of the Land Development Code (Repairs and maintenance) shall not be applicable to the improvements on the non-conforming structure.

3. The attached architectural rendering (Exhibit "A" page 2 of 2) shall depict minimum architectural improvements required by the approval of this Petition.

EXHIBIT "A" (page 1 of 2)

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

AFTER FITNESS CENTER

EXHIBIT "A" (PAGE 2 OF 2)

A7

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy

SITE DEVELOPMENT PLAN

FITNESS QUEST

LYING IN SECTION 30, TOWNSHIP 49 SOUTH, RANGE 26 EAST

Prepared for:

GREG CARLISLE

2975 SOUTH HORSESHOE DRIVE
NAPLES, FL 34104
OFFICE: 239.784.1100
FAX: 239.643.5422

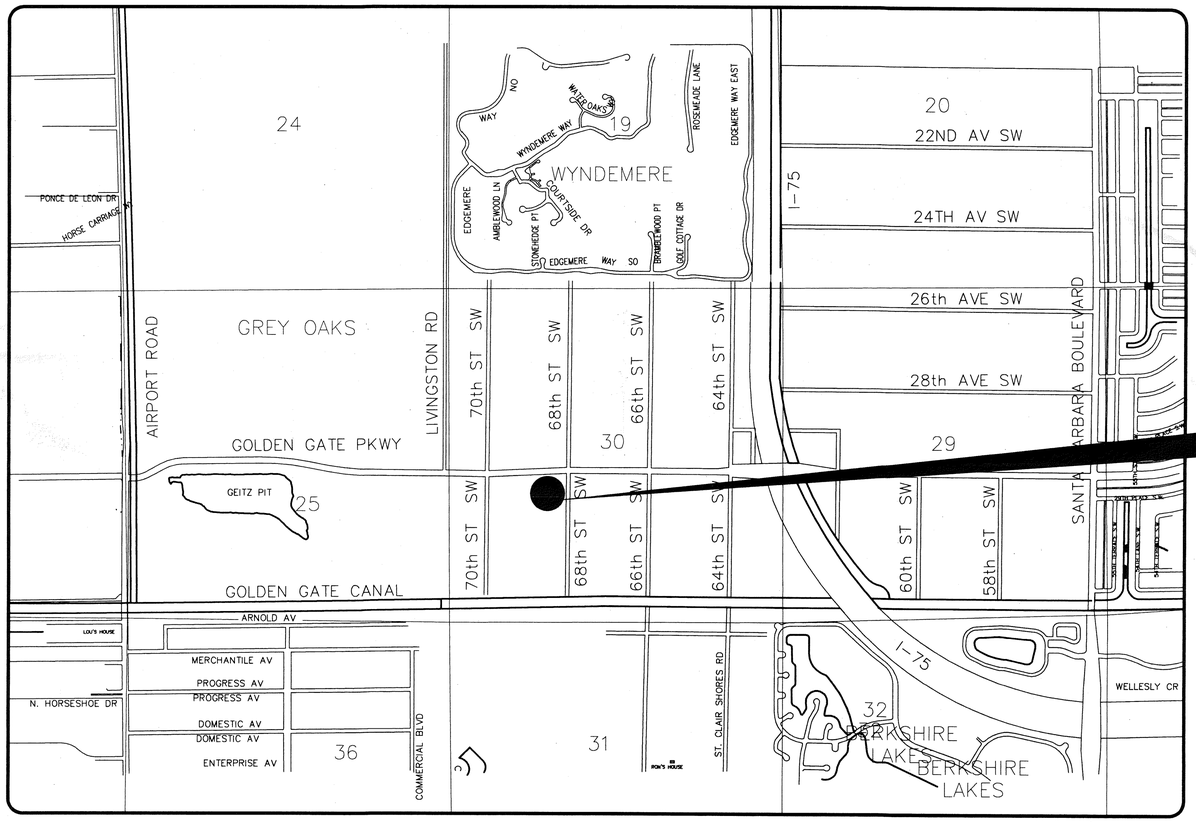
ENGINEERING SERVICES DEPARTMENT

THIS PROJECT HAS BEEN REVIEWED AND APPROVED FOR SUFFICIENCY WITH COLLIER COUNTY'S LAND DEVELOPMENT CODE. THE ENTITY/ENGINEER OF RECORD SIGNING AND SEALING THESE PLANS WILL BE ACCOUNTABLE FOR ADEQUACY OF DESIGN OF ALL INFRASTRUCTURE FACILITIES AS EXHIBITED BY THESE DRAWINGS.

AR NO. 3702

	APPROVED	N/A
ENGINEERING PROJECT REVIEW	✓	
RIGHT-OF-WAY PERMIT Regd.	—	—
WATER MANAGEMENT PLAN	—	—
SITE CLEARING (INFRASTRUCTURE)	—	—

ENGINEERING SERVICES — 8/6/03 DATE



N

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

2 15-JUL-03 REVISED PER COUNTY REVIEW
1 8-MAY-03 REVISED PER COUNTY REVIEW

INDEX OF SHEETS

1	COVER SHEET
2	AERIAL PHOTOGRAPH
3	MASTER SITE PLAN
4	HORIZONTAL CONTROL
5	DETAILED SITE PLAN
6	MASTER UTILITY PLAN
7	SEPTIC SYSTEM MASTER PLAN
8	CLEARING PLAN & SECTIONS
9	MISCELLANEOUS DETAILS
10	DRAINAGE DETAILS

FITNESS QUEST DP-284 — JAN 2003

REV 3
SDP-2003-AR-3702
Project: 200112014
DATE: 07/23/03

LEGAL DESCRIPTION:

TRACT 36 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103120008

LAKE PARCEL: N 180' of TRACT 34 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103000005

CONTACTS:

SUNSHINE NO CUTS: 1.800.432.4770

ELECTIC SERVICE: FLORIDA POWER & LIGHT 239.353.6040
4105 15th AVENUE S.W., NAPLES, FL 34116

TELEPHONE: SPRINT 239.263.6205
P.O. BOX 2469, NAPLES, FL 34106

CABLE TELEVISION: MEDIA ONE 239.732.3815
301 TOWER ROAD, NAPLES, FL 34113

SOLID WASTE: WASTE MANAGEMENT 239.649.2212
4500 EXCHANGE AVENUE, NAPLES, FL 34104

FIRE PROTECTION: EAST NAPLES FIRE CONTROL & RESCUE DISTRICT
941.774.2800, FAX: 941.774.3116
4977 EAST TAMIAMI TRAIL, NAPLES, FL 34112

COUNTY INSPECTIONS/WORK WITHIN RIGHT-OF-WAY:
COLLIER COUNTY DEVELOPMENT SERVICES
239.403.2400, FAX: 239.643.6968
2400 NORTH HORSESHOE DRIVE, NAPLES, FL 34104

KEENE ENGINEERING
CERTIFICATE OF AUTHORIZATION: 0007812
LAND DEVELOPMENT CONSULTANTS
1199 FIRST AVENUE SOUTH – NAPLES, FL 34102
PHONE: (239) 403-0123 – FAX: (239) 403-9399

BEAU REENE, P.E.
FL. REG. NO. 46831
7/22/03

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



NO.		
1	23-APR-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA – COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
AERIAL PHOTOGRAPH

JAN-03 1"=30'
DP-284

SHEET No. C-2

3/22/03

© COPYRIGHT 2003

Attachment: Attachment A-Application 11-1-23 (26668 : Pl.20230001674, Naples Christian Academy (NUC))

N 00°10'19" E 180.0'

NOTE: REFER TO SHEET C-7 FOR SEPTIC SYSTEM DESIGN

FIRE PROTECTION NOTES:

TYPE V CONSTRUCTION – PROTECTED AND SPRINKLERED
TOTAL SQUARE FOOTAGE UNDER ROOF 30,571 SQ. FT.
ONE-STORY
NOTE: REFERENCE FIRE PROTECTION PLAN
PREPARED BY NAPLES FIRE SPRINKLER (239.514.7155)
CONTRACT NO. 1002-610-D FOR SPECIFICATIONS AND DETAILS. NOTIFY ENGINEER OF ANY DISCREPTANCIES.

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING IS TO BE HELD BETWEEN ENGINEER OF RECORD, COLLIER COUNTY, AND CONTRACTOR PRIOR TO COMMENCEMENT OF SITE WORK.
2. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
3. ALL CONSTRUCTION AND INSTALLATION OF MATERIAL AND EQUIPMENT SHALL BE IN CONFORMANCE WITH THE PLANS PREPARED BY THE ENGINEER OF RECORD, SUBSTITUTIONS AND DEVIATION SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
4. CONSTRUCTION INSPECTION WILL BE PROVIDED BY THE ENGINEER, AND IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION ON EACH AND EVERY PHASE OF WORK.
5. SHOP DRAWINGS AND ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
6. ALL CONDUITS NECESSARY FOR WATER, IRRIGATION, ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC., SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
7. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND, (INCLUDING SPRINKLERS) SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGES PRIOR TO THE CONSTRUCTION OF THE PAVEMENT.
8. SUBSEQUENT TO THE COMPLETION OF THE WORK, BUT PRIOR TO THE SUBMISSION OF THE REQUEST FOR FINAL PAYMENT, THE CONTRACTOR IS TO PROVIDE THE ENGINEER RECORD DRAWINGS OF THE CONTRACT WORK SHOWING THE FINAL LOCATION BY CENTERLINE STATIONS OR OTHER MEASUREMENTS, ALL LINES, MANHOLES, INVERT ELEVATIONS, FITTINGS, VALVES, AND APPURTENANCES; AND ALL REVISIONS IN SIZES, TYPES, LENGTHS, AND DEPTHS OF MATERIALS INSTALLED UNDER THE CONTRACT.
9. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN IS APPROXIMATE AND HAS BEEN SHOWN FROM PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER, IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS.
10. THE CONTRACTOR SHALL GIVE PROPER NOTIFICATION TO FLORIDA POWER & LIGHT CO., CABLE TV, UNITED TELEPHONE CO., THE LOCAL WATER AND SEWER UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES WITHIN THE CONSTRUCTION AREAS BEFORE BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL THESE UTILITIES FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
12. RELOCATION OR REPAIR OF EXISTING STREET LIGHTS, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, ETC., NECESSARY FOR COMPLETION OF THE WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
13. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION.
14. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION.
15. ROCK SOUNDINGS WERE NOT PERFORMED BY THE ENGINEER; THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO DETERMINE SUBSURFACE CONDITIONS.
16. ALL ELEVATIONS REFER TO ASSUMED DATUM.
17. ALL PAVING AND DRAINAGE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF COLLIER COUNTY.

SITE SUMMARY

	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS AREA:		
BUILDING FOOTPRINT	0.70 AC.	16.1%
VEHICULAR USE/SIDEWALK	2.28 AC.	52.6%
TOTAL IMPERVIOUS	2.98 AC.	68.7%
PERVIOUS AREA:		
LANDSCAPE/OPEN SPACE	1.36 AC.	31.3%
TOTAL	4.34 AC.	100.0%

GENERAL NOTES:

1. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE NOT CONSISTENT WITH EXISTING EASEMENTS OF RECORD.
2. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ORDINANCE 93-64 AND THE COUNTY RIGHT-OF-WAY PERMIT.
3. EXOTIC VEGETATION, AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE, SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONIBILITY OF THE PROPERTY OWNER.
4. THE OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL WATER MANAGEMENT AREAS.
5. ELEVATIONS REFER TO TOP OF SOD IN GRASSED AREAS.
6. SURVEY INFORMATION OBTAINED FROM CAROL NELSON
7. THE OWNER IS RESPONSIBLE FOR THE REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
8. ELEVATIONS BASED ON ASSUMED DATUM OF 100.00 PER SURVEY
9. ONSITE WATER & SEWER IMPROVEMENTS TO BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
10. IRRIGATION WATER TO BE OBTAINED FROM ONSITE IRRIGATION WELL
11. NOTE: ALL ONSITE PAVEMENT STRIPING SHALL BE 6" PER TRANSPORTATION SERVICES UNLESS OTHERWISE NOTED.

SOIL EROSION CONTROL NOTES:

1. PLACE SOIL EROSION CONTROL DEVICES PRIOR TO CONSTRUCTION.
2. ENSURE A CONTIGUOUS BERM IS IN PLACE ALONG THE ENTIRE PERIMETER OF THE PROPERTY.
3. MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION. REMOVE DEVICES IN CONJUCTION WITH FINAL GRADING AND LANDSCAPING.

LEGAL DESCRIPTION:

TRACT 36 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103120008

LAKE PARCEL: N 180' of TRACT 34 – GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103000005

PARKING SUMMARY

TYPE OF USE	INTENSITY	RATIO	SPACES REQUIRED	SPACES PROVIDED
FITNESS CENTER	28,000 SF (EXCLUSIVE OF MECHANICAL ROOMS)	1 SPACE / 100 SF	280	280
		LOADING	0	0
		HANDICAPPED	7	7

ZONING

SITE: E
SOUTH: E
NORTH: R/W
EAST: R/W
WEST: E

SETBACK INFORMATION:

	REQUIRED:	PROVIDED:
FRONT:	75'	15.1' EXISTING
REAR:	N/A	N/A
SIDE:	30'	4.9' EXISTING
MAXIMUM HEIGHT:	30'	20'±
MINIMUM FLOOR AREA:	1,000 S.F.	30,572 S.F.

N

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LAND USE: VACANT
ZONING DESIGNATION: 'E'

LITTORAL ZONE CALCULATIONS:

PROPOSED LAKE AREA = 0.5 ACRES
LITTORAL AREA REQUIRED: 2% * 21,780 SQ. FT. = 436 SQ. FT.
WITH A 24' SHELF @ 8:1 FROM EL 95.5 TO EL 98.5
436/24 = 19 LF LITTORAL ZONE REQUIRED
TOTAL LENGTH PROVIDED = 23 L.F. (552 SQ. FT.) LITTORAL ZONE

(4) 2" SCH-80 PVC LOW PRESSURE MAIN

PROPOSED C/L FENCE

5' ASPHALT WALK (PERIMETER BERM) MIN. EL = 11.8 NGVD

SHADED SEATING AREA (TYP)

CONTROL ELEVATION = 8.0 NGVD

30" HEADWALL INV = 5.0

128 LF ~ 30" RCP

LAND USE: VACANT
ZONING DESIGNATION: 'E'
FOLIO # 38103000005
N 180' OF TRACT 34 – GGE UNIT 29

FOUNTAIN

WATER MANAGEMENT LAKE
0.5 ACRES AT CONTROL

CONTROL ELEVATION = 8.0 NGVD

ALL EXISTING VEGETATION WITH TRACT 36 TO BE REMOVED – MITIGATIVE PLANTINGS ARE PROPOSED. SEE LANDSCAPE PLAN

30" HEADWALL INV = 5.0

128 LF ~ 30" RCP

PROPOSED 23 LF OF LITTORAL ZONE

WATER CONTROL STRUCTURE (SEE DETAIL)

SHADED SEATING AREA (TYP)

PROPOSED C/L FENCE

MATCH EXISTING GRADE AT PROPERTY LINE (TYP)

LAND USE: VACANT
ZONING DESIGNATION: 'E'

N 89°40'50" W 630.0'

N 89°40'50" W 300.0'

5' ASPHALT WALK (PERIMETER BERM) MIN. EL = 11.8 NGVD

63 LF ~ 15" RCP STORM @ 0.0% INV = 5.0 (VERIFY)

G.I. #15 GRATE ELEVATION TO MATCH EXISTING ROADSIDE SWALE FLOWLINE

SEPTIC BENCHMARK AT EDGE-OF-PAVEMENT

PROPOSED 5' SIDEWALK

PROPOSED COUNTY 10' D.E. & U.E.

N 00°10'19" E 630.0'

68th STREET S.W.

(4) 2" SCH-80 PVC LOW PRESSURE MAIN

N 00°10'19" E 630.0'

PROPOSED 5' MULCH TRAIL

EXISTING FENCING AND SEPTIC IMPROVEMENTS TO BE REMOVED

5' SIDEWALK

NOTE: PROPOSED COUNTY EASEMENTS ADJACENT TO THE EXISTING R/W LINES PER SKETCHES PROVIDED BY TRANSPORTATION DIVISION – R/W OFFICE.

EXISTING NORTHERLY PARKING LOT TO BE REMOVED AND LANDSCAPED

FIRE RESERVOIR

POOL/DECK AREA

EXISTING WELL TO BE ABANDONED

PROPOSED WELL

PROPOSED COUNTY 20' TEMPORARY CONSTRUCTION ESMT.

PROPOSED COUNTY 10' D.E. & U.E.

N 89°40'50" W 300.0'

PROPOSED 5' SIDEWALK

PROPOSED COUNTY 10' D.E. & U.E.

