COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

October 28, 2021

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. PETITION NO. VA-PL20200000998 – Request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located at 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commissioner District 1

B. PETITION NO. DR-PL20180002114 – Request for approval of a site plan with deviations pursuant to LDC Section 10.02.03.F with eight total deviations, including one deviation from LDC Section 4.06.02.C.1 to remove the 10 foot wide Type A buffer along the western property line due to existing rip-rap and docks, three deviations from LDC Section 4.06.02.C.2, to reduce the 15-foot Type B buffer and reduce the number of plantings along the eastern property line, and to reduce the plantings along the northern property line; three deviations from LDC Sections 4.06.03.B, to allow trees to be more than 50 feet from the parking stall, allow trees required in parking islands to be located elsewhere on the site, and allow no terminal landscape islands at the ends of some rows of parking; and one deviation from LDC Section 4.06.05.C.1 to reduce the foundation plantings for Building 1 to one façade; for the redevelopment of the Walker's Coon Key Marina consisting of 1.68± acres, located at 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commissioner District 1

C. PETITION NO. DR-PL20210001068, Petitioners, Yaima and Roylan Reyes, request approval of a site plan with deviations pursuant to LDC Section 4.02.26.E and seek two deviations, one deviation from LDC Section 4.02.26.B.16.a, which requires parking lots to be located to the sides or rear of buildings, to allow for an extension of the current parking lot to the front of the building and playground to the back; one deviation from LDC Section 4.02.26.B.8.a, which requires a minimum five-foot-wide planting strip with shrubs and trees to be provided along the perimeter of any lot line for a non-residential use adjacent to lands outside the Golden Gate Parkway Overlay District (GGPOD) and zoned for single-family residential dwellings, to allow for no planting strip along a portion of the northern property line where an existing fence and playground area have been permitted and constructed for the redevelopment of a child daycare center consisting of 0.76± acres, also described as 5269/5275 Golden Gate Parkway, located on the northern side of Golden Gate Parkway, approximately 1,700 feet east of Santa Barbara Boulevard, in Section 28, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commission District 3

D. PETITION NO. PDI - PL20200002125 Germain Toyota - Request for insubstantial change to the Germain Toyota Commercial Planned Unit Development (CPUD), Ordinance Number 08-60, to add a deviation from LDC Section 5.06.04.F.4 to increase the number of on-premises signs from one sign to two signs, with the additional sign not exceeding 150 square feet. The subject property is approximately 13.1 acres located at 13327 and 13315 Tamiami Trail North, approximately 1,000 feet south of Wiggins Pass Road, in Section 16, Township 48 South, Range 25 East, Collier County, Florida. . [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 2

E. PETITION NO. VA-PL20210000098 - Request for a variance from Section 5.03.06.E.5 of the Land Development Code to reduce the required side yard/riparian setback for dock facilities on lots with water frontage of 60 feet or greater from 15 feet to 5 feet for a lot with 113± feet of water frontage located within the residential component of the Lely Barefoot Beach Planned Unit Development, Ordinance No. 77-48, as amended, at 219 Malibu Cove and further described as Lot 19, Southport on the Bay Unit 1, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

F. PETITION NO. BDE-PL20210000039 - Request for a 43-foot boat dock extension over the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, for a total protrusion of 63 feet into a waterway that is 325± feet wide, to accommodate a new docking facility with two boat lifts, one for a 43-foot vessel and the other to be decked over to be used for kayak and paddleboard access, for property located at 219 Malibu Cove and further described as Lot 19, Southport on the Bay Unit 1, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

G. PETITION NO. VA PL20190001162 - Request for after-the-fact variances to allow a pool that encroaches 4.35 feet and spa that encroaches 1.45 feet into the required 30-foot western side yard setback; and to allow an accessory garage that encroaches 22.4 feet into the required 75-foot rear yard setback; and to allow the carport encroaching 6.45 feet into the required 30-foot eastern side yard setback; and to allow the home encroaching 0.1 foot into the required 30-foot western side yard setback as provided for in Land Development Code Section 4.02.01 for the Estates (E) zoning district. The subject property is 2035 Golden Gate Boulevard West, in Section 6, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commissioner District 5

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: PETITION NO. VA-PL20200000998 – Request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located at 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commissioner District 1

Meeting Date: 10/28/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
10/13/2021 11:28 AM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/13/2021 11:28 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Zoning	Mike Bosi	Zoning Director Review	Completed	10/14/2021 8:14 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/18/2021 10:08 PM
Zoning	Ray Bellows	Review Item	Completed	10/19/2021 5:44 PM
Zoning	Mike Bosi	Review Item	Skipped	10/14/2021 8:15 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 28, 2021

SUBJECT: VA-PL20200000998; WALKER'S COON KEY MARINA VARIANCE
Companion to DR-PL20180002114; SITE PLAN W/ DEVIATIONS-REDEVELOPMENT WALKER'S COON KEY MARINA

PROPERTY OWNER/AGENT:

Owner/Applicant:
W R Real Estate LLP
785 Bald Eagle Dr.
Marco Island, FL 34145

Agent:
Gina Green, P.E.
Gina R. Green, P.A.
3310 1st Avenue NW
Naples, FL 34120

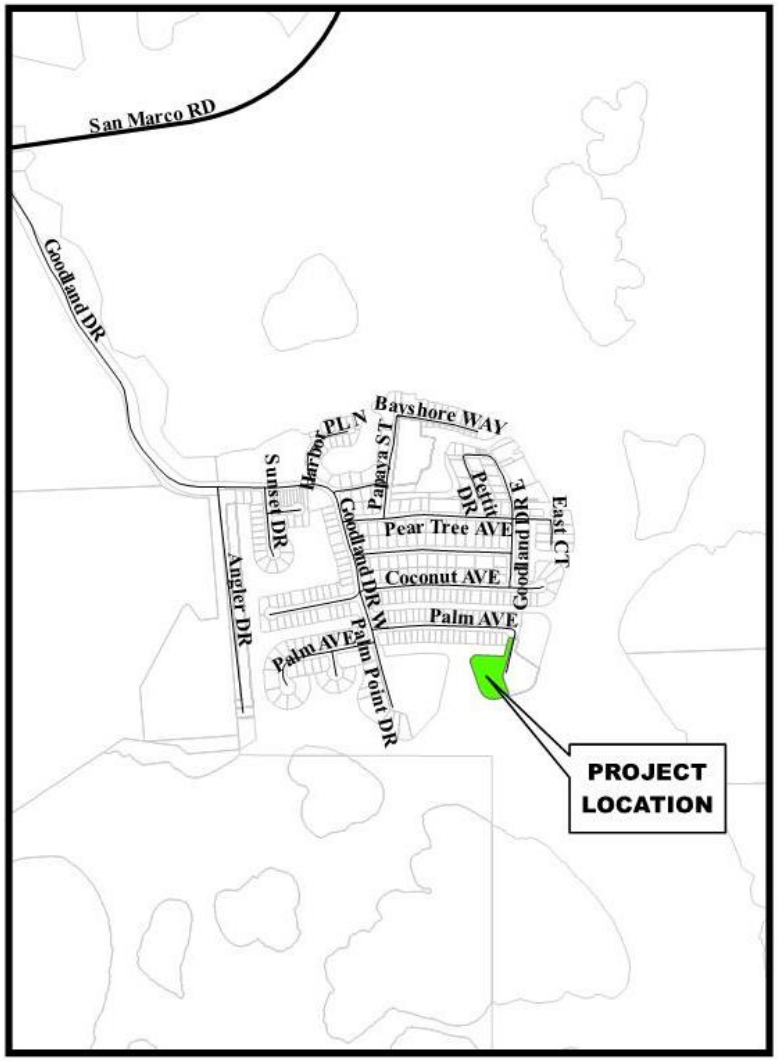
REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4.

GEOGRAPHIC LOCATION:

The subject site consists of 1.68± acres located at 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida *(see location map, page 2).*

Attachment: 10-12-2021-Staff Report Walker-Coon-Key-Marina-VA (20341 : PL20200000998 VA Walker's Coon Key Marina)