N 00°10'19" E 630.0'

PROPOSED 5' SIDEWALK

GOLDEN GATE PARKWAY

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA AVENUE • INVERNESS, FLORIDA 34450
(P) 239.403.0123 (F) 239.403.9399 NAPLES: (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE
PROJECT: FITNESS QUEST
MASTER SITE PLAN

JAN-03 1"=30'
DP-284
SHEET No. C-3

BEAU KEENE, P.E.
FL. REG. NO. 46831

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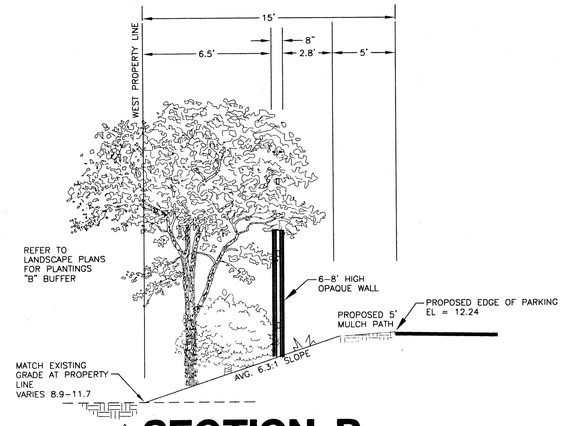
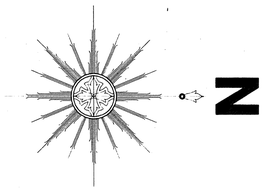
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



⚠2 SECTION B

N.T.S.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	
1	8-MAY-03 REVISED PER COUNTY REVIEW
2	15-JUL-03 REVISED PER COUNTY REVIEW

KEENE ENGINEERING
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1559 FIRST AVENUE SOUTH NAPLES, FLORIDA 34102
105 N. APOPKA • COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
NAPLES: (P) 239.403.0123
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
HORIZONTAL CONTROL

JAN-03 1"=20'
DP-284
SHEET No. C-4

7/22/03
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FL. REG. NO. 46831

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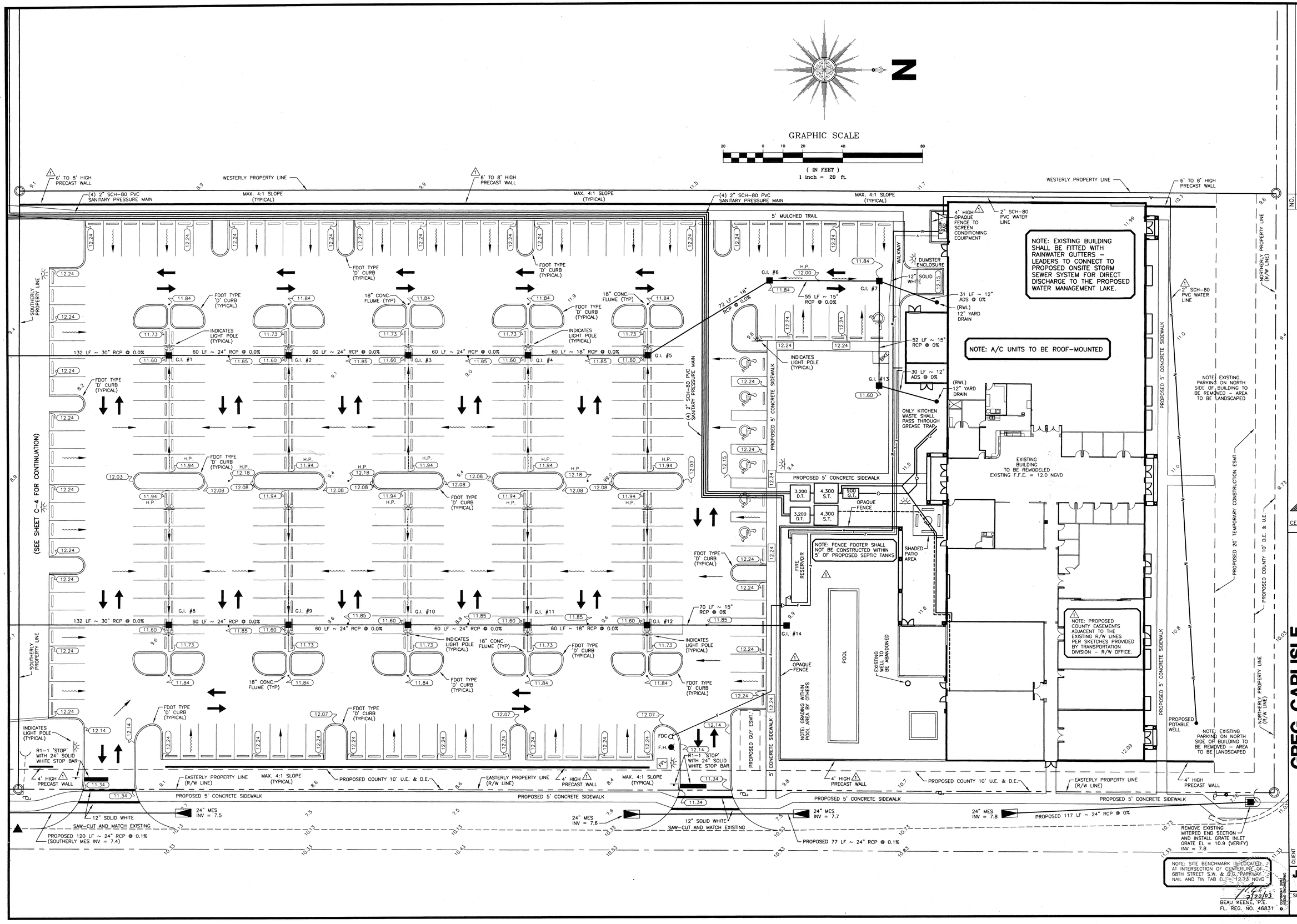

NO.	
1	8-MAY-03 REVISED PER COUNTY REVIEW
2	15-JUL-03 REVISED PER COUNTY REVIEW

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105 N. APOPKA – COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462

CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
DETAILED SITE PLAN

JAN-03 1"=20'
DP-284

SHEET No. C-5

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

N

(IN FEET)
1 inch = 10 ft.

WESTERLY PROPERTY LINE

2" SCH-80 PVC WATER LINE FROM WELL

EXISTING BUILDING TO BE REMODELED
EXISTING F.F.E. = 12.0 NGVD

WATER CONDITIONING EQUIPMENT AND AIR COMPRESSOR LOCATION PLACE ON 4" CONCRETE PAD

4' OPAQUE FENCE TO SCREEN CONDITIONING EQUIPMENT

DUMPSTER ENCLOSURE

2" WATER SERVICE

6" PVC TO FIRE RISER

6" PVC (C-900, CL-200) FIRE LINE

2" SCH-80 PVC WATER LINE FROM CONDITIONING EQUIPMENT

NOTE: REFERENCE FIRE PROTECTION PLAN PREPARED BY NAPLES FIRE SPRINKLER (239.514.7155) CONTRACT NO. 1002-610-D FOR SPECIFICATIONS AND DETAILS. NOTIFY ENGINEER OF ANY DISCREPTANCIES.

SHADED PATIO AREA

JACUZZI

EXISTING WELL TO BE ABANDONED

SLEEVED AIR LINE PER NAPLES FIRE SPRINKLER'S DIRECTION

4' HIGH OPAQUE FENCE (NOT SHOWN ON TOP OF SEPTIC TANKS)

900 G.T.

4,300 S.T.

4,300 S.T.

3,200 G.T.

3,200 G.T.

POOL

12,000 GALLON PRESSURE RESERVOIR OPERATING AT 75 PSI - SYSTEM SHALL MEET NFPA #22 1998 EDITION CHAPTER 5 AND THE ENFC&RD REQUIREMENTS

(2) 6" CHECK VALVES

MECHANICALLY DEFLECT FIRE LINE UNDER STORM; MAINTAIN MIN. 18" VERTICAL SEPARATION

4' HIGH OPAQUE FENCE

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

PROPOSED GUY EASEMENT

(4) 2" SCH-80 PVC SANITARY PRESSURE MAIN

6" PVC (C-900, CL-200) FIRE LINE

25.00'

FIRE DEPARTMENT CONNECTION

10" FIRE WELL WITH DRAFTING HYDRANT

FFL

5/8/03

BEAU KEENE, P.E.
FL. REG. NO. 46831

NO.	
1.	8-MAY-03 REVISED PER COUNTY REVIEW

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105 N. APOPKA - COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
MASTER UTILITY PLAN

JAN-03 1"=10'
DP-284

SHEET No. C-6

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Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

ONSITE SEWAGE DISPOSAL SYSTEM

DESIGN FLOW CALCULATIONS:

PATRONS (500 MAXIMUM DAY):
500 PATRONS @ 10 GPD ESTIMATED = 5,000 GPD

DELI (436 SQ. FT.):
436 SQ. FT. DELI @ 40 GPD/100 SQ. FT. = 175 GPD

OFFICES (2,465 SQ. FT.)
2,465 SQ. FT. OFFICES * 15 GPD / 100 SQ. FT. = 370 GPD
(EQUIVALENT TO 12 EMPLOYEES WORKING AN 8-HOUR SHIFT)

COMMERCIAL LAUNDRY MACHINE
750 GPD

CHILD CARE AREA (587 SQ. FT.)
DESIGN FOR 200 GPD FOR CHILDEN

TOTAL DESIGN FLOW = 5,000+175+370+750+200=6,495 GPD

SPLIT FLOWS TO TWO INDEPENDENT SYSTEMS.
WOMEN'S LOCKER ROOM & WASHING MACHINE DISCHARGE WILL BE DIRECTED TO ONE SYSTEM WITH THE BALANCE OF FLOWS TO THE OTHER SYSTEM. THIS FLOW ASSIGNMENT SHOULD RESULT IN RELATIVELY EQUAL FLOWS TO EACH SYSTEM. DESIGN EACH SYSTEM TO HANDLE A TOTAL FLOW OF 3,250 GPD.

SEPTIC TANK SIZING CALCULATIONS:

TOTAL DESIGN FLOW TO EACH SYSTEM = 3,250 GPD
MINIMUM EFFECTIVE SEPTIC TANK CAPACITY OF 4,300 GALLONS REQUIRED

DRAINFIELD SIZING CALCULATIONS:

THE ABSORPTION FIELD FOR EACH SYSTEM WILL CONSIST OF A MOUNDED TRENCH ARRANGEMENT COMPRISING OF TWO DISTINCT FIELDS EACH SERVE BY A DEDICATED PUMP IN THE DUPLEX DOSING TANK.

THE REQUIRED DRAINFIELD AREA FOR EACH SYSTEM IS CALCULATED BASED ON A LOADING RATE OF OF 0.80 GAL/SF/DAY FOR A MOUNDED TRENCH SYSTEM.
3,250 GPD/0.80 = 4,063 SF ABSORPTION AREA REQUIRED. USING TWO TRENCH SYSTEMS EACH HANDLING ONE-HALF THE DESIGN FLOW, THE MIN. REQUIRED AREA PER FIELD IS 4,063/2=2,032 SF.

UTILIZING A DOUBLE "INFILTRATOR" EQ-24 MOUNDED TRENCH SYSTEM, THE TOTAL NUMBER OF CHAMBERS REQUIRED IS CALCULATED AS 2,032 SQ. FT./17.85 = 114 CHAMBERS PER FIELD.

CONSTRUCT FOUR (4) ABSORPTION FIELD EACH CONSISTING OF 115 EQ-24 INFILTRATOR CHAMBERS IN 3' WIDE x 95'-10" LONG TRENCHES.
THE INFILTRATOR TRENCHES SHALL HAVE A MINIMUM SEPARATION OF 2'. THE ENTIRE ABSORPTION AREA SHALL BE PROTECTED BY A 4' SHOULDER AROUND THE PERIMETER FOR EROSION CONTROL AND LATERAL ABSORPTION; A 9-12" SEEDED SOIL CAP SHALL ALSO BE PROVIDED.

MAINTAIN MINIMUM 10' SEPARATION BETWEEN ABSORPTION FIELDS.

PERFORATED PVC DISTRIBUTION LINES SHALL BE RUN THE ENTIRE LENGTH OF ALL INFILTRATORS AND BE ADEQUATELY FASTENED FOR RIGIDITY.

DOSING SYSTEM CALCULATIONS:

THE MINIMUM REQUIRED DOSING TANK SIZE IS 3,000 GALLONS - INSTALL ONE 3,200 GALLON FOR EACH SYSTEM (TWO TOTAL DOSING TANKS REQUIRED).
THE 3,700 GALLON DOSING TANKS WILL RECEIVE AN ESTIMATED FLOW OF 3,250 GPD EACH. DUPLEX PUMP ARRANGEMENT IN EACH TANK WITH ALTERNATING PUMPS WILL DOSE THE PROPOSED DRAINFIELDS. THE VOLUME OF THE DOSING CHAMBER BETWEEN THE PUMP OPERATING LEVELS SHALL BE SET TO PROVIDE 271 GALLONS BETWEEN "PUMP ON" AND "PUMP OFF" TO ENSURE THE ALLOWABLE DOSING RATE OF 6 TIMES PER 24-HOUR PERIOD IS NOT EXCEEDED.

GREASE TRAP CALCULATIONS:

INSTALL ONE 900 GALLON GREASE TRAP FOR DELI AREA
(HEALTH FOOD - LOW GREASE GENERATION)

LEGAL DESCRIPTION:

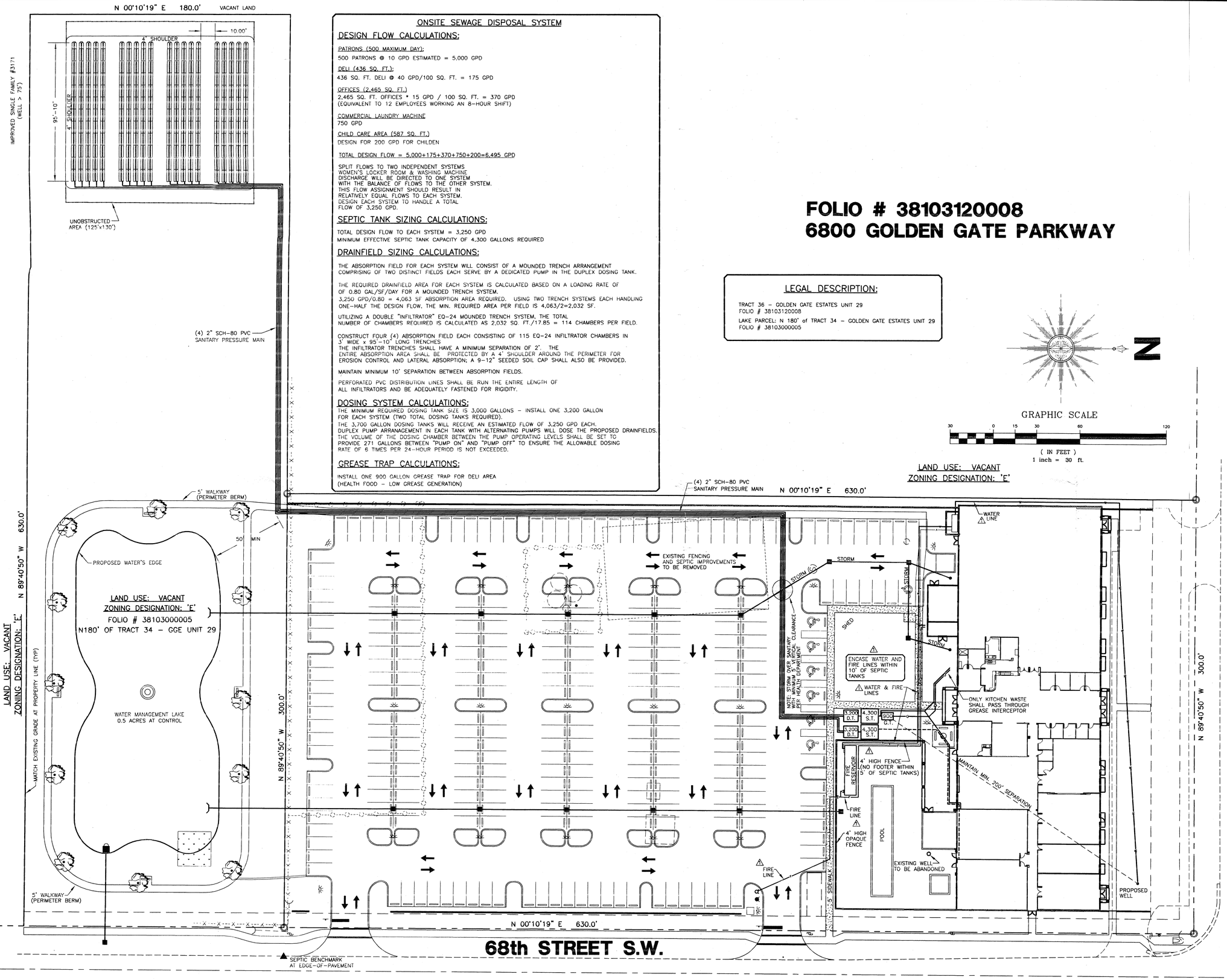
TRACT 36 - GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103120008

LAKE PARCEL: N 180' of TRACT 34 - GOLDEN GATE ESTATES UNIT 29
FOLIO # 38103000005

N

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LAND USE: VACANT
ZONING DESIGNATION: 'E'



NO.	
1	8-MAY-03 REVISED PER COUNTY REVIEW

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1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA - COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
34123 (C) 239.403.0123 (F) 239.403.0199 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
SEPTIC SYSTEM MASTER PLAN

MAR-03 1"=30'
DP-284
SHEET No. C-7

5/15/03
BEAU KEENE, P.E.
FL. REG. NO. 46831

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Attachment: Attachment A-Application 11-1-23 (25668 : PL20230011674, Naples Christian Academy (NUC))

N 00°10'19" E 180.0'

LIMITS OF CLEARING

LIMITS OF CLEARING

LIMITS OF CLEARING

NO REMOVAL OF NATIVE VEGETATION AUTHORIZED WITHIN HATCHED AREAS. HAND REMOVE EXOTICS AND MAINTAIN EXOTIC FREE IN PERPETUITY.

LIMITS OF CLEARING

CONTROL ELEVATION = 8.0 NGVD

LAND USE: VACANT
ZONING DESIGNATION: 'E'
FOLIO # 38103000005
N180' OF TRACT 34 – GGE UNIT 29

WATER MANAGEMENT LAKE
0.5 ACRES AT CONTROL

CONTROL ELEVATION = 8.0 NGVD

LAND USE: VACANT
ZONING DESIGNATION: 'E'

N 89°40'50" W 630.0'

N 89°40'50" W 300.0'

LIMITS OF CLEARING

N 00°10'19" E 630.0'

68th STREET S.W.

SOUTHERLY PROPERTY LINE

13' 5' 16' LAKE WIDTH AT CONTROL ELEVATION VARIES 72' TO 100' (nts) 11' 5' 5' 40'

REFER TO LANDSCAPE PLANS FOR PLANTINGS

PROPOSED 6' CHAINLINK FENCE

MATCH EXISTING GRADE AT PROPERTY LINE EL = 9.0±

PROPOSED 5' ASPHALT PATH TOP EL = 11.8

4:1 SLOPE

4:1 SLOPE

PROPOSED WATER MANAGEMENT LAKE

WSWT = 8.0± (CONTROL ELEVATION)

NORTH TOP-OF-BANK EL = 10.8

4:1 SLOPE

PROPOSED 5' ASPHALT PATH

35:1 RELATIVELY FLAT SLOPE

APPROXIMATE EXISTING GRADE = 9.0±

TYPE 'B' LANDSCAPE BUFFER PER LANDSCAPE PLANS

PROPOSED EDGE OF PARKING EL = 12.24

2 SECTION A

N.T.S.

FOLIO # 38103120008
6800 GOLDEN GATE PARKWAY

LAND USE: VACANT
ZONING DESIGNATION: 'E'

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GOLDEN GATE PARKWAY

N 89°40'50" W 300.0'

B/4

B/4

A/8

NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
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1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA – COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS: (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
CLEARING PLAN & SECTIONS

JAN-03 1"=30'
DP-284

SHEET No. C-8

7/2/03
BEAU KEENE, P.E.
FL. REG. NO. 46831

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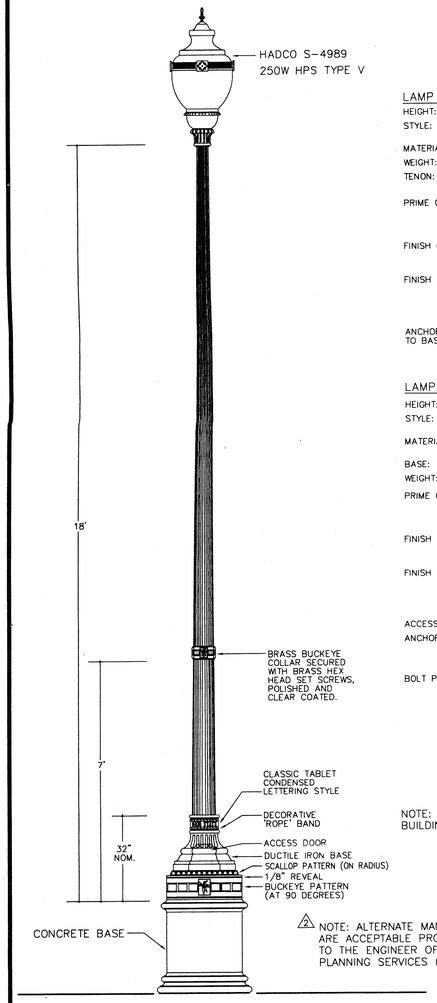
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



LAMP POLE SPECIFICATIONS

HEIGHT:	16' - 8"
STYLE:	16 FLAT FLUTES TO A 7" DIAMETER BUTT. .14" TAPER PER FOOT.
MATERIAL:	11 GAUGE STEEL.
WEIGHT:	APPROXIMATELY 250 POUNDS
TENON:	2-7/8" DIAMETER x 3" HIGH; PER A 48-83 CLASS 30 CAST IRON.
PRIME COAT:	FACTORY TO PROVIDE ONE (1) COAT OF HARRISON PAINT CORP. 401Y1330 RECOATABLE YELLOW PRIMER. (MAY USE DURA-CLAD 33015 RED, 33071 GRAY, OR SHERWIN WILLIAMS N42Y100 MARINE YELLOW.)
FINISH COAT PREP:	AFTER PRIMER PAINT IS DRY AND PRIOR TO APPLICATION OF FINISH COAT, LAMP POLE IS TO BE WIPED DOWN WITH VM&P NAPHTHA.
FINISH COAT:	FACTORY TO PROVIDE ONE (1) COAT OF DURA-CLAD 12983 GLOSS BLACK FINISH PAINT. (MAY USE SHERWIN WILLIAMS F65B4 SEMI-GLOSS BLACK). SEE PAINTING NOTES FOR INSTRUCTIONS ON SECOND COAT.
ANCHOR BOLTS TO BASE:	DUCTILE IRON BASE: 6-1/2" x 3/4" STEEL PLATE WELDED TO ROUND SHAFT INTERIOR 3/4" FROM BASE OF SHAFT. (3) 3/4" x 3" HARDENED BOLTS SCREW INTO CAPTIVE NUTS ON UP-SIDE OF PLATES.

LAMP POLE BASE SPECIFICATIONS

HEIGHT:	32"
STYLE:	ONE-PIECE (INTEGRAL POUR) DUCTILE CAST IRON.
MATERIAL:	1-PIECE HEAVY WALL CAST IRON PER A 48-83 CLASS 30 - DUCTILE.
BASE:	24" DIAMETER.
WEIGHT:	APPROXIMATELY 400 POUNDS.
PRIME COAT:	FACTORY TO PROVIDE ONE (1) COAT OF HARRISON PAINT CORP. 401Y1330 RECOATABLE YELLOW PRIMER. (MAY USE DURA-CLAD 33015 RED, 33071 GRAY, OR SHERWIN WILLIAMS N42Y100 MARINE YELLOW.)
FINISH COAT PREP:	AFTER PRIMER PAINT IS DRY AND PRIOR TO APPLICATION OF FINISH COAT, LAMP POLE IS TO BE WIPED DOWN WITH VM&P NAPHTHA.
FINISH COAT:	FACTORY TO PROVIDE ONE (1) COAT OF DURA-CLAD 12983 GLOSS BLACK FINISH PAINT. (MAY USE SHERWIN WILLIAMS F65B4 SEMI-GLOSS BLACK). SEE PAINTING NOTES FOR INSTRUCTIONS ON SECOND COAT.
ACCESS DOOR:	LOCATE IN BASE.
ANCHOR BOLTS:	(4) 3/4" x 3-1/2" CARRIAGE BOLTS GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT.
BOLT PROJECTION:	4 REQUIRED AT A 3" MIN. HEIGHT.

NOTE:

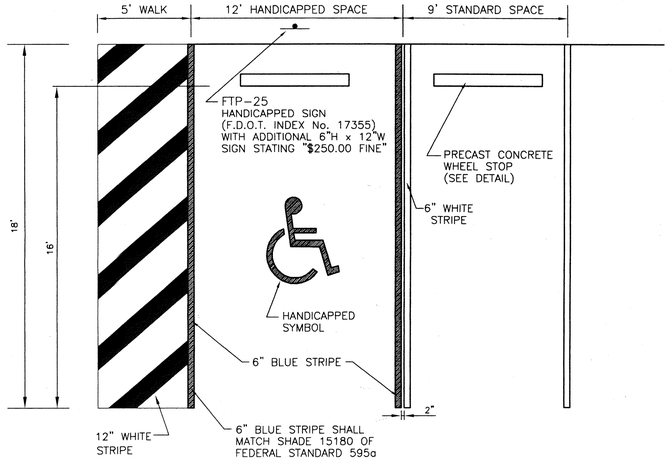
A) ACCESS DOOR (6" x 10.5" x 11") LOCATED IN BASE SECURED W/ 1/4" x 20 STAINLESS STEEL BUTTONHEAD SCREW.

NOTE: PAINT SHALL BE ANTIQUE OR HUNTER GREEN TO MATCH BUILDING CANOPY COLOR.

⚠2 NOTE: ALTERNATE MANUFACTURERS AND MOUNTING TECHNIQUES ARE ACCEPTABLE PROVIDED THE CONTRACTOR PROVIDES SUBMITTALS TO THE ENGINEER OF RECORD AND COORDINATES WITH COLLIER COUNTY PLANNING SERVICES (239.403.2400) FOR APPROVAL PRIOR TO INSTALLATION.

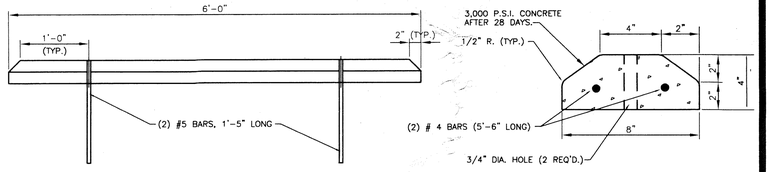
⚠1⚠2 18' PARKING LOT LIGHT

NOT TO SCALE



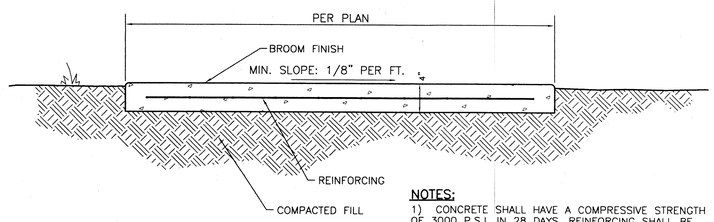
TYPICAL PARKING SPACE

N.T.S.



PRECAST CONCRETE WHEEL STOP

N.T.S.



NOTES:

1) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS. REINFORCING SHALL BE 6-6, 6" x 6" WELDED WIRE MESH. REINFORCING CAN

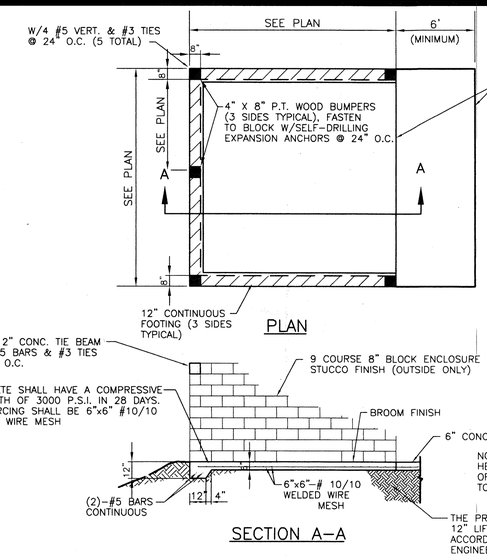
2.) REINFORCING MAY BE DELETED IF THE SIDEWALK IS MACHINE POURED.

3) SUBGRADE SHALL BE SAND, COMPACTED TO A FIRM EVEN SURFACE, TRUE TO GRADE AND CROSS-SECTION, AND BE MOIST WHEN CONCRETE IS PLACED.

4) SIDEWALK SHALL HAVE CONTRACTION JOINTS AT 5' INTERVALS AND AN EXPANSION JOINT EVERY 35'.

TYPICAL SIDEWALK DETAIL

N.T.S.



NOTE: EXTERIOR OF ENCLOSURE SHALL MATCH EXTERIOR OF OFFICE BUILDINGS

NOTE:
ALL SURFACES SHALL RECEIVE ONE PRIME COAT OF "MOORCRAFT" INTERIOR AND EXTERIOR BLOCK FILLER (073) AND TWO FINISH COATS OF "MOORLIFE" LATEX HOUSE PAINT (105) OR APPROVED EQUAL OWNER SHALL SELECT COLORS PRIOR TO CONSTRUCTION.

PROVIDE 8" STUCCO BAND AT TOP OF DUMPSTER SCREEN WALL
6' WALL HEIGHT ABOVE FINISHED GRADE
STUCCO TO 8" BELOW FINISHED GRADE

NOTE: GATE IS TO BE FULL HEIGHT, FULLY OPAQUE, AND CONSTRUCTED OF EITHER PVC OR STEEL PAINTED TO MATCH BUILDING COLORS.

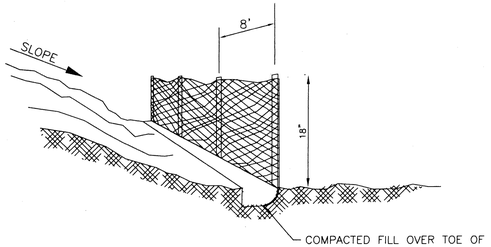
THE PROPOSED FILL SHALL BE COMPACTED IN 12" LIFTS TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEER'S TECHNICAL SPECIFICATIONS

PLAN

SECTION A-A

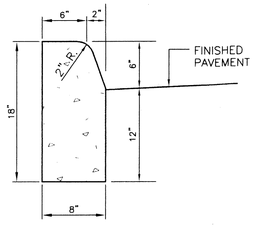
⚠1 DUMPSTER PAD DETAIL

N.T.S.



SEDIMENT FENCE DETAIL

N.T.S.



TYPE "D" CURB

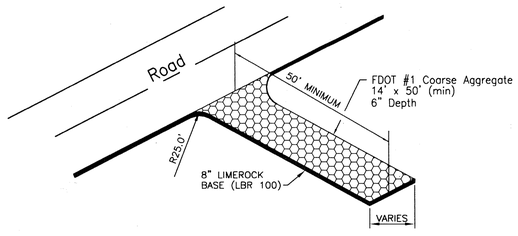
N.T.S.

CURB NOTES:

1) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.

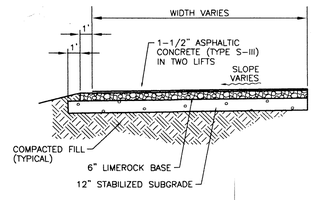
2) ALL EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" BITUMINOUS IMPREGNATED EXPANSION JOINT MATERIAL.

3) AN EXPANSION JOINT SHALL BE PLACED AT THE END OF ALL RETURNS & AT INTERVALS NOT TO EXCEED 50', WITH CONTRACTION JOINTS AT 10' MAX. INTERVALS BETWEEN.



GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



TYPICAL ASPHALT SECTION

COMPACTION NOTES:

1. THE LIMEROCK BASE SHALL BE COMPACTED IN 6" MAX. LIFTS TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEERS TECHNICAL SPECIFICATIONS.
2. THE 12" STABILIZED SUBGRADE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEER'S TECHNICAL SPECIFICATIONS.
3. THE PROPOSED FILL SHALL BE COMPACTED IN 12" MAX. LIFTS TO 98% OF THE MAXIMUM DENSITY, IN ACCORDANCE WITH AASHTO T-180 AND THE ENGINEERS TECHNICAL SPECIFICATIONS.

BEAU KEENE, P.E.
FL. REG. NO. 46831

NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

KEENE ENGINEERING
PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1119 NEAPOLITAN WAY, NAPLES, FLORIDA 34103
105 N. APOPKA AVENUE, INVERNESS, FLORIDA 34450
COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399
INVERNESS: (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT: GREG CARLISLE

PROJECT: FITNESS QUEST
MISCELLANEOUS DETAILS

JAN-03
DP-284

SHEET No. C-9

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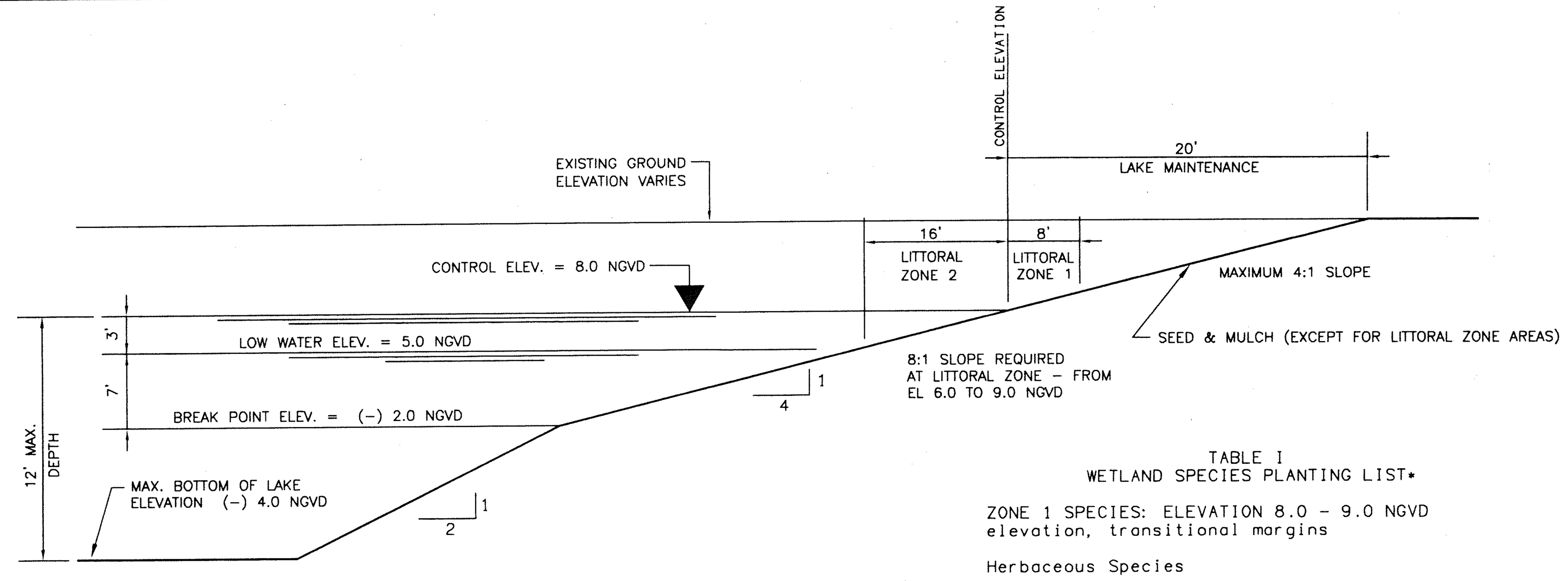
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



LITTORAL ZONE PLANTING PLAN

Within the littoral zone of each lake, certain areas will be planted with native hydrophytic vegetation. The total littoral zone acreage available will be planted. Exact locations of planted littoral zones will be determined after lakes are excavated based upon the most suitable slope and substrates available.

Wetland Plantings in Littoral Zones

The lake littoral zones will be planted using species chosen from the list provided in Table 1. Herbaceous and shrub species will be planted on staggered 3-foot centers while tree and shrub species will be planted on roughly 10-foot centers and grouped in clusters. All herbaceous material will be minimum 1 gallon pot stock or bare-root stock and tree and shrub species will be a minimum 18 inches in height. The littoral zone shall be planted with at least three different species, and no single species shall amount for more than 50% of the total coverage.

Lake littoral zones will be planted at the beginning of the first wet season (growing season) following the completion of lake construction and final grading activities, the applicant will take necessary maintenance actions such that a minimum 80 percent survivorship of installed plants is achieved throughout the three year monitoring period.

The applicant will submit monitoring reports to Collier County Project Review Services.

Immediately following the completion of project construction activities and planting of all lake littoral zones, a baseline monitoring report will be submitted. Thereafter, reports will be submitted on an annual basis for a period of three years. Annual reports will be submitted within one month of monitoring which will be conducted during the wet season.

Each monitoring report will provide the following information.

Data including qualitative records of the relative abundance of plant species, percent survival and percent cover of planted and recruited species, abundance of exotic species, and general observations regarding water quality, sedimentation, and aquatic and terrestrial wildlife. The baseline report will identify dominant plant species present and their relative abundance and cover whereas subsequent annual monitoring reports will focus more on changes from these baseline conditions.

TABLE I
WETLAND SPECIES PLANTING LIST*

ZONE 1 SPECIES: ELEVATION 8.0 - 9.0 NGVD
elevation, transitional margins

Herbaceous Species

Jointgrass (*Paspalum vaginatum*)
Wiregrass (*Aristida stricta*)
Arrow Arum (*Peltandra virginica*)
Maidencane (*Panicum hemitomon*)
Soft Rush (*Juncus effusus*)
Blue Flag Iris (*Iris hexagona*)
Golden Canna (*Canna flaccida*)
Snad Cordgrass (*Spartina bakerrii*)
Swamp Lily (*Crinum americanum*)
Smartweed (*Polygonum spp.*)
Cinnamon Fern (*Osmunda cinnamomea*)
Swamp Fern (*Blechnum serrulatum*)
Royal Fern (*Osmunda regalis*)
Giant Bulrush (*Scirpus californicus*)

Trees and Shrubs

Red Maple (*Acer rubrum*)
Cypress (*Taxodium distichum, T. ascendems*)
Swamp Black Gum (*Nyssa sylvatica var. biflora*)
Sweet Gum (*Liquidambar styraciflua*)
Florida Elm (*Ulmus americana floridana*)
Laurel Oak (*Quercus laurifolia*)
Popash (*Fravinus caroliniana*)
Willow (*Salix caroliniana*)
Wax Myrtle (*Myrica cerifera*)
Dahoon Holly (*Ilex cassine*)
Button Bush (*Cephalanthus occidentalis*)
Myrsine (*Myrsine guianensis*)
Pond Apple (*Annona glabra*)
Elderberry (*Sambucus canadensis*)

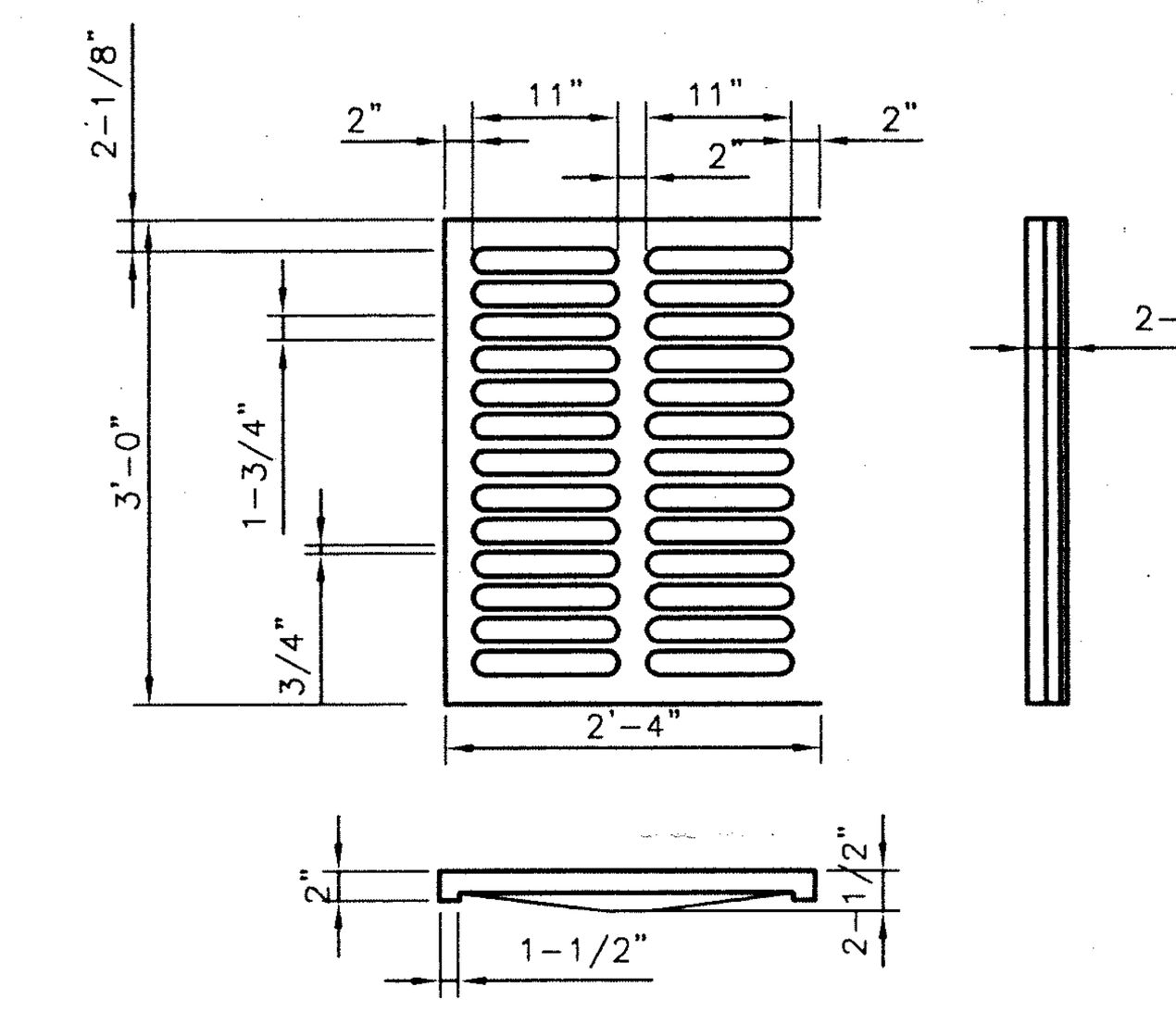
ZONE 2 SPECIES: ELEVATION 6.0 - 8.0 NGVD

Pickerelweed (*Pontederia cordata*)
Common Arrowhead (*Sagittaria latifolia*)
Coastal Arrowhead (*Sagittaria graminea*)
Soft-stem Bulrush (*Scirpus californicus, S. validus*)
Spike Rush (*Eleocharis spp.*)
Wild Rice (*Zizania aquatica*)
Fire Flag (*Thalia geniculata*)
Sawgrass (*Cladium jamaicense*)
Eel Grass (*Vallisneria spp.*)

* Planted species may deviate from those listed depending upon site conditions and availability of stock.