Location Map

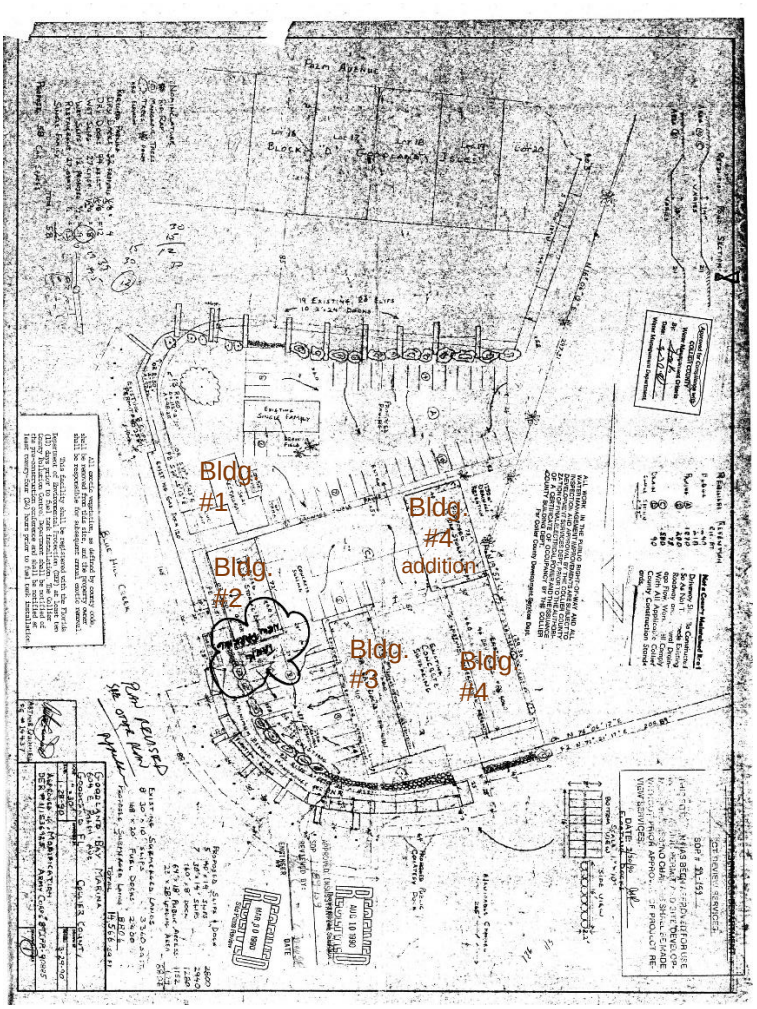
Zoning Map

Attachment: 10-12-2021-Staff Report Walker-Coon-Key-Marina-VA (20341 : PL20200000998 VA Walker's

PURPOSE/DESCRIPTION OF PROJECT:

Walker's Coon Key Marina is an existing marina on 1.68± acres located at 604 Palm Avenue on the south side of Goodland. The site is in the Mixed-Use District/Urban Coastal Fringe Subdistrict on the Future Land Use Map and is zoned C-4 (General Commercial) with Goodland Zoning Overlay (GZO). The site is on a peninsula with water on three sides and a neighboring residential condominium on the eastern side.

The property was developed per an approved Site Development Plan (SDP Number 89-159) displayed below (also provided in Attachment C). This SDP included dry boat storage buildings identified as Buildings #2, #3, and #4, wet slips, and a restaurant, now the ships store (identified as Building #1) with parking. At the time, marinas were permitted in the C-4 zoning district; the side yard requirement was none, or five feet with unobstructed passage from front to rear yard; and waterfront setbacks were none for marinas. See Attachment B for Land Development Code applicable standards per Ordinance 82-2.



SDP 89-159

Buildings on the site suffered damage by Hurricane Wilma in 2005 and Hurricane Irma in 2017.

Attachment: 10-12-2021-Staff Report Walker-Coon-Key-Marina-VA (20341 : PL20200000998 VA Walker's Coon Key Marina)

Post-hurricane reconstruction has included demolition and reconstruction of the ships store (Building #1), parking, and boat storage Buildings #2 and #3, authorized under SDPA-2008-AR-13409, with additional work authorized via SDPI-PL2009002522 and SDPI-PL20180002423. See Attachment C for the SDP documents. A companion Site Plan with Deviations for Redevelopment request (PL20180002114) seeks relief from current landscaping standards because the passing of time has rendered site features and landscaping conditions nonconforming.

As part of the reconstruction efforts, buildings were reconstructed consistent with the building placement and footprints as originally approved by SDP 89-159. Boat storage Buildings #2 and #3 were built back taller than originally constructed due to the current boat storage market for larger boats with fixed canopies that cannot be retracted or folded for storage. Thus, the boat storage racks require greater vertical separation to store the same number of boats. Building #2 and Building #3 were permitted (Building Permits PRBD2018042749201 and PRBD2018042749701) and constructed at heights of 59 feet. The taller buildings meet the current applicable maximum height of 75 feet in the C-4 zoning district, but the separation of structures does not comply with the requirement of one-half the sum of the building heights.

The petitioner requests three variances for the substandard building separation that is existing between Building #1 (ships store) and Building #2; existing between Building #2 and Building #3; and proposed between Building #3 and proposed reconstruction of Building #4.

Reconstruction of Building #4 and addition to Building #4 is proposed in the location approved by original SDP Number 89-159. This results in a six-foot setback, which was allowable per applicable standards in 1989, from the east property line adjacent to the residential condominiums Coon Key Pass Fishing Village. The petitioner intends to reconstruct the boat storage at a height if 59 feet, taller than the original building height. Boat Storage Building #4 stored 62 boats in its original configuration and the new building is proposed to store 60 boats. A variance is sought to allow this reconstruction with a substandard side yard setback of six feet where the current LDC requires 25 feet. The petitioner states the encroachment is necessary to maintain the 50-foot separation from Boat Storage Building #3 for the maneuverability of the forklift used to transport the boats from the building to the dock for use by the customers.

Variance Request	Subject of request	Dimensional requirement per LDC 4.02.01 (C-4)	Requested dimension
a	Building separation Building #1 – #2	The greater of ½ the sum of building heights or 15’ 21’ + 59’ = 80’ / 2 = min. 45’	15’ (existing)
b	Building separation Building #2 – #3	The greater of ½ the sum of building heights or 15’ 59’ + 59’ = 118’ / 2 = min. 59’	34’ (existing)
c	Building separation Building #3 - #4	The greater of ½ the sum of building heights or 15’ 59’ + 59’ = 118’ / 2 = min. 59’	50’ (Building #4 not yet constructed)
d	Side yard setback Building #4	25’	6’ (Building #4 not yet constructed)