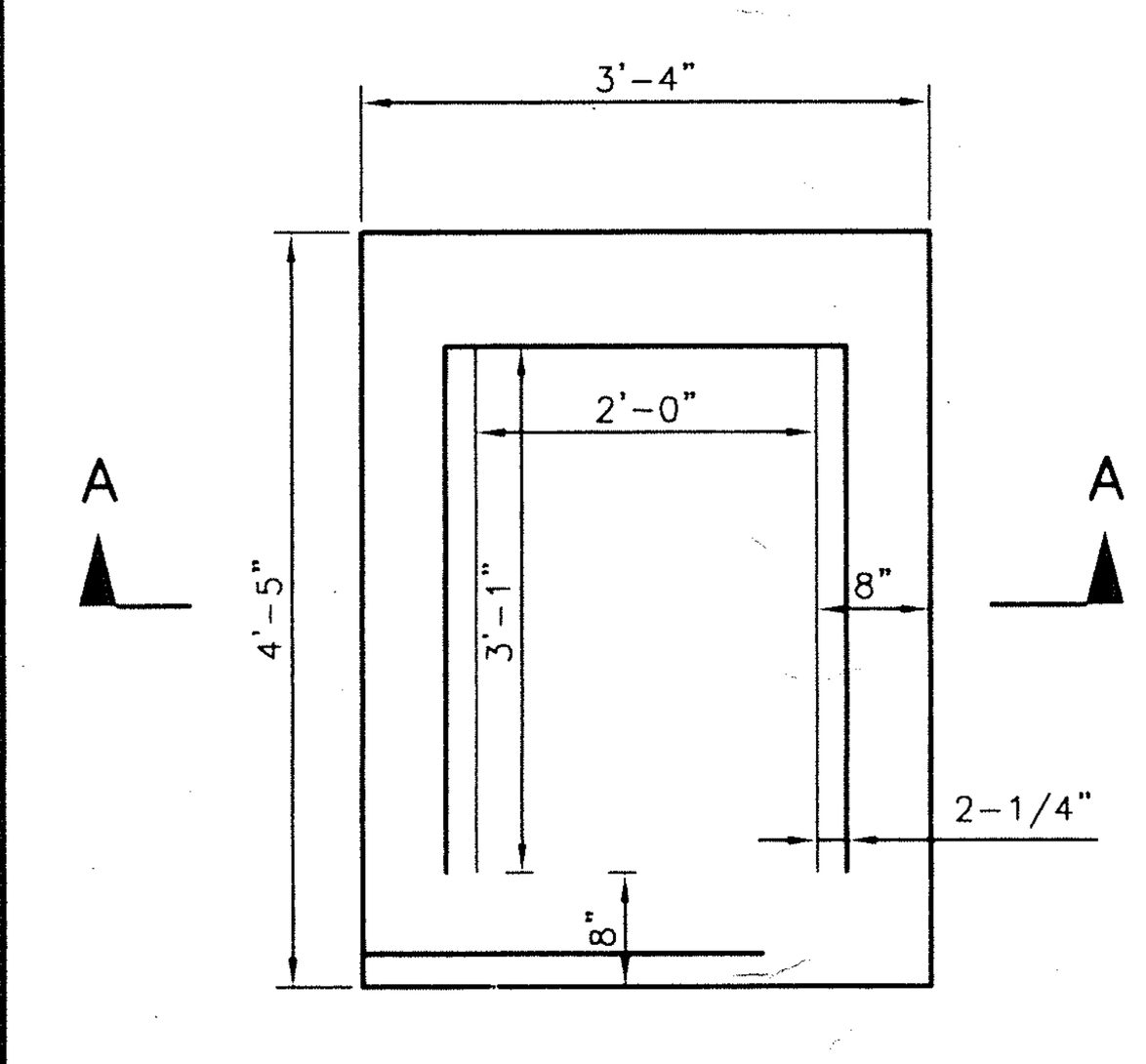
* SEE LITTORAL ZONE PLANTING PLAN NOTES

1 2
TYPICAL LAKE SECTION W/ LITTORAL SHELF
N.T.S.

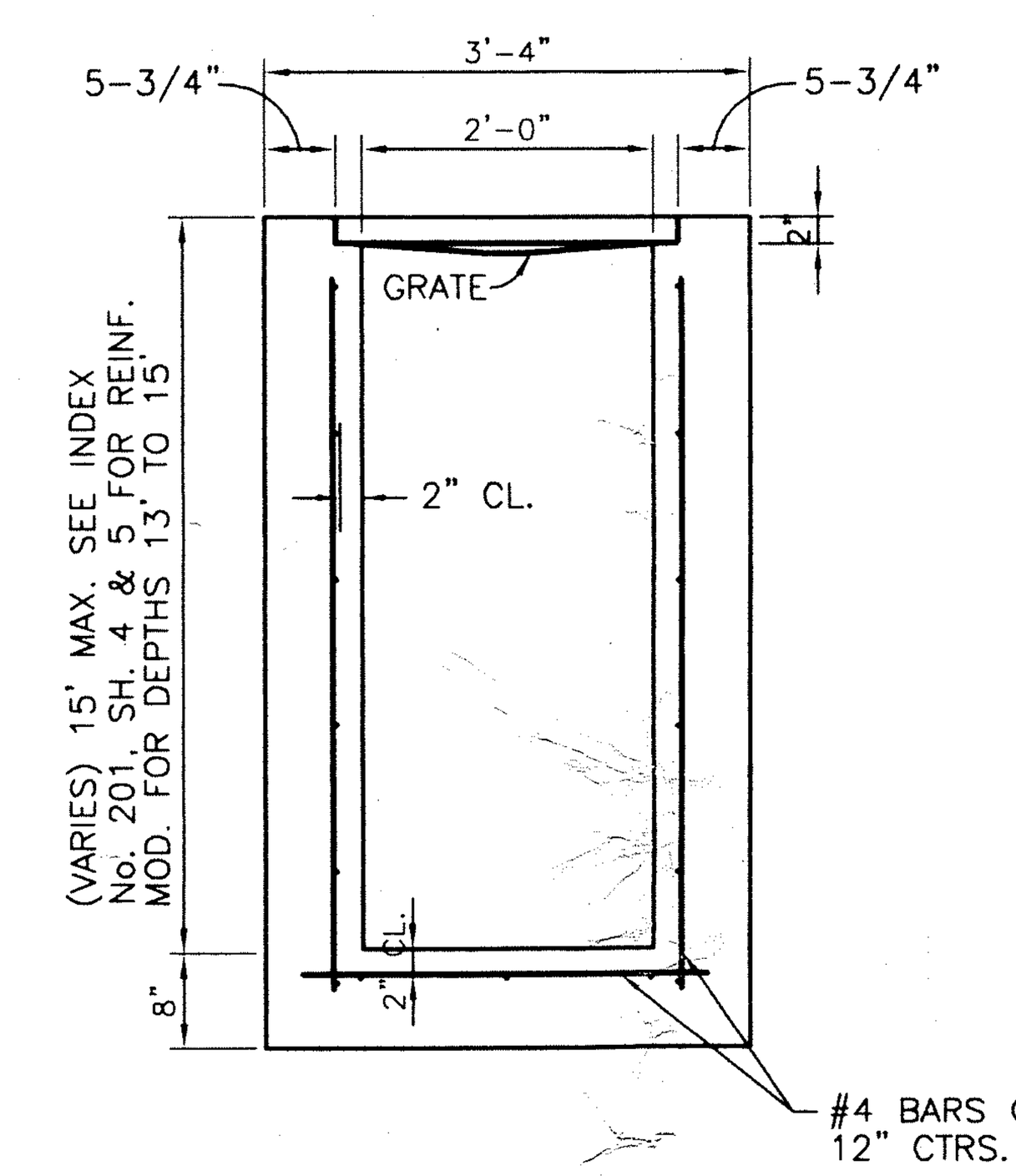


CAST IRON GRATE

NOTES:
1.) ALL REINFORCING STEEL AS SHOWN SHALL HAVE 2" COVER.
2.) CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS.
3.) CAST SUMPS TO 0.5' BELOW THE LOWEST STORM SEWER INVERT ELEVATION



PLAN



SECTION A-A

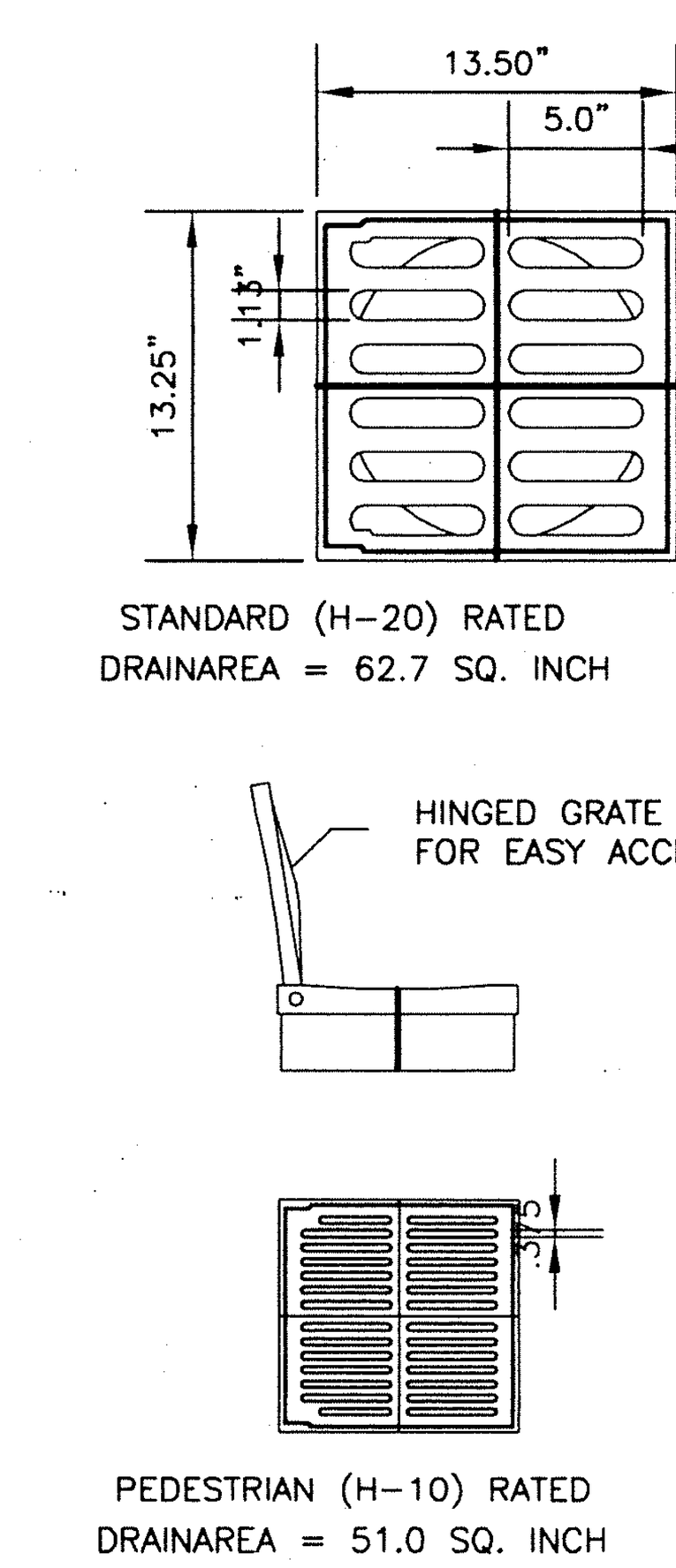
TYPE "C" GRATE INLET
N.T.S.

(REFERENCE F.D.O.T. INDEX No. 232)

1 DRAINAGE STRUCTURE TABLE

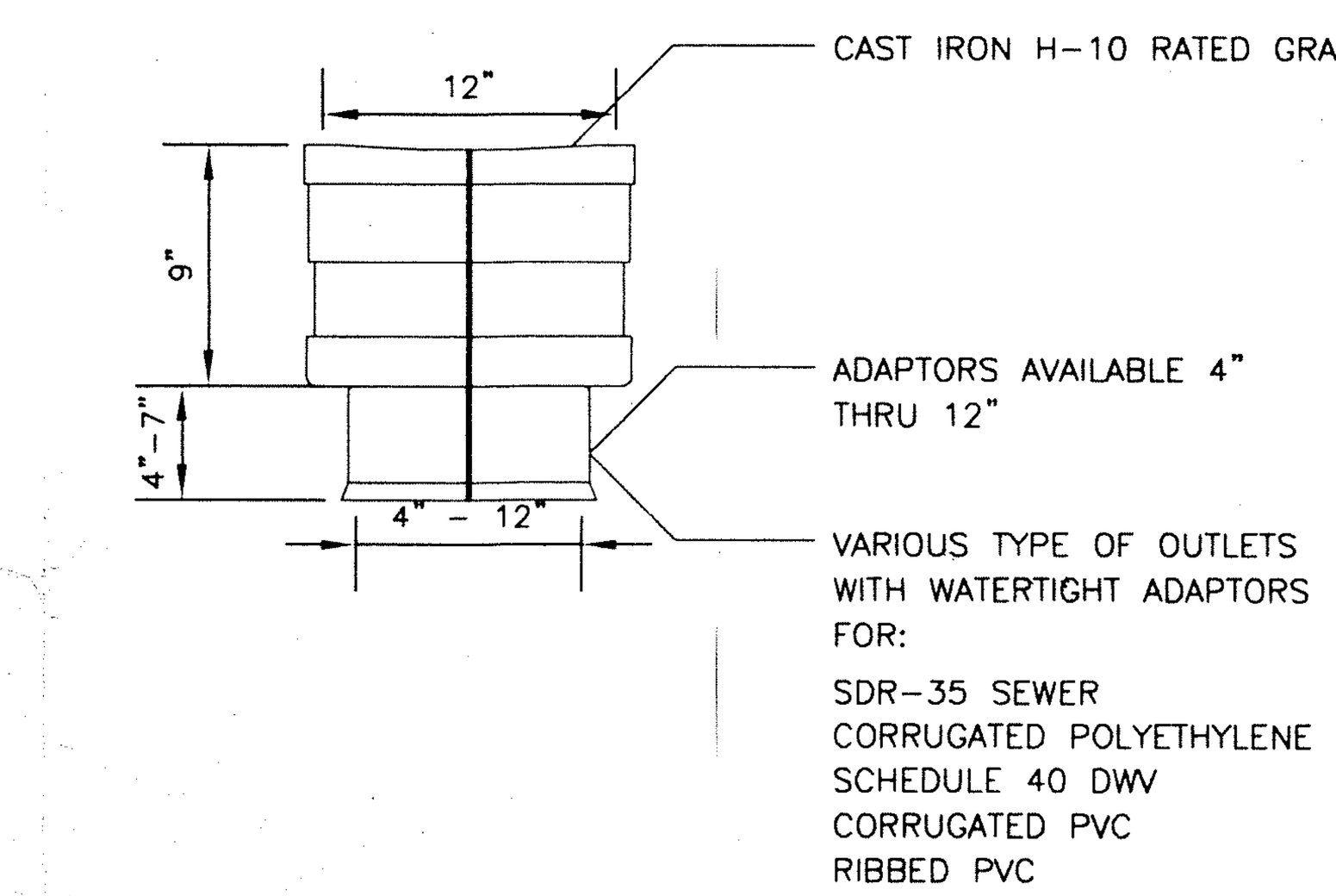
STR. #	TYPE	GRATE ELEVATION	INV. N.	INV. S.	INV. E.	INV. W.
1	FDOT TYPE 'C'	11.60	24" 7.5	30" 5.0	----	----
2	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
3	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
4	FDOT TYPE 'C'	11.60	18" 8.0	24" 7.5	----	----
5	FDOT TYPE 'C'	11.60	18" 8.0	18" 8.0	----	----
6	FDOT TYPE 'C'	11.84	15" 8.3	18" 8.0	----	----
7	FDOT TYPE 'C'	11.84	12" 8.5	15" 8.3	15" 8.3	----
8	FDOT TYPE 'C'	11.60	30" 5.0	24" 7.5	----	----
9	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
10	FDOT TYPE 'C'	11.60	24" 7.5	24" 7.5	----	----
11	FDOT TYPE 'C'	11.60	18" 8.0	24" 7.5	----	----
12	FDOT TYPE 'C'	11.60	15" 8.3	18" 8.0	----	----
13	FDOT TYPE 'C'	11.60	12" 8.5	----	----	15" 8.3
14	FDOT TYPE 'C'	11.80	----	15" 8.3	----	----
15	FDOT TYPE 'C'	11.60	----	----	----	15" 5.0