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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 an existing marina zoned C-4 with Goodland Zoning Overlay (C-4/GZO):

North: Waterway beyond which is single-family residential, zoned Village Residential with Goodland Overlay (VR/GZO)

South: Waterway zoned Conservation with Area of Critical State Concern Special Treatment Overlay (CON- ACSC/ST)

East: Coon Key Pass Fishing Village Condo residences, zoned C-4 with Goodland Overlay (C-4/GZO)

West: Waterway beyond which is Goodland Boat Park recreational facility, zoned Village Residential with Goodland Overlay (VR/GZO) and Conditional Use approval

STAFF ANALYSIS:

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

Attachment: 10-12-2021-Staff Report Walker-Coon-Key-Marina-VA (20341 : PL20200000998 VA Walker's Coon Key Marina)

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 site was permitted and developed under the January 1982 LDC standards. The development standards for this zoning district were less restrictive in that version of the LDC compared to the current LDC. The existing side setback of 6 feet needs to be maintained for the functional aspect of the site. The 50 feet between the storage buildings is at a minimum for maneuverability of the forklift to launch the boats into the water. Any reduction to this area will deem it non- functional. The 1982 LDC required a minimum 15' separation between structures with no correlation to the height of the building.

Staff agrees that special circumstances apply to the site in that is has existed as a marina since the 1980s. Boat storage Buildings #2 and #3 have been reconstructed in a taller condition resulting in substandard separation between buildings. The proposed reconstruction of Building #4 would comply with separation standards if the height of the Building #4 addition is reduced to 41 feet, or if the footprint of the Building #4 addition is reduced by 9 feet to achieve a separation of 59 feet from Building #3.

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

The storage buildings on the site were destroyed by Hurricanes Wilma and Irma. The building is proposed to be located in the same location as the previous building.

Staff agrees that natural disasters impacted the property beyond the applicant's control, and the pre-existing and permitted footprint of Building #4 within 6 feet of the eastern property line was a pre-existing condition. However, the reconstruction of buildings taller than previously constructed yielding a substandard budling separation is within the applicant's control.

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

A literal interpretation will create a monetary hardship on the applicant if the building cannot be constructed as proposed. The number of boats stored would be greatly reduced which would make the site monetarily infeasible. Maintaining a 25-foot setback on the easterly property line will create a practical hardship for the forklift to maneuver the boats from the buildings to the water for launch.

Staff does recognize that applying a 25-foot setback along the eastern property line causes hardship and practical difficulties for the applicant given that the six-foot setback along the eastern property was a pre-existing condition and the passage of time and changes to the Land Development Code have rendered the six-foot setback nonconforming. Also, the requirement to meet the current applicable building separation standards for the existing buildings (Buildings #1, 2, and 3) would be a significant impact to the applicant. However,

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the reconstruction of buildings taller than previously constructed yielding a substandard budling separation is within the applicant's control and the proposed reconstruction of Building #4 would comply with separation standards if the height of the Building #4 addition is reduced to 41 feet, or if the footprint of the Building #4 addition is reduced by 9 feet to achieve a separation of 59 feet from Building #3.

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

If this variance is granted, it is the minimum variance needed to maintain the functional use of the land. Any side setback greater than 6 feet will render the site unusable for this boat storage use and make the business financially infeasible.

Staff agrees that the variance if granted will be the minimum required to allow for the site to function considering the existing buildings. The proposed reconstruction of Building #4 would comply with separation standards if the height of the Building #4 addition is reduced to 41 feet, or if the footprint of the Building #4 addition is reduced by 9 feet to achieve a separation of 59 feet from Building #3.

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?

The need for this variance was created by a natural disaster (Hurricanes Wilma & Irma) that render this site and business destroyed. Granting this variance will allow this site to be reconstructed and operate as it did before the natural disaster. The County Commissioners allow for this type of relief to all business that are destroyed or damaged by natural disasters. Therefore, the granting will not confer any special privileges.

The granting of the variance does convey a unique privilege upon the property, but based upon the circumstances of two natural disasters, in combination of the changing of applicable development standards of the LDC, staff finds granting of the variance to accommodate pre-existing conditions as justifiable. However, the proposed reconstruction of Building #4 would not require a variance from separation standards if the height of the Building #4 addition is reduced to 41 feet, or if the footprint of the Building #4 addition is reduced by 9 feet to achieve a separation of 59 feet from Building #3.

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

The need for boat storage facilities are a necessity in Collier County. The County is deficient in marina and storage facilities compared to the demands for boat storage. This facility has been a storage facility for over 30 years and this community has relied upon its existence. It is harmonious with the intent of this code as this is a commercially zoned property. The

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buildings are separated from Residentially zoned properties by waterways that provide access to this facility and the residential lots. It is not injurious to the neighborhood or the public welfare. It provides a needed recreational element to allow people to access and enjoy our coastal waters without the inconvenience of driving long distances to other marina facilities located in the County.

Granting of the variance for the six-foot setback along the eastern property is in recognition that this setback was a pre-existing condition and the passage of time and changes to the Land Development Code have rendered the six-foot setback nonconforming. Granting of this variance is in harmony with the intent and purpose of LDC provisions allowing relief for redevelopment in such circumstances. The LDC does not recognize height as a circumstance for which relief by deviation can be granted. The building back of the boat storage buildings taller than they previously existed can be considered impactful to neighboring views. The taller buildings however comply with the current LDC standards establishing maximum height of 75 feet in the C-4 zoning district; yet the taller buildings render the site noncompliant with applicable building separation standards. The proposed reconstruction of Building #4 would comply with separation standards if the height of the Building #4 addition is reduced to 41 feet, or if the footprint of the Building #4 addition is reduced by 9 feet to achieve a separation of 59 feet from Building #3.

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.?

Other than the easterly property line, this facility is separated from other development by waterways that allow for water access to this property and those properties on the opposite banks.

The property's location at the end of a peninsula with water on three sides is a unique condition, however the objectives of regulations that are subject to requested variances (building separation and setback) are not ameliorated by these physical characteristics.

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

Since the use of this land as a Marina and Storage facility is an existing use, the granting of the variance is consistent with the Growth Management Plan.

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

SUMMARY FINDINGS:

The subject site has unique circumstances: development was approved by original site development plan in 1990, two natural disasters have impacted the site, and applicable development standards of the LDC have changed over time. Reconstruction of the property as it existed before the natural disasters is allowable, and this has been underway. The applicant puts

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forth that reconstruction of the buildings in a taller condition is demanded by the changes in market conditions and modern product designs, which is an inevitable reality over a 40+ year timeframe. The nonconforming side yard setback of six feet is a pre-existing condition that has been rendered nonconforming by the passing of time, and the LDC affords the applicant the ability to redevelop with the pre-existing condition of the six-foot side yard setback. The taller building heights are allowable per the currently effective maximum building height in the LDC, yet not at heights that render the resulting building separation substandard.

Staff can support that variances are warranted for the six-foot side yard setback that were approved in accordance with standards that pre-date the current standard, and for the buildings that have been constructed at substandard separations; however, the proposed reconstruction of Building #4 at a height that yields a substandard separation, exacerbating the nonconforming conditions on the site is not warranted. Therefore, staff recommends denial of variance request [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4. The applicant would comply with separation standards if the height of the Building #4 addition is reduced to 41 feet, or if the footprint of the Building #4 addition is reduced by 9 feet to achieve a separation of 59 feet from Building #3.

PUBLIC NOTICE:

The applicant sent a notification letter dated July 29, 2021, to property owners within 150 feet of the subject site. The notice letter mailing included the Goodland Civic Association, Inc.

Notice about the October 28, 2021, Hearing Examiner hearing was provided by newspaper advertisement, mailed notice to owners within 500 feet of the site, and posting of a public notice sign on the site at least 15 days prior to the hearing.

RECOMMENDATION:

Staff recommends that the Hearing Examiner (HEX) approve three of the four requested variances and deny variance request [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4.

Attachments:

A) Variance Site Plan
B) Ordinance 82-2 (1982 LDC excerpts)
C) SDPA to 2008-AR-13409, SDPI-09-2522, SDPI-18-2423 dated 8/26/19; SDPA-2008-AR-13409 dated 6/22/09; SDP-89-159 dated 1/28/90
D) Survey
E) Applicant's Backup Material

Attachment: 10-12-2021-Staff Report Walker-Coon-Key-Marina-VA (20341 : PL20200000998 VA Walker's Coon Key Marina)

APPROVED UNDER SDPA 2008-AR-13409 & SDPI-PL2009002522

BUILDING #1
EX. SHIPS STORE
EX. BUILDING HEIGHT 21'

EX. PAVER WALKWAY

EX. LOADING SPACE

EX. DUMPSTER

EX. 4 SPACES

SPACES

EX. WATER MANAGEMENT RETENTION

EX. LANDSCAPE BUFFER TO REMAIN

38.33'

4.67' OVERHANG

BUILDING ADDITION (REBUILD)
BOAT STORAGE #4
(DESTROYED HURRICANE WILMA)

25.0' SIDE SETBACK

73.50'

[a] 15.1' ** Planter

[c] 50.43' ** (COLUMN)

41.10' ** (OVERHANG)

[d] 6.0' **

EX. CONCRETE

2.0' Conc

EX. BOAT STORAGE #2
METAL BUILDING
(DESTROYED HURRICANE IRMA)
REBUILT UNDER PERMIT NO.
PRBD20180427149201
18 DRY SLIPS, BLDG HEIGHT 59'

14.00'

4.67' OVERHANG

22.33'

185.00'

35.00'

29.61'** 34.28'** (COLUMN)

[b]

53.10' ** (OVERHANG)

EX. LANDSCAPE BUFFER TO REMAIN

BOAT STORAGE #4 (REBUILD)
METAL BUILDING
(DESTROYED HURRICANE IRMA)
60 DRY SLIPS, BLDG HEIGHT 59'