CONTRUCT ALL GRATE INLETS WITH A 6" DEBRIS SUMP

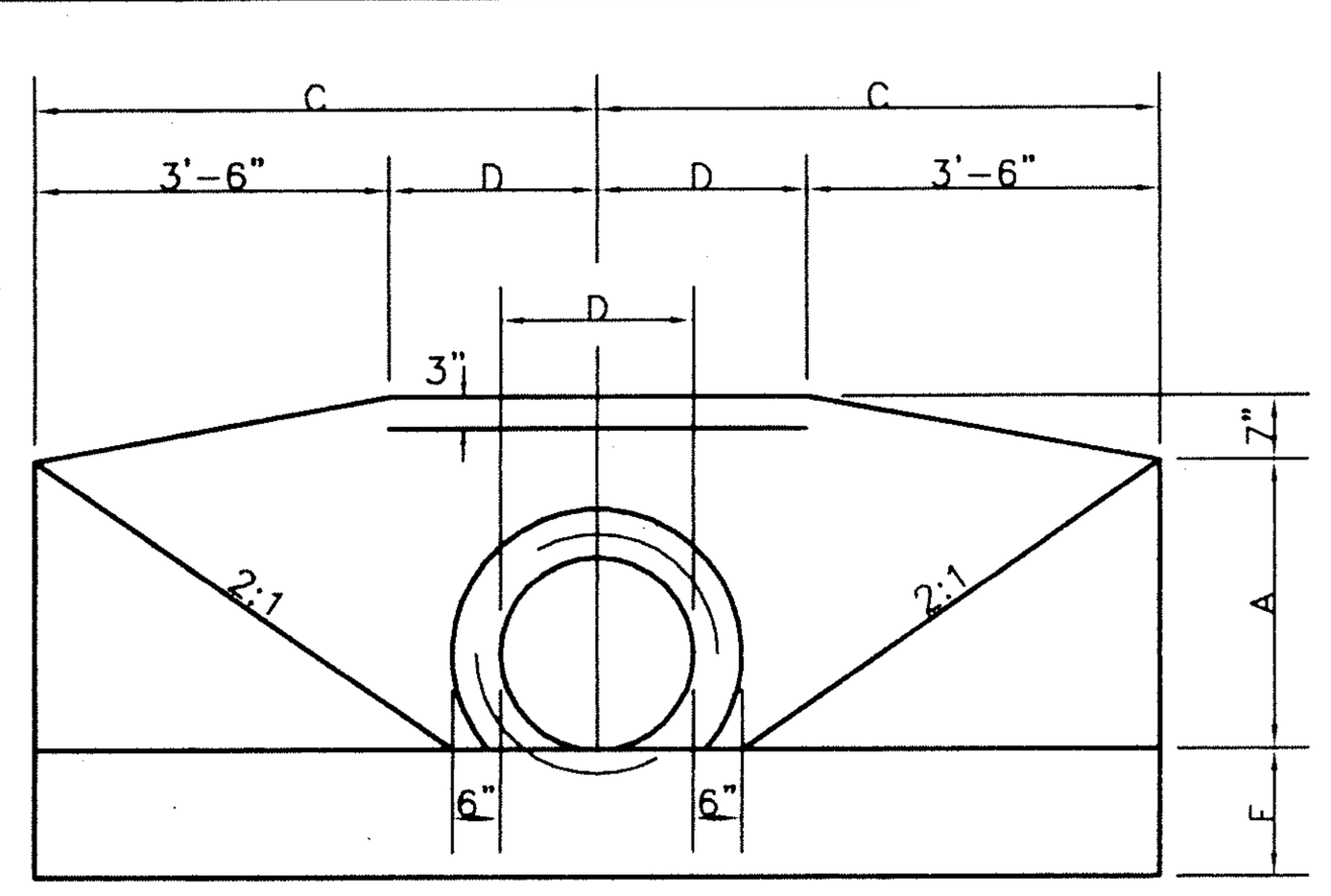


QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B

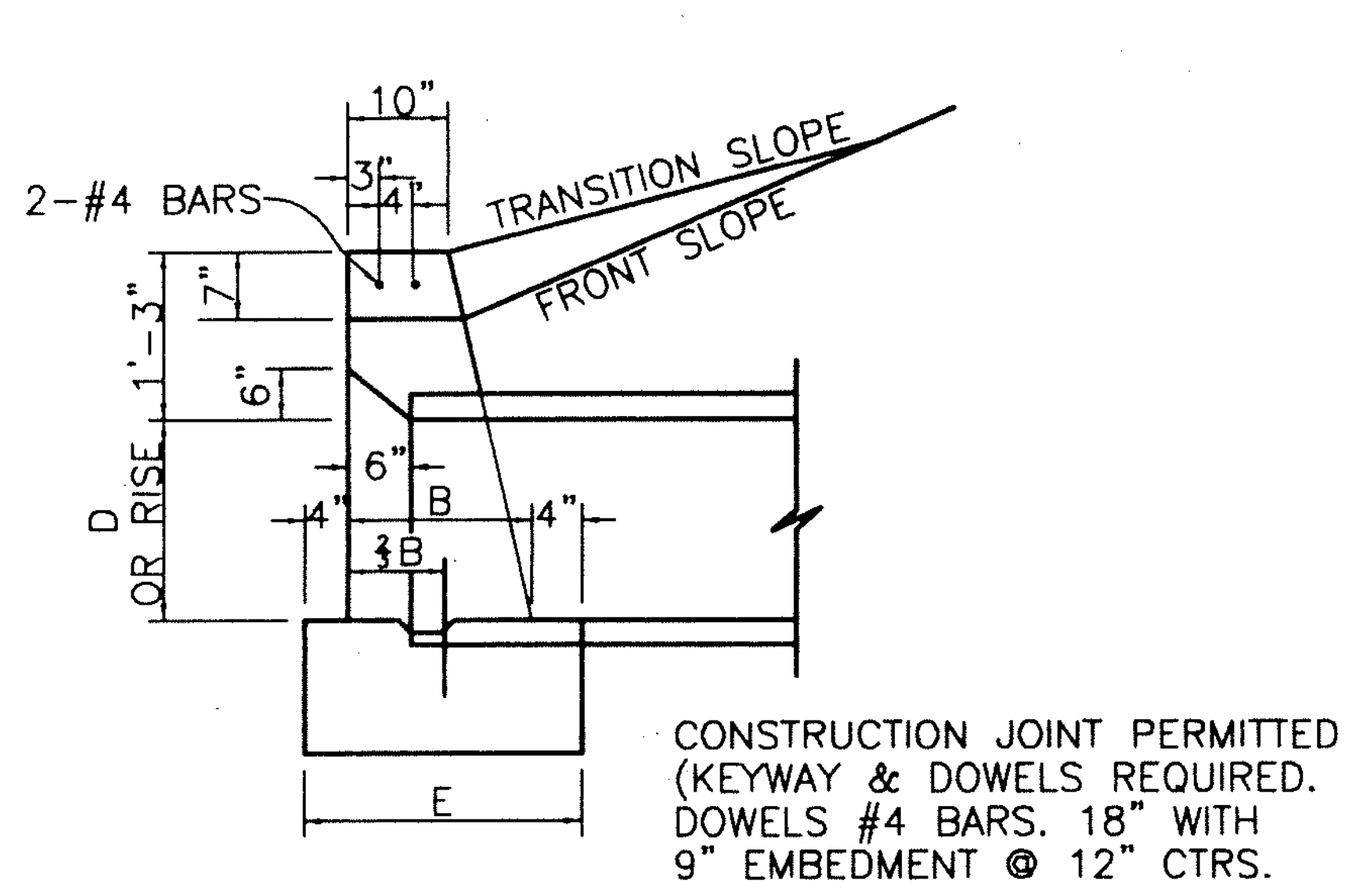
12" CAST IRON GRATE
N.T.S.



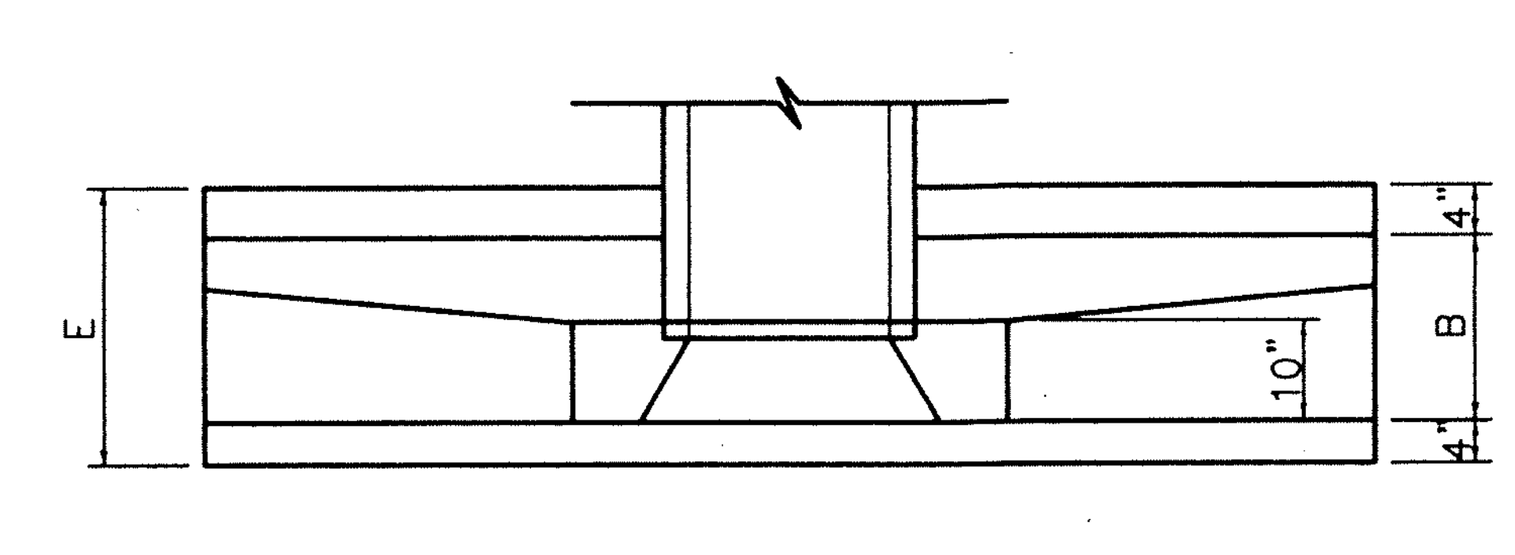
12" INLINE DRAIN
N.T.S.



ELEVATION



SECTION



PLAN

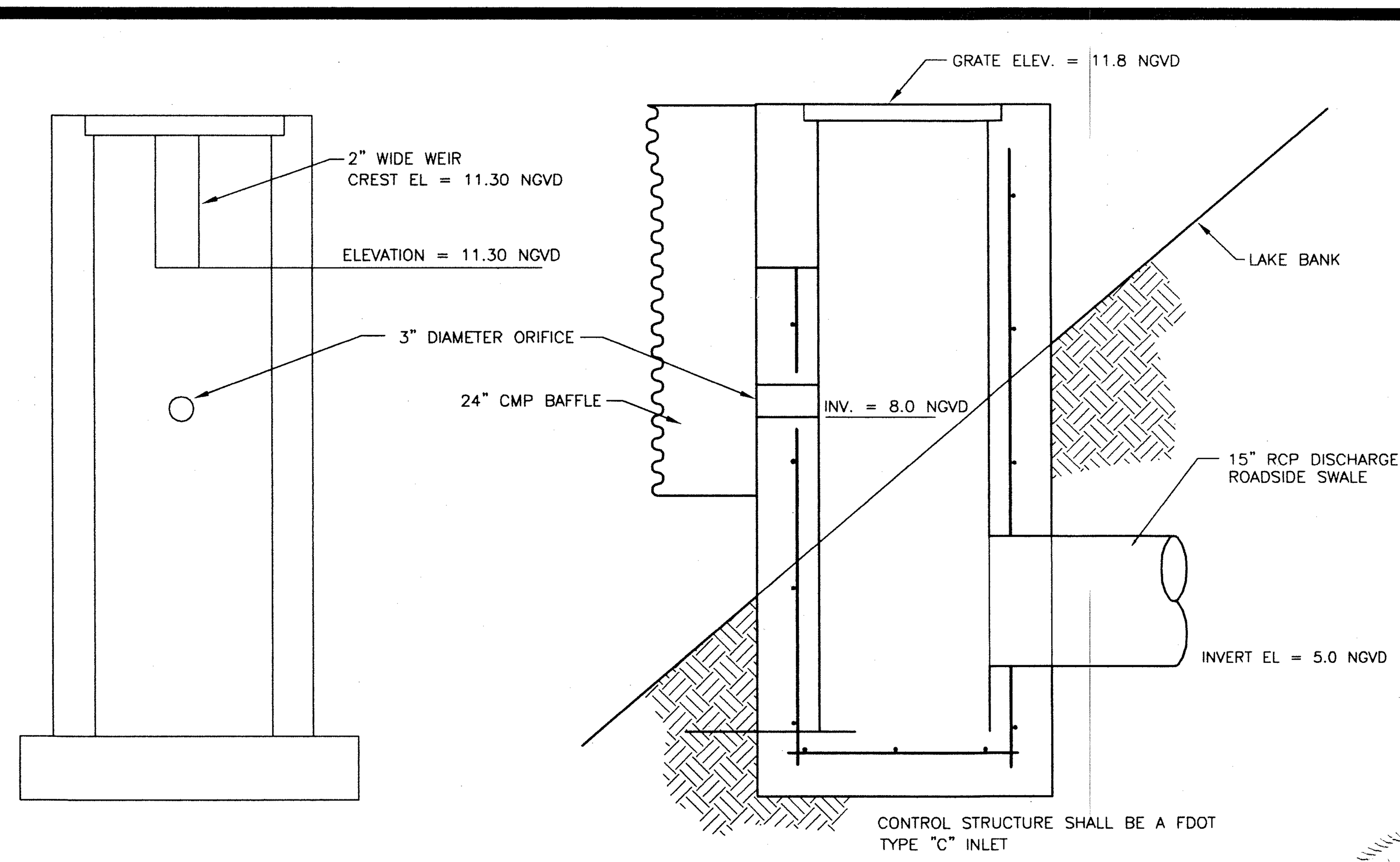
NOTES:
1. CONCRETE HEADWALLS MAY BE PRECAST OR CAST IN PLACE. SHOP DRAWING FOR PRECAST UNITS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
2. CONCRETE SHALL BE CLASS 1, 3000 P.S.I. (MIN.)
3. REINFORCING STEEL SHALL BE GRADE 40 (MIN.)
4. STRAIGHT SAND CEMENT HEADWALLS MAY BE SUBSTITUTED IN ACCORDANCE WITH F.D.O.T. INDEX No. 258, LATEST EDITION.
5. HEADWALL TO BE FIELD LOCATED SO THAT TOP OF HEADWALL ELEVATION IS 2.00' BELOW CONTROL ELEVATION. HOLD INVERTS TO PLAN ELEVATIONS AND ADJUST PIPE LENGTH AND SLOPES AS REQUIRED.

F.D.O.T. HEADWALL DETAIL
N.T.S.

(REFERENCE F.D.O.T. INDEX #250)

ROUND CONCRETE AND CORRUGATED METAL PIPE

D	OPENING AREA (SF)				DIMENSIONS											CLASS I CONCRETE (CY) — NUMBER AND TYPE OF PIPE AND SKEW ANGLE OF PIPE																											D
	NUMBER OF PIPES											X				SINGLE		DOUBLE								TRIPLE								QUADRUPLE								
																CONCRETE	METAL	CONCRETE				METAL				CONCRETE				METAL				CONCRETE				METAL				
	1	2	3	4	A	B	C	E	F	G	S	0°	15°	30°	45°	0°	0°	0°	15°	30°	45°	0°	15°	30°	45°	0°	15°	30°	45°	0°	15°	30°	45°	0°	15°	30°	45°	0°	15°	30°	45°	
15"	1.23	2.46	3.69	4.92	1'-11"	1'-2"	4'-0"	1'-10"	1'-2"	0'-6"	2'-7"	2'-7"	2'-8"	3'-0"	3'-8"	1.23	1.24	1.59	1.60	1.65	1.74	1.62	1.63	1.68	1.78	1.94	1.96	2.05	2.23	1.99	2.02	2.11	2.30	2.30	2.34	2.47	2.74	2.37	2.41	2.75	2.84	15"
18"	1.77	3.54	5.31	7.08	2'-2"	1'-3"	4'-6"	1'-11"	1'-3"	1'-0"	2'-10"	2'-10"	2'-11"	3'-3"	4'-0"	1.56	1.59	1.99	2.01	2.06	2.17	2.04	2.06	2.11	2.23	2.43	2.46	2.56	2.79	2.51	2.54	2.65	2.89	2.86	2.91	3.06	3.40	2.96	3.01	3.17	3.53	18"
21"	2.41	4.82	7.23	9.64	2'-5"	1'-4"	5'-0"	2'-0"	1'-4"	1'-6"	3'-2"	3'-2"	3'-3"	3'-8"	4'-6"	1.97																										21"
24"	3.14	6.28	9.42	12.56	2'-8"	1'-4"	5'-6"	2'-0"	1'-4"	2'-0"	3'-5"	3'-5"	3'-6"	3'-11"	4'-10"	2.24	2.29	2.82	2.84	2.91	3.06	2.91	2.93	3.01	3.17	3.39	3.43	3.57	3.87	3.52	3.56	3.71	4.03	3.97	4.03	4.24	4.69	4.14	4.20	4.43	4.91	24"
27"	3.98	7.96	11.94	15.92	2'-11"	1'-5"	6'-0"	2'-1"	1'-5"	2'-6"	3'-10"	3'-10"	4'-0"	4'-5"	5'-5"	2.73																										27"
30"	4.91	9.82	14.73	19.64	3'-2"	1'-6"	6'-6"	2'-2"	1'-6"	3'-0"	4'-3"	4'-3"	4'-5"	4'-11"	6'-0"	3.26	3.34	4.13	4.16	4.26	4.49	4.28	4.31	4.43	4.67	4.98	5.04	5.25	5.69	5.20	5.27	5.49	5.97	5.84	5.93	6.24	6.91	6.13	6.23	6.56	7.29	30"
36"	7.07	14.14	21.21	28.28	3'-8"	1'-8"	7'-6"	2'-4"	1'-8"	4'-0"	5'-1"	5'-1"	5'-3"	5'-10"	7'-2"	4.53	4.64	5.73	5.77	5.92	6.23	5.95	6.00	6.15	6.49	6.92	7.00	7.29	7.91	7.25	7.34	7.65	8.33	8.13	8.26	8.69	9.62	8.57	8.71	9.18	10.20	36"
42"	9.62	19.24	28.86	38.48	4'-2"	1'-10"	8'-6"	2'-6"	2'-0"	5'-0"	6'-0"	6'-0"	6'-3"	6'-11"	8'-6"	6.33	6.49	8.11	8.17	8.39	8.85	8.43	8.50	8.73	9.23	9.90	10.02	10.45	11.38	10.38	10.52	10.98	11.99	11.68	11.87	12.51	13.89	12.32	12.52	13.22	14.73	42"
48"	12.57	25.14	37.71	50.28	4'-8"	2'-1"	9'-6"	2'-9"	2'-0"	6'-0"	6'-9"	6'-9"	7'-0"	7'-10"	9'-7"	8.15	8.38	10.40	10.48	10.75	11.33	10.85	10.94	11.23	11.87	12.64	12.80	13.34	14.50	13.34	13.51	14.11	15.39	14.89	15.13	15.93	17.68	15.82	16.08	16.97	18.90	48"
54"	15.90	31.80	47.70	63.60	5'-2"	2'-6"	10'-6"	3'-2"	2'-3"	7'-0"	7'-8"	7'-8"	7'-11"	8'-10"	10'-10"	11.71	11.77	15.23	15.35	15.78	16.69					18.77	19.02	19.86	21.69					22.29	22.66	23.93	26.67					54"



1
CONTROL STRUCTURE DETAIL
N.T.S.

NO.		
1	8-MAY-03	REVISED PER COUNTY REVIEW
2	15-JUL-03	REVISED PER COUNTY REVIEW

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PLANNING • SUBDIVISIONS • DRAINAGE • UTILITIES
1199 FIRST AVENUE SOUTH • NAPLES, FLORIDA 34102
105 N. APOPKA - COURTHOUSE SQUARE • INVERNESS, FLORIDA 34450
NAPLES: (P) 239.403.0123 (F) 239.403.9399 INVERNESS (P) 352.637.4441 (F) 352.637.4462
CERT. OF AUTHORIZATION: 00007812

CLIENT GREG CARLISLE
PROJECT FITNESS QUEST
DRAINAGE DETAILS

BEAU KEENE, P.E.
FL. REG. NO. 46831
7/22/03

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JAN-03
DP-284
SHEET No. C-10

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS
1	ENTIRE PLAN HAS BEEN REVISED 4/7/03

COLLIER COUNTY
LANDSCAPE REVIEW APPROVAL
8.7.03
DATE

WESTERLY PROPERTY LINE

'B'

6' OPAQUE WALL (TYPICAL) (SEE CIVIL PLANS)

7 AR

24 JS

213 VO

7 TD

5' MULCHED TRAIL

DUMPSTER ENCLOSURE

BUILDING

FIRE POOL

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 4' CONCRETE SIDEWALK

15' DRAINAGE ESMT.