1.5' EX. CONCRETE

EX. Rip-Rap

EX. BOAT STORAGE #3
METAL BUILDING
(DESTROYED HURRICANE IRMA)
REBUILT UNDER PERMIT NO. PRBD20180427149701
44 DRY SLIPS, BLDG HEIGHT 59'

111.42'

111.50'

EX. CONCRETE

25.0' SIDE SETBACK

62.43' (COLUMN)

EX. MANGROVES

EX. CONCRETE

EX. WATER MANAGEMENT RETENTION

EX. ±5' Wide Rip Rap

[d] 6.56' **

26.33'

4.67 OVERHANG

17.7'

EX. CONC. (EXISTING)

PROP. NEW DOCKS
APPROVED UNDER SDPI PL20180002423

4' Conc Walk

17.5'

10.0'

SCALE : 1"=10'

ZONING: C-4 GZO (MULTI-FAMILY)

REQUESTED VARIANCE DIMENSIONAL STANDARDS

DESCRIPTION	REQUIRED	VARIANCE REQUEST
DISTANCE BETWEEN STRUCTURES	1/2 SUM OF BUILDINGS HEIGHTS, OR 15' MIN.	15' MIN.
EAST PROPERTY LINE SETBACK	25' SETBACK FROM RESIDENTIAL USE	6' MIN.

ZONING DATA

ZONING		C-4 GZO
USE		MARINA STORAGE FACILITY
SURROUNDING ZONING	N	WATERWAY, THEN VR GZO
	S	WATER WAY – BLUE HILL CREEK
	E	C-4 GZO (MULTI-FAMILY)
	W	WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)

DESCRIPTION	EXISTING, SQ.FT/SPACES	PROPOSED, SQ.FT/SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
BOAT STORAGE #2	2,580 SF/20 SPACES	2,590.0 SF/18 SPACES	55
BOAT STORAGE #3	3,310 SF/48 SPACES	3,038.0 SF/44 SPACES	59
BOAT STORAGE #4	3,310 SF/42 SPACES	6,618.0 SF/60 SPACES	59
TOTAL	*11,233 SF/130 SPACES***	*12,279.0 SF/122 SPACES***	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

** VARIANCE REQUEST ITEMS

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY : GRG
CHECKED BY : GRG
DATE : NOV 2018
SCALE : 1"=10'
PROJECT NO. 18235
DWG FILE: WALKER COON KEY

GINA R. GREEN
LICENSE NO. 46608
STATE OF FLORIDA
PROFESSIONAL ENGINEER

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR: WALKER MARINA COON KEY
PROJECT: WALKER MARINA COON KEY
VARIANCE REQUEST
DESCRIPTION: ENLARGED VARIANCE SITE PLAN
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Attachment: ATTACHMENT A - Variance Site Plan (20341 : PL20200000998 VA Walker's Coon Key Marina)

Collier County
Zoning Ordinance
January 1982

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

cial General:

ct Purpose: The C-4 - Commercial General ct is intended to provide for a greater y of commercial services and sales than is ted in the C2 - Commercial Convenience ct and C-3 Commercial Intermediate District. -4 - Commercial General District is also ed to serve a larger trade area of the nity than the C-2 and C-3 Districts and is ed to accommodate the motoring public as s the local pedestrian consumers. This dis- will be utilized in the implementation of omprehensive Plan by limiting its amount and on in accordance with the policies and ives of the Comprehensive Plan.

and Structures: No building or structure, or thereof, shall be erected, altered or used, nd or water used, in whole or in part, for than the following:

Permitted Principal Uses and Structures:

(a) Antique shops; appliance stores; art studios; art supply shops; automobile parts stores; automobile service stations without repairs (see Section 9.8); awning shops.

(b) Bakery shops; bait and tackle shops; banks and financial institutions; barber and beauty shops; bath supply stores; bicycle sales and services; blueprint shops; bookbinders; book stores; business machine services.

(c) Carpet and floor covering sales - which may include storage and installation; churches and other places of worship (See Section 8.11); clothing stores; cocktail lounges (See Section 8.11); commercial recreation uses - indoor; commercial schools; confectionery and candy stores.

(d) Delicatessens; department stores; drug stores; dry cleaning shops; dry goods stores; and drapery shops.

(e) Electrical supply stores; equipment rentals including lawn mowers and power saws.

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

(f) Fish market - retail only; florist shops; fraternal and social clubs (See Section 8.11); funeral homes; furniture stores; furrier shops.

(g) Garden supply stores - outside display in side and rear yards; gift shops; glass and mirror sales -including storage and installation; gourmet shops.

(h) Hardware stores; hat cleaning and blocking; health food stores; homes for the aged; hospitals and hospices.

(i) Ice cream stores.

(j) Jewelry stores.

(k) Laundries - self service only; leather goods; legitimate theatres; liquor stores; locksmiths.

(l) Marinas; markets - food; markets - meat, medical offices and clinics; millinery shops; motion picture theatres; museums; music stores.

(m) New car dealerships - outside display permitted; news stores.