NORTHERLY PROPERTY LINE (R/W LINE)

GOLDEN GATE PKWY.

LIGHT POLE (TYPICAL)

PLAZA

EXISTING WELL TO BE ABANDONED

6 TA

GUY WIRE ESMT.

EASTERLY PROPERTY LINE (R/W LINE)

10' DRAINAGE EASEMENT

'D'

6' OPAQUE WALL (SEE CIVIL PLANS)

OVERHEAD POWER LINES ALONG 68th ST. (SABAL PALMS TO BE PLANTED A MINIMUM OF 15 FT. AWAY FROM CLOSEST WIRE)

13 LL

49 SP

110 ME

39 QV

110 BG

170 GG

130 IV

EXISTING PALMS TO REMAIN

68th STREET S.W.

4/27/03

1/30/03

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CLIENT GREG CARLISLE

PROJECT FITNESS QUEST
LANSCAPE PLAN

SDP-2003-AR-3702 REV 2
PSP-2003-2004
DATE: 05/12/03

JAN-03 1"=20'
DP-283

SHEET No. L-1

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230001674, Naples Christian Academy (NUC))

N

EXISTING NATIVE VEGETATION TO REMAIN.
(THIS AREA NOT TO BE CLEARED)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MEETS BUFFER REQ.

LIMITS OF CLEARING

PRESERVATION CALCULATIONS:

SITE CONSISTS OF SABAL PALMS, PINE, CYPRESS WITH BRAZILIAN PEPPER DOMINATION, VERY LITTLE NATIVE GROUNDCOVER.
159 EXISTING TREES X 15% REQUIRED RETAINAGE = 25 TREES REQUIRED TO BE RETAINED.
53 TREES + THEIR UNDERSTORY PROPOSED TO BE RETAINED; MEETS CODE. ALL PRESERVATION TO BE ON LAKE PARCEL. 40,000 SF OF AREA SHALL BE PRESERVED OUT OF 220,000 SITE.

NOTES:

- PRIOR TO SITECLEARING, ENVIROFENCE SHALL BE PLACED AT LIMITS OF CLEARING. BARRIERS SHALL REMAIN INTACT UNTIL CONSTRUCTION IS COMPLETE.
- ALL CATEGORY I INVASIVE PLANTS (EXOTICS), AS DEFINED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, SHALL BE REMOVED WITHIN THE SITE AND SUBSEQUENT ANNUAL REMOVAL OF THESE PLANTS (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WESTERLY PROPERTY LINE

PROPOSED 5' MULCH TRAIL

FIRE RESERVOIR

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

FOUNTAIN

BENCH (TYP.)

SOUTHERLY PROPERTY LINE

LAKE

CLASS 160 PVC PIPE

5' MULCHED TRAIL (TYP.)

SOUTHERLY PROPERTY LINE OF "COMMERCIAL" TRACT

TYPE 'B' BUFFER IS HERE

SEE SHEET L-1 FOR LANDSCAPING IN THIS AREA

12 RV

16 LL

RAINBIRD BUBBLER (TYP.)

LITTORAL PLANTINGS

PERIMETER BERM

RAINBIRD PEB-150, 1½" VALVE (TYP.) TIED INTO MAIN LINE OF MAIN SYSTEM

LIMITS OF CLEARING

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 10' EASEMENT

PROPOSED 5' CONCRETE SIDEWALK

WPP

'D'

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 5' CONCRETE SIDEWALK

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 5' CONCRETE SIDEWALK

WPP

PROPOSED 5' CONC

68th STREET S.W.

NO. DATE

COLLIER COUNTY
LANDSCAPE REVIEW APPROVAL
BY 8.7.03
LANDSCAPE PLANNER

4/27/03

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CLIENT GREG CARLISLE

PROJECT FITNESS QUEST
SOUTHERLY LANSCAPE PLAN + IRRIGATION PLAN

JAN-03 1"=20'
DP-283
SHEET No. L-2

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	REVISIONS	
1	ENTIRE PLAN REVISED	4/27/03

WESTERLY PROPERTY LINE

WESTERLY PROPERTY LINE

SOUTHERLY PROPERTY LINE

DUMPSTER ENCLOSURE

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 4' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 4' CONCRETE SIDEWALK

EXISTING WELL TO BE ABANDONED

ADDITIONAL EASEMENT

15' ROAD DRAINAGE EASEMENT

NORTHERLY PROPERTY LINE (R/W LINE)

NO IRRIGATION EQUIPMENT IN ANY KIND IN HERE.

SCH.40 PVC SLEEVING (TYP.)

PVC CL.200 LATERAL LINE (TYP.)

RAINBIRD CONTROLLER WITH RAINSENSOR

C H R

EASTERLY PROPERTY LINE (R/W LINE)

10' ROAD DRAINAGE EASEMENT

EASTERLY PROPERTY LINE (R/W LINE)

NO IRRIGATION IN THERE.

EASTERLY PROPERTY LINE (R/W LINE)

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

PVC SCH. 40 MAIN LINE

RAINBIRD 1806 POP-UP (TYP.) USE SQUARE SPRAY STRIPS IN NARROW SPACES

RAINBIRD ROTOR (TYPICAL)

RAINBIRD PEB-150, 1½" VALVE @ 30GPM (TYP.)

68th STREET S.W.

BY _____ LANDSCAPE PLANNER

9.7.03
DATE

4/27/03
1/30/03

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CLIENT GREG CARLISLE

PROJECT FITNESS QUEST
IRRIGATION PLAN

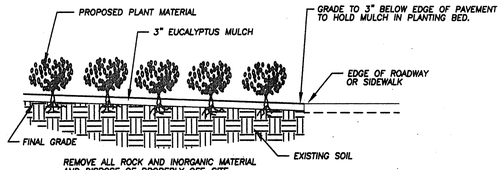
JAN-03 1"=20'
DP-283

SHEET No. L-2

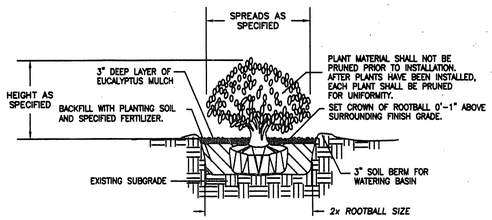
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

LANDSCAPE INSTALLATION NOTES

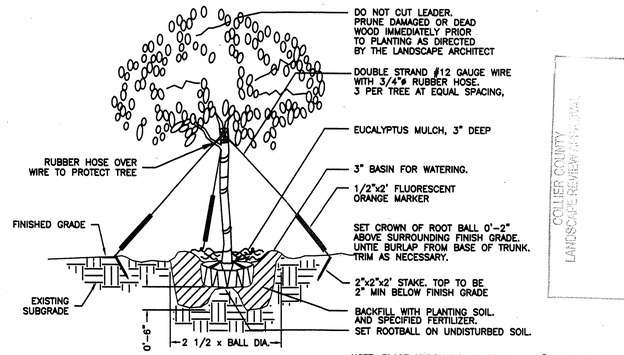
1. Landscape Contractor shall keep a field set of Planting and Irrigation Drawings and Landscape Specifications on site at all times during planting phase.
2. Landscape Contractor shall verify all quantities of material shown on the drawings prior to submitting his bid. Planting plan to take precedence over plant list. Final quantities of sod, top soil, crushed shell, gravel, rock, edging, and mulch to be verified on site by the Landscape Contractor when applicable.
3. Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
4. All plant material to be Florida Grade #1 or better, as defined in Grades and Standards for Nursery Plants, Florida Department of Agriculture. Plant Material noted as Specimen shall be Florida Fancy grade.
5. All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be SINGLE trunked unless otherwise noted on plans.
6. All trees and palms 8' in height and over shall be staked according to the Staking Details. All non-biodegradable wrapping such as twine, wire, or nylon cord shall be removed from the tree root ball before planting. Top of tree root ball shall be planted flush with existing grade.
7. Mulch all planting beds (new and existing) with shredded eucalyptus mulch to a minimum depth of 3". In areas of existing mulch, the mulch shall be taken up and replaced after plant installation. Each tree shall have a ring of mulch no less than 24 inches beyond its trunk in all directions. Cypress mulch shall not be used.
8. The Landscape contractor shall verify the location of all plant material on site with the Landscape Architect prior to installation. The Landscape Architect shall flag the location of all major trees and palms. The Landscape Architect shall be given a 48 hour minimum notice prior to the plant arrival on site for flagging.
9. Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner or Landscape Architect. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Landscape Architect.
10. The Landscape Contractor shall exercise caution to protect all existing sod and irrigation. Any damage to the sod or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
11. The Landscape Contractor shall at all times keep the job site clean and free from accumulated waste material, debris, and rubbish. All sod removed for planting areas shall be removed from the site.
12. The Landscape Contractor shall fully inspect and familiarize himself with the site and all work conditions so as to include in his bid a cost for removal or exotic plant material from the project site as required by Collier County Code. Existing plant removals, transplants, sod adjustments, debris removal and finish grading, shall also be included.
13. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation. A decision shall be made at the time to keep the existing plant material and adjust the plan or remove the existing plant material.
14. Install all ground cover plants 18" and all shrubs 24" away from the edges of all walks, driveways, terraces, walls, or adjoining plantings bed edges.
15. Tree removal to include back filling of holes to a level flush with the existing grade. All material to be removed from site.
16. Site preparation shall include removal of any weeds, patches of grass, cleanup of any dead material and finish grading.
17. The Landscape Contractor shall review the existing irrigation system prior to submitting his bid to cover any cost for adjustments that may need to be made due to the location of new or transplanted plant material.
18. The Landscape Architect will advise the Contractor on pruning and trimming trees and shrubs. The Contractor shall notify the Landscape Architect 24 hours prior to such work. All pruned and trimmed plant material shall be fertilized with an 8-4-8 sulfur coated fertilizer.
19. Berms are in addition to finish grade. Finish grade provided by others.
20. Sod shall be installed on ground that has been raked smooth and shall be rolled after installation for an even finish.
21. Location of plant materials (trees, palms, shrubs, ground covers and vines), walks, and other landscape features may be relocated on site at the discretion of the Landscape Architect. Owner, or Developer; provided that all applicable codes are met.
22. Quantities and specifications of plant materials maybe subject to change during the installation at the discretion of the Landscape Architect, Owner, or Developer.
23. seventy-five percent (75%) of the total number of required Trees used in buffers and landscaping Shall be Florida native varieties.
24. Fifty percent (50%) of the total number of required shrubs used in buffers and landscaping shall be Florida native varieties.
25. A maximum of twenty-five percent (25%) Palm varieties shall be allowed for tree requirements.
26. Live ground cover shall be used planted in such a manner as to present a finish appearance and substantially completed coverage within one year after planting.
27. All invasive exotic species, as listed in the Land Development Code, shall be removed from the site prior to final project completion. An annual exotic management plan shall be implemented so that the site remains exotic-free in perpetuity.
28. Exact plant locations may vary to avoid conflicts with Utilities, etc.
29. Backfill shall consist of 2/3 part clean potting soil and 1/3 composted cow manure, mixed in a 50/50 ratio with existing excavated from the planting hole. All backfill shall be thoroughly mixed and washed in around root ball so that no air pockets remain.
30. Contractor is responsible for watering and maintaining of plants until the project or portion thereof, has been accepted by Owner or Owner's Representative.
31. Tree and Palm guying and staking shall be removed within 12 months of installation.
32. All Landscaping shall be installed in accordance with accepted, local nursery practice
33. All proposed plantings are outside of all easements.
34. An Automatic Irrigation System shall be installed in all areas, except for areas of preserved vegetation.
35. All limerock and construction debris shall be removed from landscape islands and buffers prior to planting.
36. All landscaping shall be replaced within 30 days of its demise.



GRADING DETAIL FOR MULCH BED ADJACENT TO PAVEMENT
N. T. S.



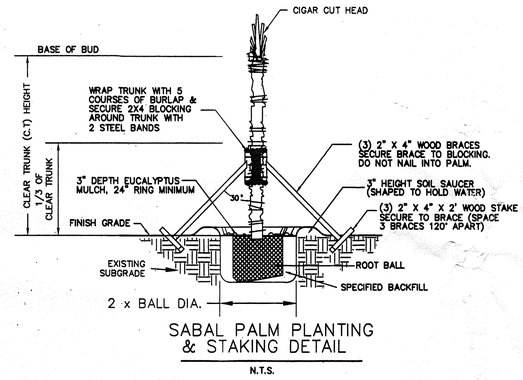
SHRUB PLANTING DETAIL
N. T. S.



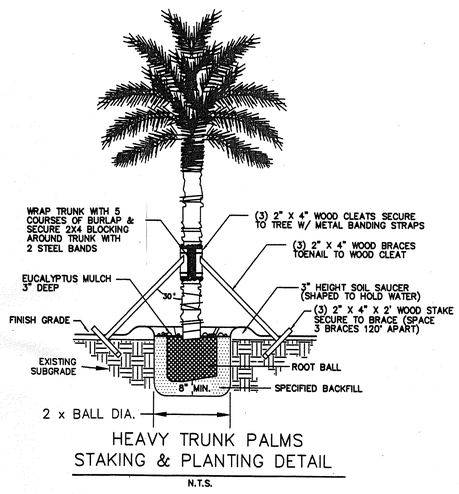
TREE PLANTING DETAIL
N. T. S.

NOTE: PLACE MULCH NO CLOSER THAN 2" FROM TRUNK.

COLLIER COUNTY
LANDSCAPE REVIEW APPROVAL
BY: _____ LANDSCAPE PLANNER
DATE 8.7.03



SABAL PALM PLANTING & STAKING DETAIL
N.T.S.



HEAVY TRUNK PALMS STAKING & PLANTING DETAIL
N.T.S.

MATERIALS LIST:

SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
MULCH	–	FIELD MEASURE	EACULYPTUS MULCH	SHREDDED, GRADE "A"	3" DEPTH
SOD	–	FIELD MEASURE	PASPALUM NOTATUM	BAHIA SOD	SOLID SOD, TIGHTLY BUTTED, ROLLED
SOIL	–	FIELD MEASURE	PLANTING SOIL	BACKFILL FOR PLANTS	SEE NOTES
	AR	7	ACER RUBRUM	MAPLE	8'HT., 1½" CAL., 3'CAL., NATIVE, DROUGHT/COLD TOLERANT
	BS	110	BOUGAINVILLEA SPP.	DWARF BOUG.	3GAL., 12-18" HT. 3'O.C., NON-NATIVE, DROUGHT/COLD TOLERANT
	GG	170	GALPHIMIA GLAUCA	THYRALLIS	3GAL., 24" HT., 3'O.C., NON-NATIVE, DROUGHT/COLD INTOLERANT
	IV	150	ILEX VOMITTORIANA' DWARF YAUPON		3GAL., 12" HT. 3'O.C., NATIVE, DROUGHT/COLD TOLERANT
	JS	24	JUNIPERUS SILICOLA	RED CEDAR	8'HT., 1½" CAL., 3'SPD., NATIVE, DROUGHT & COLD TOLERANT
	LL	29	LYSILOMA LATISILIQUA	WILD TAMARIND	14'HT., 3" CAL., 6'SPD, NATIVE, DROUGHT/COLD TOLERANT
	MF	110	MYRCIANTHES FRAGRANS	SIMPSONIS STOPPER	3GAL., 24" HT., 3'O.C., NATIVE, DEL. ROW, DROUGHT/COLD TOLERANT
	QV	51	QUERCUS VIRGINIANA	LIVE OAK	14'HT., 3" CAL., 6'SPD., DROUGHT & COLD TOLERANT, NATIVE
	SP	49	SABAL PALMETTO	SABAL PALM	10, 14, 18 FT. O/A HT., STAGGER HTS. CIGAR CUT, NATIVE, DROUGHT/COLD TOLERANT
	TA	6	TABEBUIA ARGENTEA	GOLD TREE	8'HT., 1½" CAL., 3'SPD., NON-NATIVE, DROUGHT TOLERANT, COLD INTOLERANT
	TD	7	TAXODIUM DISTICHUM	CYPRESS	10'HT., 1¾" CAL., 4'SPD., NATIVE, DROUGHT/COLD TOLERANT
	VO	213	VIBURNUM ODOVATUM	WALTER VIBURNUM	10 GAL., 5 FT. HT., 3'SPD., 4'O.C., NATIVE, DROUGHT/COLD TOLERANT

ENTIRE PARKING/BUILDING SITE TO BE CLEARED.

LANDSCAPE CALCULATIONS

1. INTERIOR LANDSCAPING (SEC. 2.4.5.2.)
10% X 87,900 S.F. PVT. = 8,790 S.F./250 = 35 TREES REQUIRED/PROVIDED
*CURBING TO BE PROVIDED AROUND ALL ISLANDS PER ENGINEER PLAN

2. TYPE "B" BUFFER (SEC. 2.4.7.4)
925 L.F./25 = 37 TREES REQUIRED/PROVIDED +5' HEDGE/FENCE

3. TYPE "A" BUFFER (SEC. 2.4.7.4.) N/A
_____ L.F./30 = _____ TREES REQUIRED/PROVIDED

4. TYPE "D" BUFFER (SEC. 2.4.7.4.)
925 L.F./30 = 31 TREES REQUIRED/PROVIDED + 2' DOUBLE HEDGE
OFF-SITE 468/30 = 16 TREES

5. BUILDING PERIMETER PLANTINGS
28,000 S.F. X 10% = 2,800 S.F. REQUIRED/PROVIDED

6. TOTAL TREES REQUIRED 119 ; PROVIDED 119+
TREES 75% MINIMUM NATIVE, 50% MINIMUM NATIVE SHRUBS

4/27/03
1/30/03

LEGEND

OWNER/DEVELOPER

Revision	Date	Description	By
1	4/27/03	REVISED PER OWNER/CC	E.B.C.

DESIGNED BY:	JD
DRAWN BY:	DD
APPROVED:	JD
JOB CODE:	FQ
SCALE:	N.T.S.

FITNESS QUEST

COLLIER COUNTY CODE
LANDSCAPE NOTES AND DETAILS

DATE:	FILE NAME:	DRAWING NUMBER
1/2003	CCDETAILS.DWG	L4 OF L4

F:\job\landscape\CCDETAIL.DWG, 01/14/2003 07:57:43 AM, hpdj1050c-pc3

Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))
Attachment: Attachment A-Application 11-1-23

GENERAL IRRIGATION NOTES:

1) The irrigation plan is schematic; 100% coverage is required. The definitive layout, with adjustments for the site constraints, may be necessarily made by the irrigation Contractor directly on the ground in accordance with existing field conditions. Field changes to the irrigation system, such as line routing, sprinkler head placement and spray distribution adjustment, shall be made as needed to avoid disturbance of existing vegetation.

2) Field adjustments to the irrigation system shall be made by the irrigation Contractor as required to avoid any water over-spray onto paved surfaces, buildings, walls, and other on site and/or off site improvements and roads.

3) The irrigation Contractor shall verify existing water source as to pressure and volume available for irrigation prior to installation and shall notify the landscape architect of any discrepancies with drawings and/or specifications.

4) The irrigation Contractor shall verify the location of water source and shall make necessary revisions for proper hook-up.

5) The irrigation system shall be operated between the hours of midnight and ten a.m., unless the operation of multiple zones requires additional time, or unless South Florida Water Management or other utility company's water use restrictions supersede these requirements.

6) Pressure loss through the water meter shall not exceed 10% of minimum static water pressure (PSI) available in city main.

7) Maximum flow through the water meter for irrigation shall not exceed 75% of the maximum safe flow of the meter.

8) Design velocity of flow through the service line shall not exceed 5 feet per second.

9) Where static water pressure exceeds 80 psi, installation of a pressure regulator shall be required.

10) Where water pressure from the street main or other source of supply is insufficient to provide flow pressures as required, a booster pump and pressure tank, or other approved means, shall be installed in the irrigation supply system.

11) An automatic control valve shall be required for each sprinkler circuit. All automatic and manual valves shall be installed in valve boxes flush to finished grade. Only one valve shall be operated at a time.

12) Where the sprinkler system is connected to city or county drinking water service, a code approved antisiphon valve shall be installed to prevent any possibility of backflow contamination.

13) Use 18 gauge wire, code approved for underground burial, for wiring control valves to automatic sprinkler timers. Place wire in the same trenches as the pipe. Seal all splices with waterproof sealant or cement.

14) Dig trenches 6" – 10" deep. Place gravel in the holes where pop-up impulse sprinklers will be installed to improve drainage around the sprinklers.

15) All irrigation heads located in turf areas shall be 4" pop-ups. All irrigation heads located in ground cover areas shall be mounted on risers.

16) The connecting pipe runs from the service line or water meter to the control valves. If this distance is less than 100', use pipe the same size as the largest valve in the group. If the distance is over 100' use pipe one size larger than the largest valve. (Note: this could result in the connecting pipe being larger than the service line.) PVC schedule 40 plastic pipe (semi rigid, straight lengths) may be used as the connecting pipe. Poly plastic pipe is not recommended because this line is constantly under pressure. Copper or galvanized may be used per code. If galvanized is used, however, the pipe must be increased one size.
No piping shall be less than 3/4" unless otherwise specified.

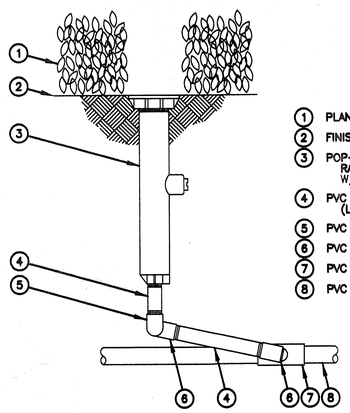
TABLE OF VALVE AND PIPING SIZES:

GPM	FLOW	VALVE SIZE	PVC PIPE	POLYETHYLENE PIPE
0-9	3/4"	3/4"		3/4"
10-13	3/4"	3/4"		1"
14-24	1"	1"		1-1/4"
25-50	1-1/2"	1-1/2"		2"

17) Verify with the Owner, prior to construction, locations of controllers and power sources for controllers.

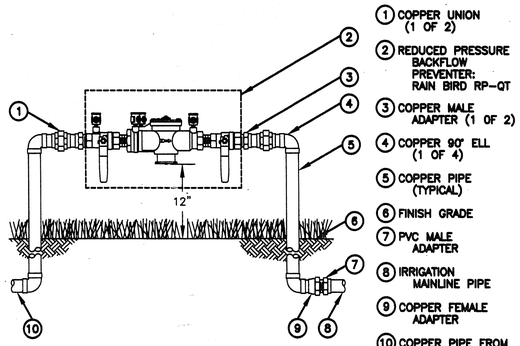
18) Concrete thrust blocks shall be installed on pressure mains at all offsets of 45 degrees and larger.

19) A rain freeze sensor shall be installed on the irrigation system.



1. PLANT MATERIAL
2. FINISH GRADE/TOP OF MULCH
3. POP-UP SPRAY SPRINKLER: RAIN BIRD 1806-PCS W/PLASTIC MPR NOZZLE
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. PVC SCH 40 ELL
6. PVC SCH 40 STREET ELL
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE

POP-UP SPRAY SPRINKLER

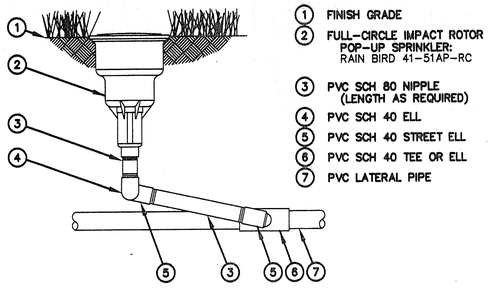


1. COPPER UNION (1 OF 2)
2. REDUCED PRESSURE BACKFLOW PREVENTER: RAIN BIRD RP-QT
3. COPPER MALE ADAPTER (1 OF 2)
4. COPPER 90° ELL (1 OF 4)
5. COPPER PIPE (TYPICAL)
6. FINISH GRADE
7. PVC MALE ADAPTER
8. IRRIGATION MAINLINE PIPE
9. COPPER FEMALE ADAPTER
10. COPPER PIPE FROM POINT-OF-CONNECTION

NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

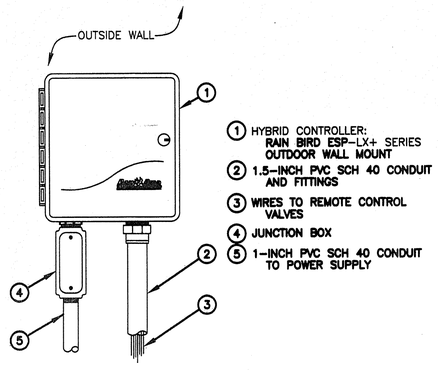
BACKFLOW PREVENTER

COLLIER COUNTY
LANDSCAPE REVIEW
BY LANDSCAPE PLANNER
DATE 8.7.03



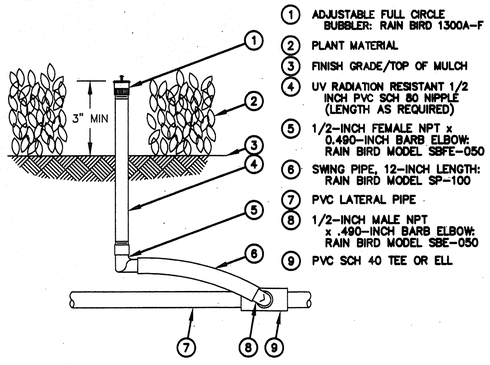
1. FINISH GRADE
2. FULL-CIRCLE IMPACT ROTOR POP-UP SPRINKLER: RAIN BIRD 41-51AP-RC
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

IMPACT ROTOR POP-UP SPRINKLER



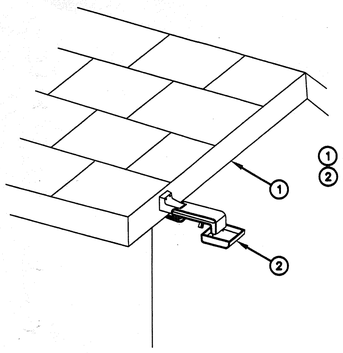
1. HYBRID CONTROLLER: RAIN BIRD ESP-LX+ SERIES OUTDOOR WALL MOUNT
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

HYBRID CONTROLLER



1. ADJUSTABLE FULL CIRCLE BUBBLER: RAIN BIRD 1300A-F
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

BUBBLER



1. ROOF EDGE
2. AUTOMATIC RAIN SHUTOFF: RAIN BIRD RAIN CHECK

NOTE:
1. FOR COMPLETE INSTALLATION INSTRUCTIONS, SEE INSTRUCTIONS ENCLOSED WITH RAIN CHECK.

AUTOMATIC RAIN SHUTOFF

4/27/03
1/20/03

LEGEND	OWNER/DEVELOPER	Revision	Date	Description	By

DESIGNED BY: DD
DRAWN BY: DD
APPROVED:
JOB CODE: FQ
SCALE: NONE

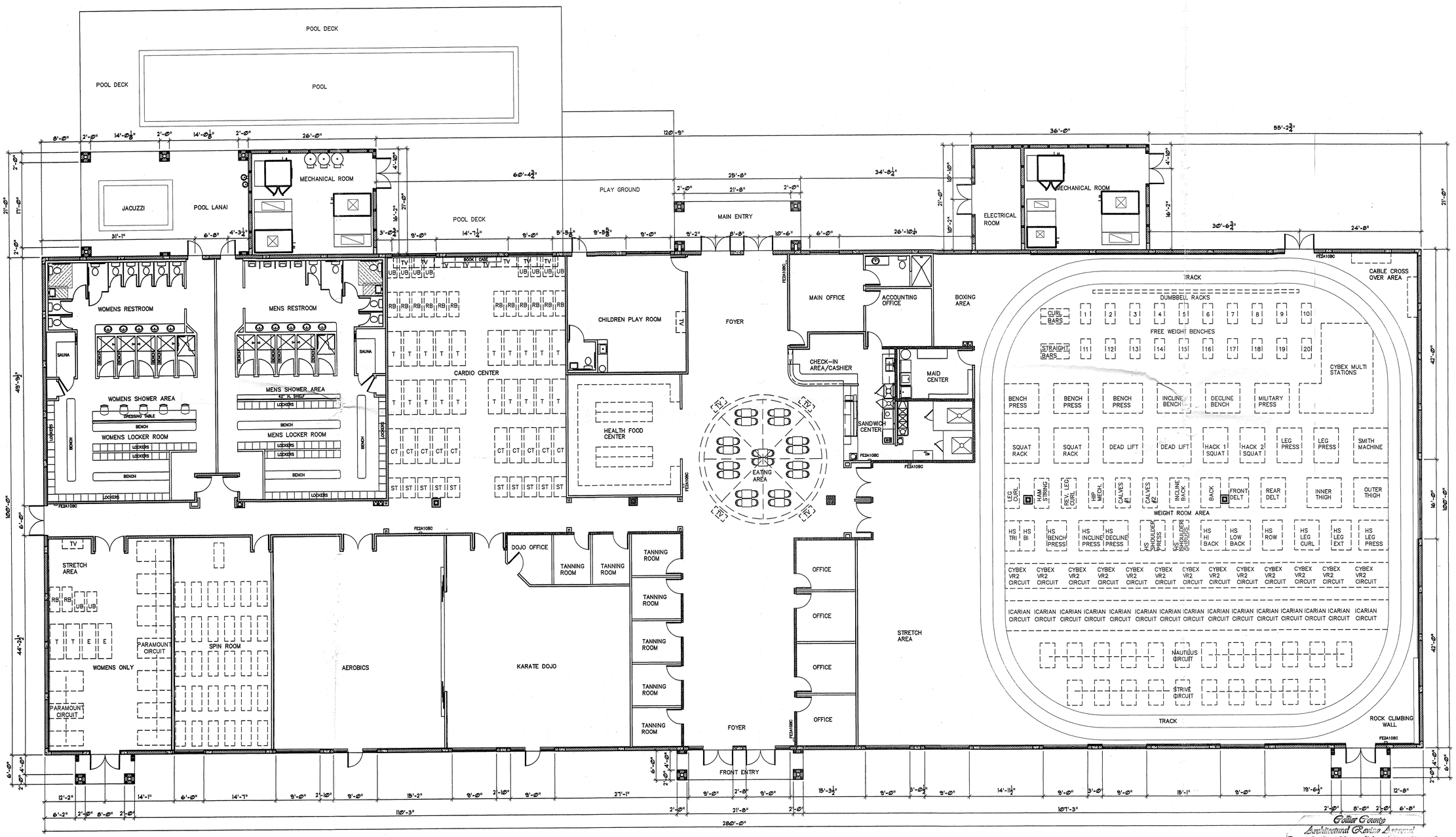
FITNESS QUEST

IRRIGATION DETAILS

DATE: 1/2003 | FILE NAME: IRRDET | DRAWING NUMBER L5 OF L5

F:\job\landscape\IRRDET.dwg, 01/14/2003 07:57:03 AM, hpdj1050c.pc3

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



OVERALL FLOOR PLAN

NOT TO SCALE

DO NOT SCALE THIS DRAWING SCHEMATIC FLOOR LAYOUT ONLY

Collier County
Architectural Review Approval

SDP-2003-AR-0303
PROJECT #2001120014
DATE: 2/6/03
FRED REISCHL

SEAL:

J.D.Allen & Associates, Inc. / John W. Kemper P.A.
John W. Kemper FLORIDA REGISTRATION AR 0014690
Jim D. Allen FLORIDA REGISTRATION CGC041971
287 AIRPORT ROAD SOUTH, NAPLES, FLORIDA 34104
PHONE (239) 643-4600 FAX (239) 643-6537

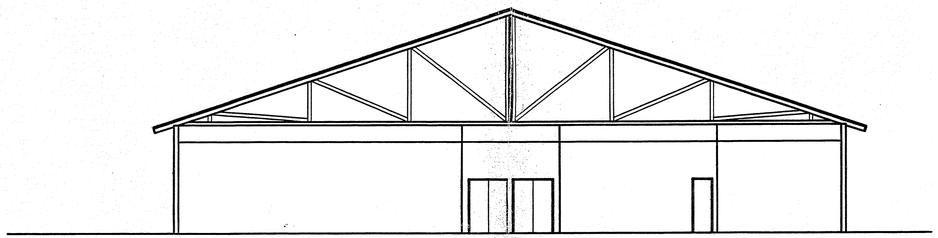
PROJ. NAME: FITNESS QUEST
6800 GOLDEN GATE PARKWAY
Naples, Florida 34105

DESCRIPTION: OVERALL FLOOR PLAN

DATE:	
PROJ. NO:	
CAD FILE:	
SCALE:	NOT TO SCALE
DRAWN:	DLW
CHECKED:	J.W.K.
DRAWING NO.	A-1

REV.	DESCRIPTION

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



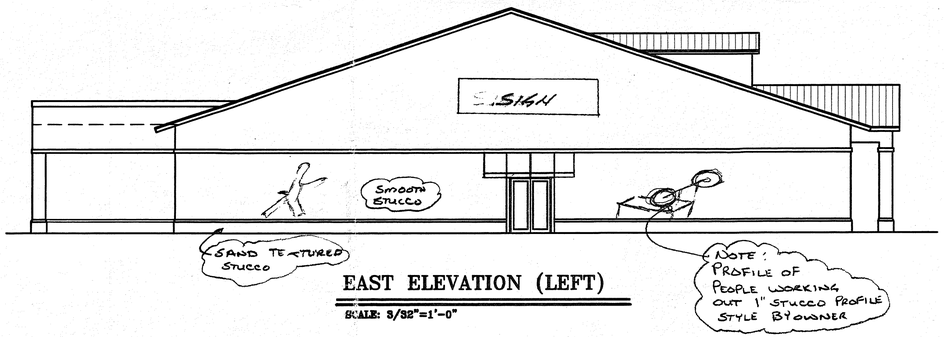
BUILDING SECTION

SCALE: 3/32"=1'-0"



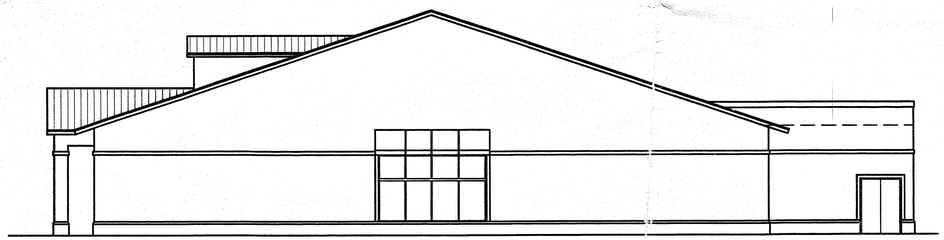
SOUTH ELEVATION (REAR)

SCALE: 3/32"=1'-0"



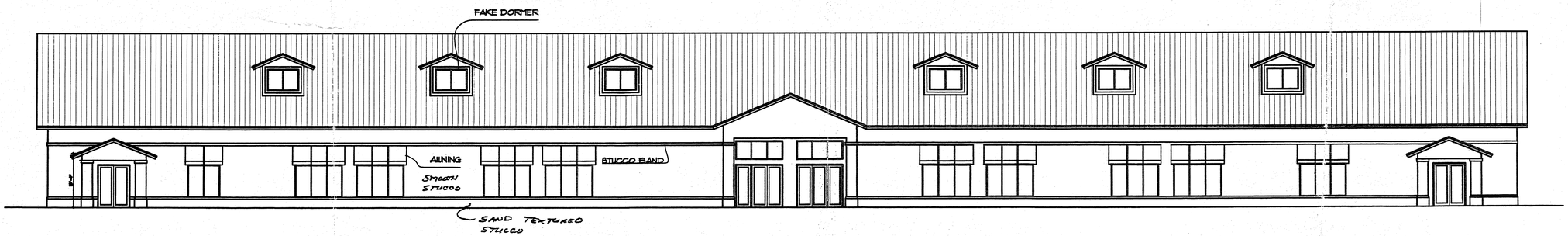
EAST ELEVATION (LEFT)

SCALE: 3/32"=1'-0"



WEST ELEVATION (RIGHT)

SCALE: 3/32"=1'-0"



NORTH ELEVATION (FRONT)

SCALE: 3/32"=1'-0"