(n) Office - general; office supply stores.

(o) Paint and wallpaper stores; pet shops; pet supply shops; photographic equipment stores; pottery stores; printing; publishing and mimeograph service shops; private clubs (See Section 8.11); professional offices.

(p) Radio and television sales and services; research and design labs; rest homes; restaurants - including drive-in or fast food restaurants (See Section 8.11).

(q) Shoe repair; shoe stores; shopping centers (See Section 10.5); souvenir stores; stationery stores; supermarkets and sanitoriums.

(r) Tailor shops; taxidermists; tile sales - ceramic tile; tobacco shops; toy shops; tropical fish stores.

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

Upholstery shops.

Variety stores; vehicle rental - automobiles only; veterinarian offices and clinics - no outside kennels.

Watch and precision instrument repair shops.

Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in the district.

rmitted Accessory Uses and Structures:
cessory uses and structures customarily sociated with the uses permitted in this istrict.

(a) Caretaker's residence (see Section 8.40).

Permitted Provisional Uses and Structures:

(a) Car wash.

(b) Child care center

(c) Commercial recreation - outdoor.

(d) Detached residence in conjunction with a business -One (1) per business.

(e) Drive-in theatres.

(f) Permitted use with less than 1,000 square feet gross floor area in the principal structure.

(g) Used car lots and outdoor boat sales.

(h) Vehicle rentals.

(i) hotels and motels.

(j) Time share facilities.

3) Prohibited Uses and Structures: Any use or structure not specifically, provisionally or by reasonable implication permitted herein, or permissible by special exception:

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

(a) Mobile homes or mobile offices, except as provided for in Section 10.6.

Development Standards:

1) Minimum Lot Area: Ten thousand (10,000) square feet.

2) Minimum Lot Width: One hundred (100) feet.

3) Minimum Yard Requirements:

(a) Front yard - Twenty-five (25) feet plus one (1) foot for each two (2) feet of building height over fifty (50) feet.

(b) Side yard - None, or a minimum of five (5) feet with unobstructed passage from front to rear yard.

(c) Rear yard - Twenty-five (25) feet.

(d) No setback is required from a railroad siding easement or railroad right-of-way.

(e) Waterfront - Twenty-five (25) feet, except none for marinas. (See Section 9.6)

4) Maximum Height: One hundred (100) feet.

5) Minimum Floor Area of Structures: One thousand (1,000) square feet per building on the ground floor.

6) Maximum Density: Sixteen (16) units per acre for transient lodging facilities, hotel, motels and time share facilities with a maximum floor area of 500 square feet.

7) Distance Between Structures: Same as for side yard setback.

Signs: As required in Section 8.31.

Minimum Off-Street Parking and Off-Street Loading Requirements: As required in Section 8.

Minimum Landscaping Requirements: As required in Section 8.30.

Required Landscaped Buffer Area: When abutting residentially zoned district, as required in Section 8.37.

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

Bus stop benches may be located in any district. advertising sign shall be permitted on such structs. Telephone booths may be located in any district. District setbacks are waived. Mail (and newser) delivery boxes may be placed in accord with U.S. tal Service Regulations, and are exempt from dist setbacks.

dscaped Buffer Area. Where this Zoning Ordinance ires a landscaped buffer area, the following rements shall be met unless otherwise specifically ired elsewhere:

The landscaped buffer area shall not be less than ten (10) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines;

The area shall be so designed, planted, and maintained as to be eighty (80%) percent or more opaque between three (3) and eight (8) feet above average ground level when viewed horizontally. Plantings shall be of a size and type which will insure the meeting of the eighty (80%) percent opacity requirement within no longer than twelve (12) months of the date of first planting;

Types and numbers of plantings for landscaped buffers shall be submitted with application for building permit, along with plans and statements demonstrating how the buffer will be irrigated and maintained in the future. Where this Zoning Ordinance requires a landscaped buffer area or areas, no building permit shall be issued without such data;

Failure to maintain the landscaped buffer area as set out above shall be a violation of this Zoning Ordinance.

Substitution for Landscaped Buffer Area. Except when otherwise specifically provided by these regulations, a six (6) foot high opaque structure set in a five (5) foot wide landscaped buffer area may be substituted for the planted buffer in a. above.

Waiver by Zoning Director. When the Zoning Director finds that the public safety requires, he may waive or modify the buffer requirements set out above at street and alley frontages adjacent to any entrance; the finding of the Zoning Director shall be in writing and shall be filed with the

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

proved building permit. The finding shall demonrate that the buffer is not required for a rtain number of feet back from the street or ley entrance, in order to afford protection to destrian or vehicular traffic entering or leav- the lot on which the landscaped buffer area is equired by this Zoning Ordinance.

pplication Where Regulations Set Out Different quirement. In those instances where this Zoning dinance sets out a different buffering requirent (e.g., a greater width of landscaped buffer, a different type of buffer), then the specific ovisions of those regulations applicable to the rticular type of use shall govern.