Collier County Architectural Review Approval

SDP-2003-AR-3702
Project: 20012014
DATE: 07/23/03

REV 3

REV.	DESCRIPTION		
1	Revision Per County Comments	DLW	7-7-03

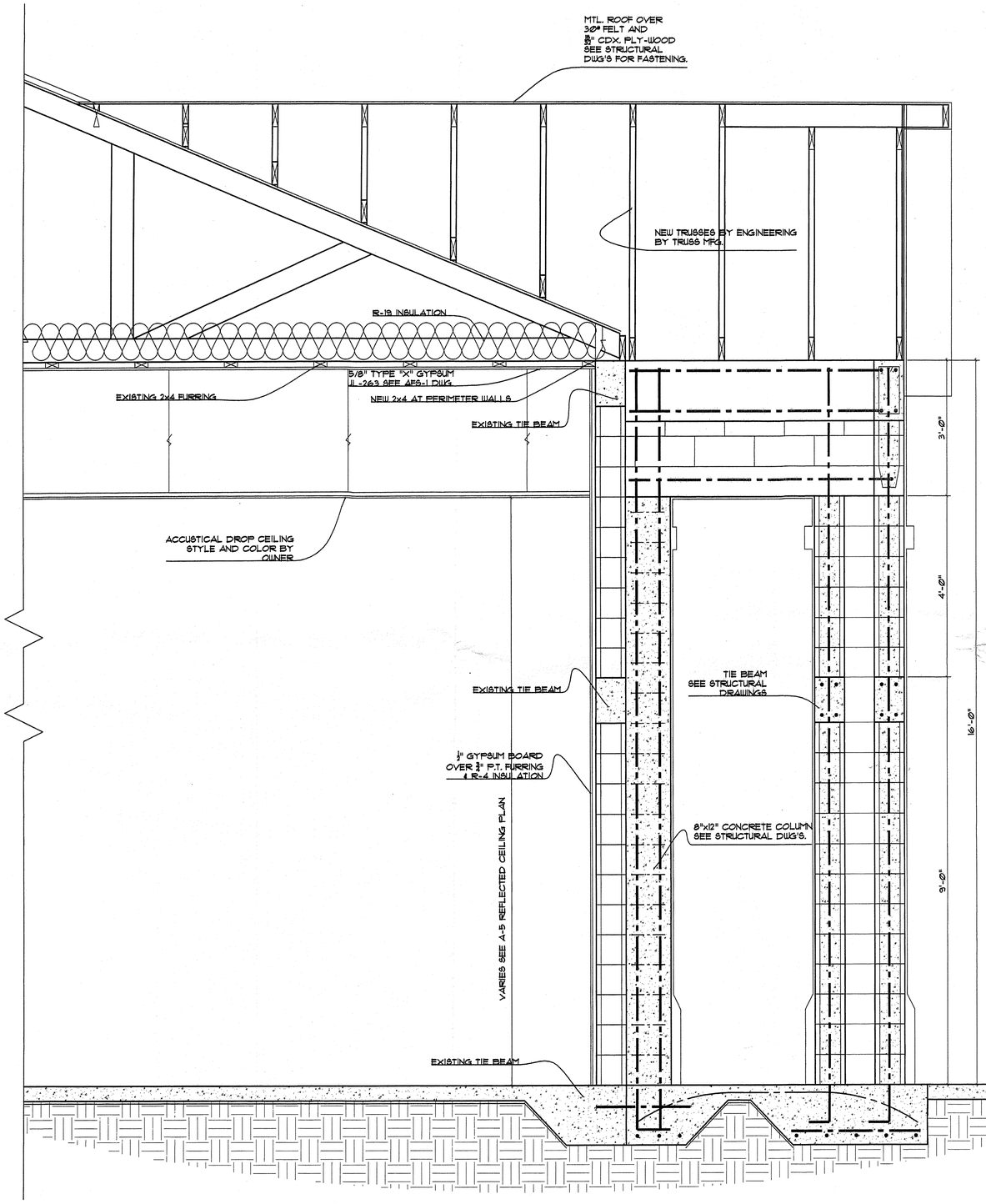
J.D.Allen & Associates, Inc. / John W. Kemper P.A.
Jim D. Allen FLORIDA REGISTRATION CO0041971 John W. Kemper FLORIDA REGISTRATION AR 0014880
897 AIRPORT ROAD SOUTH, NAPLES, FLORIDA 34104
PHONE (239) 643-4900 FAX (239) 643-0697

PROJ. NAME: FITNESS QUEST
6800 GOLDEN GATE PARKWAY
Naples, Florida 34105

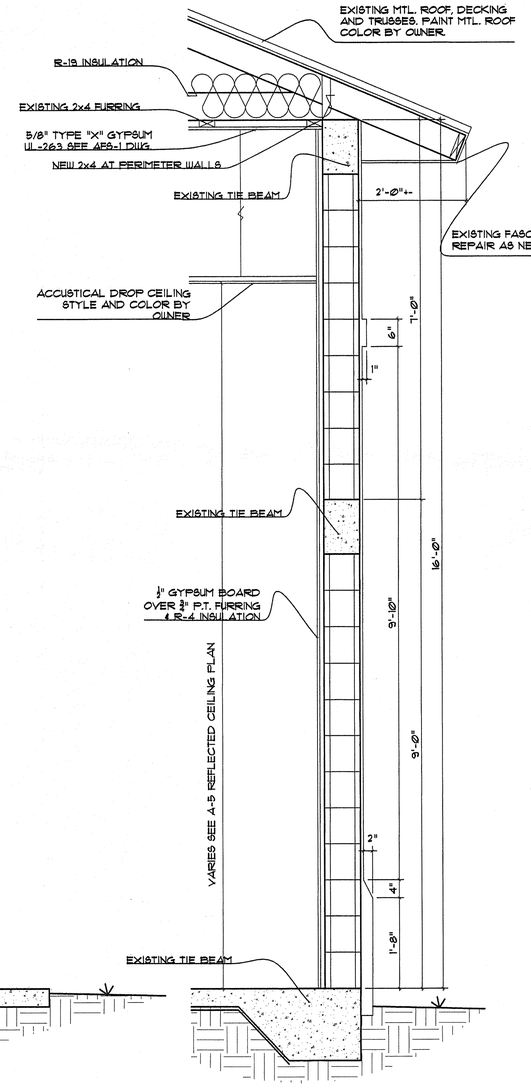
DESCRIPTION: ELEVATIONS AND BUILDING SECTION

DATE:	12-12-02
PROJ. NO:	
CAD FILE:	
SCALE:	3/32" = 1'-0"
DRAWN:	DLW
CHECKED:	J.W.K.
DRAWING NO.	A-7

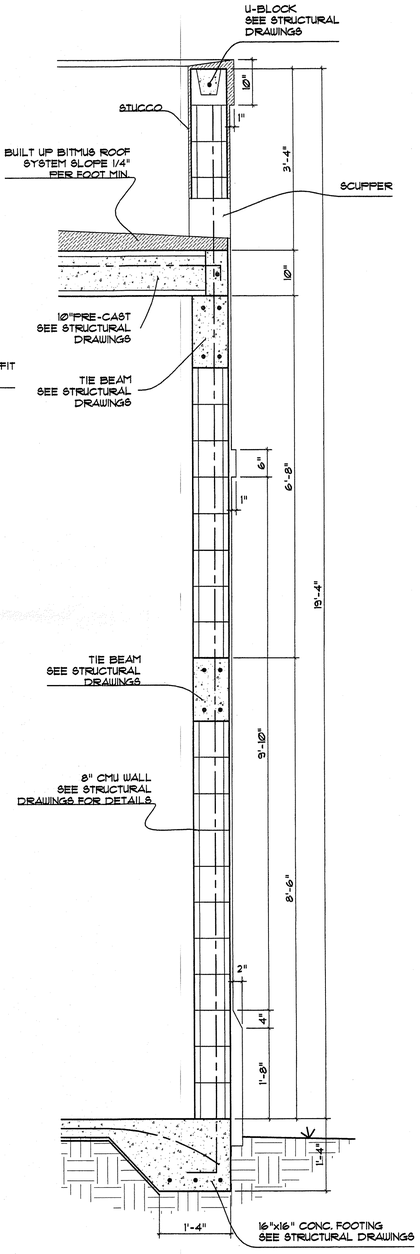
Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



1 WALL SECTION @ ENTRY
SCALE: 3/4"=1'-0"



2 WALL SECTION @ EXISTING WALLS
SCALE: 3/4"=1'-0"



3 WALL SECTION @ MECHANICAL ROOMS
SCALE: 3/4"=1'-0"

Collier County
Architectural Review Approved

REV.	DESCRIPTION

J.D.Allen & Associates, Inc. / John W. Kemper P.A.
Jim D. Allen FLORIDA REGISTRATION CGC041971
John W. Kemper FLORIDA REGISTRATION AR 0014880
257 AIRPORT ROAD SOUTH, NAPLES, FLORIDA 34104
PHONE (239) 643-4600 FAX (239) 643-6957

SEAL

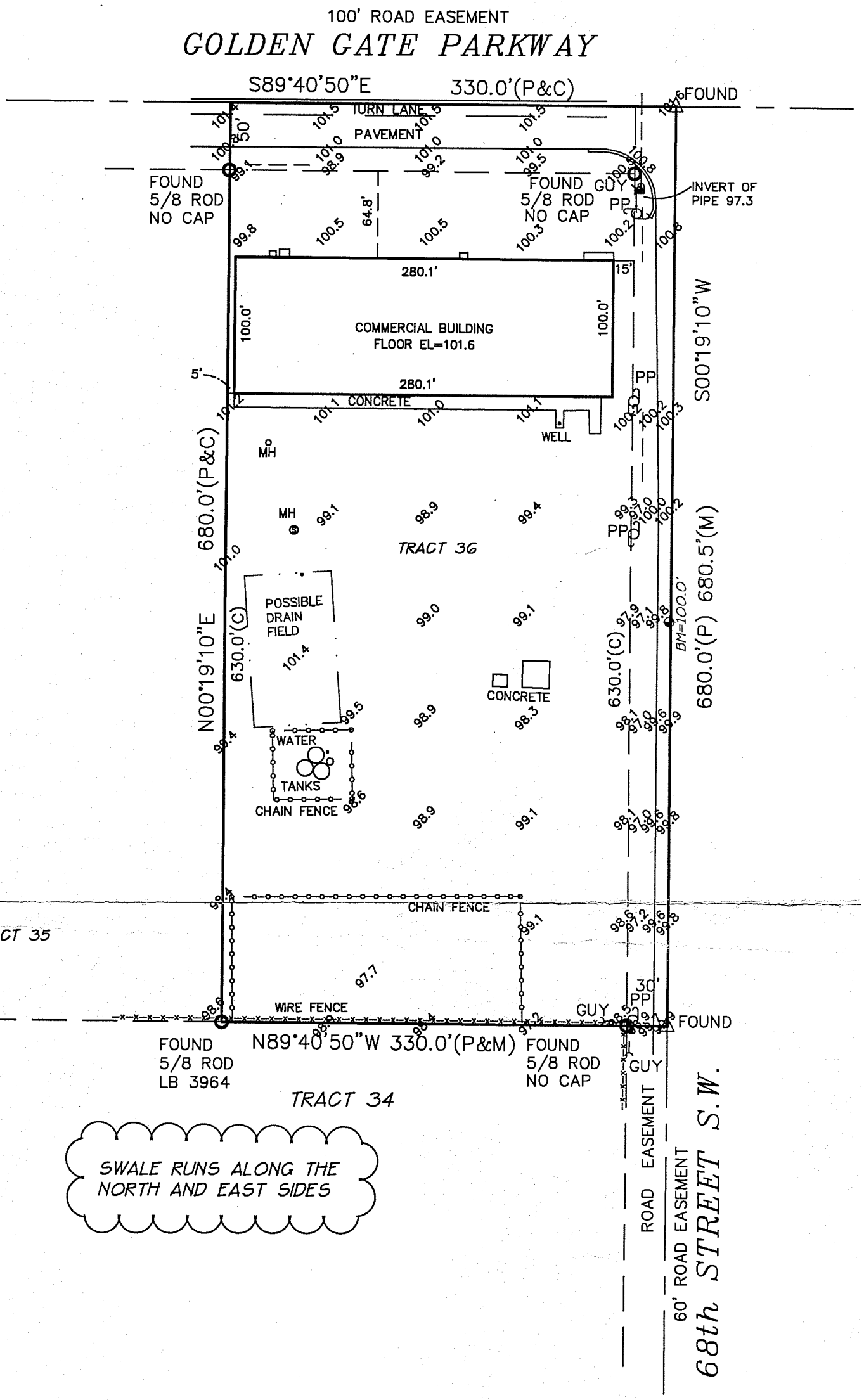
PROJ. NAME: FITNESS QUEST
6800 GOLDEN GATE PARKWAY
Naples, Florida 34105

DESCRIPTION: WALL SECTIONS

DATE: 12-12-02
PROJ. NO:
CAD FILE:
SCALE: AS NOTED
DRAWN: DLW
CHECKED: J.W.K.
DRAWING NO. A-9

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

BOUNDARY SURVEY



LEGEND/ABBREVIATIONS

- SET IRON PIN W/CAP #5013
- FND. NAIL AND TIN TAB
- FND. CONC. MON.
- FND. IRON PIN
- BENCH MARK
- POWER POLE
- WELL
- C = CALCULATED
- M = MEASURED
- P = PLATTED
- ℄ = CENTERLINE
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- A/C = AIR CONDITIONER
- WM = WATER METER
- CB = CATCH BASIN
- MH = MANHOLE
- PE = POOL EQUIPMENT
- CONC = CONCRETE
- UTS = UTILITIES
- TOB = TOP OF BANK

Jan. 14. 2002
Date of Survey:

Scale: 1" = 100'
Project No. GGE29T36
FB No. 051 P. 75-76
Job No. 03008

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ADDRESS OF PROPERTY:
6800 GOLDEN GATE PARKWAY

NOTES:
FLOOD ZONE "X" – PANEL 120067 0415 D.
BEARINGS BASED ON PHYSICAL CENTERLINE OF GOLDEN GATE PARKWAY AS BEING S89°04'24"W.

LEGAL DESCRIPTION

ALL OF TRACT 36, GOLDEN GATE ESTATES, UNIT NO. 29 recorded in Plat Book 7, page 57 of the Public Records of Collier County, Florida.

NOT VALID UNLESS
EMBOSSED WITH SEAL

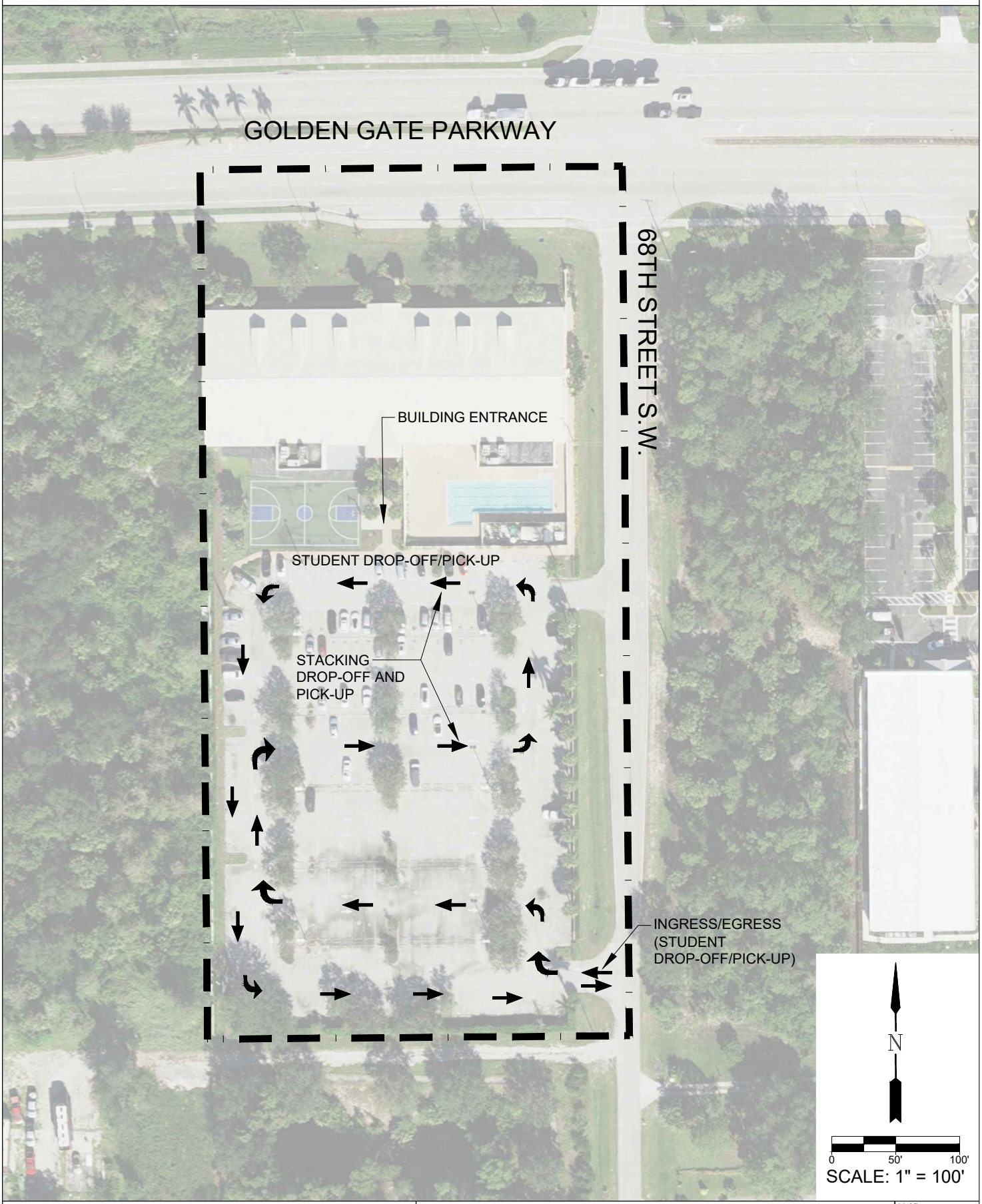
THIS SURVEY IS PREPARED FOR:
GREG CARLISLE

I hereby certify that this survey meets the minimum technical standards as per Chapter 61G17-6 F.A.C.
This is not a certificate of Title, Zoning, or Freedom of encumbrances. Abstract has not been reviewed and other easements and restrictions may apply to this parcel. All other easements that exist are required to be provided to the surveyor by the client of his or her agent per Florida Statute 61G17-6.003 (10) F.A.C.

Carol E. Nelson 1/14/03

Carol E. Nelson, P.L.S. #5013
330 Wilson Boulevard South
Naples, Florida 34117
(239) 304-0055 Office
(239) 304-0047 Fax

Attachment: Attachment A-Application 11-1-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 • Cert. of Auth. LB 0005151 • Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

NAPLES CHRISTIAN ACADEMY NUC

STACKING EXHIBIT

SOURCE: COLLIER COUNTY PROPERTY APPRAISER, DECEMBER 2022

SCALE:	
JOB CODE:	NCANUC-23
DATE:	AUGUST 2023
FILE NAME:	STACKING EXHIBIT-R2

DRAWN BY: MANNING

Attachment: Attachment B-Stacking Exhibit (26668 : PL20230011674, Naples Christian Academy (NUC))

Nancy Gundlach

From: Fkde <fkde@aol.com>
Sent: Monday, October 30, 2023 4:27 PM
To: Nancy Gundlach
Subject: Accident report
Attachments: Traffic_Crashes_Golden_Gate_Pkwy_2022-2023_ (1).pdf

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

Hi Nancy! Let me know if you don't get this, I can run it by tomorrow! Thanks for your help!
Kerrie Delgado

Attachment: Letters of Concern - Related to Traffic 10-31-23 (26668 : PL20230011674, Naples Christian Academy (NUC))

October 27, 2023

Public Records Request
P62523

Re: traffic incidents spanning the stretch of Golden Gate Parkway from I75 interchange to Livingston.

Below are the traffic crashes occurring on roadway Golden Gate Pkwy between I 75 and Livingston Rd, from 1/1/2022 through 9/30/2023. Information is broken-down by Crash Type and Crash Severity, there was a total of **226** traffic crashes occurring in the selected area. Crashes were worked by CCSO, no other agency is included.

Crash Type	Injury	Non-Injury	Total
Rear End	34	125	159
Sideswipe	2	35	37
Left Turn	2	8	10
Angle	2	5	7
Collision with Fixed Object	0	5	5
Right Turn	0	3	3
Other	0	2	2
Head On	1	0	1
Single Vehicle	1	0	1
Bicycle	1	0	1
Grand Total	**43**	**183**	**226**

Only traffic crashes that had a submitted status are included, information may change due to open or pending investigations.

COLLIER COUNTY SHERIFF'S OFFICE | SHERIFF KEVIN RAMBOSK
3319 Tamiami Trail East, Naples, FL 34112
239-252-9300 | colliersheriff.org

Attachment: Letters of Concern - Related to Traffic 10-31-23 (26668 : PL20230011674, Naples Christian Academy (NUC))



Golden Gate
@
68th St SW

7:45 Am.

West Bound
Traffic
from
Golden
Gate

Received
10.31.23
from
Cindy
Walker

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: Affidavit of Sign Posting 2023 (26668 : PL20230011674, Naples Christian Academy (NUC))