ouse. No guest accommodation facility which is ory to a single-family dwelling, whether a free g guest house or guest accommodations which are ally integrated with the main dwelling, may be d for commercial purposes. Leasing or renting a ccommodation facility shall constitute a violaf this Zoning Ordinance. Similarly, if a main nce is leased or rented, a guest accommodation ty accessory to it may not be occupied by the y owner, since that would constitute the unlawlization of single-family zoned property for two dwelling purposes. Guest houses which are physieparate from the main residence to which they essory shall not be constructed on lots which ller than 43,560 square feet in area nor shall constructed on lots which have a frontage less 05' in width, nor shall a guest house be larger 40% of the size of the principal dwelling. Deguest houses shall not be closer than 20 feet to rincipal dwelling. A guest house may be coned prior to a principle dwelling provided the house meets the minimum requirements of a single residence in the district in which it is being ucted.

t such time as a principle residence is constructhen the floor area percentages listed above shall

ge Dumpster. Garbage dumpsters shall be permitted districts subject to the following conditions:

ll dumpsters must be screened from view of adjoining property owners or streets at first floor level.

The following structures may be permitted as Screening for dumpsters:

Attachment: Attachment B - Ord 82-2 1982 LDC Code (20341 : PL20200000998 VA Walker's Coon Key Marina)

SITE DEVELPMENT PLAN AMENDMENT

TO SDPA-2008-AR-13409, SDPI-PL2009002522 & SDPI-PL20180002423

FOR

WALKER COON KEY MARINA

SECTION 18, TOWNSHIP 52 , RANGE 27
COLLIER COUNTY, FLORIDA
ZONED "C-4 GZO" & DR-PL20180002114
(ORIGINAL SDP-89-159) 1

BASE MAP SOURCE: MAPQUEST

LOCATION MAP

N.T.S.

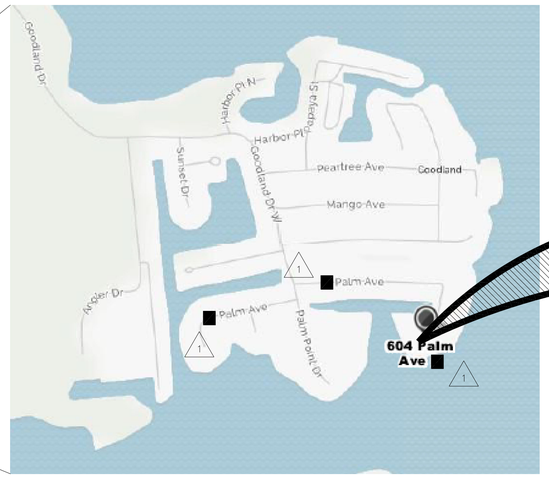
FOLIO NUMBER

46372720001

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20 BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43' WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.358 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA. (PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)

BASE MAP SOURCE: MAPQUEST



VICINITY MAP

N.T.S.

SHEET INDEX

SHEET NO.	DRAWING
1.	AERIAL MAP/EX. CONDITIONS
2.	SITE PLAN
3.	UTILITY & DRAINAGE PLAN
4.	EROSION CONTROL/PAVING & GRADING DETAILS

Gina R. Green, P.E.
FL Reg No. 46608

Digitally signed by Gina R. Green, P.E. FL Reg No. 46608
Date: 2019.08.27 11:31:13 -04'00'

BUILDING CONSTRUCTION INFORMATION

Occupancy:	RETAIL (BLDG #1) STORAGE (BLDG #2, 3 & 4)
Mixed Occupancy:	NO
Const. Type:	II-B, Unsprinklered (FBC 2017)
Interior Finishes:	OPEN BEAM STORAGE - DRY STORAGE RETAIL - SHIPS STORE

SITE

2 BUILDING FLOOR CALCULATIONS (TOTAL 12,766.2 SF)

BOAT STORAGE - ALL NON-A/C
FLOOR AREA, LDC. (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

FLOOR AREA, LDC., PARKING ONLY (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

3 BUILDING AREA, FBC. (TOTAL 14,279 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 12,246 SF)
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 3,038 SF
STORAGE BUILDING #4 6,618 SF

SQUARE FOOTAGE(IMPACT FEES) (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

*BUILDING FLOOR AREA DOES NOT INCLUDE 5' OVERHANG ON FRONT OF STORAGE BUILDINGS

PREPARED FOR:
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785 BALD EAGLE DRIVE
MARCO ISLAND, FLORIDA 34145
(239) 642-6764
FAX: (239) 642-4323

PREPARED BY:
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PROJECT ADDRESS:
WALKER COON KEY MARINA
604 PALM AVENUE
GOODLAND, FLORIDA 34140

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19
2	REV PER CC STAFF COMMENTS	7/17/19
3	REV PER CC STAFF COMMENTS	8/26/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: N.T.S.
PROJECT NO. 18255
DWG FILE: WALKER COON KEY

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

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APPROVED:
DATE:

PREPARED FOR: W.R. REAL ESTATE LLP
PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: TITLE PAGE

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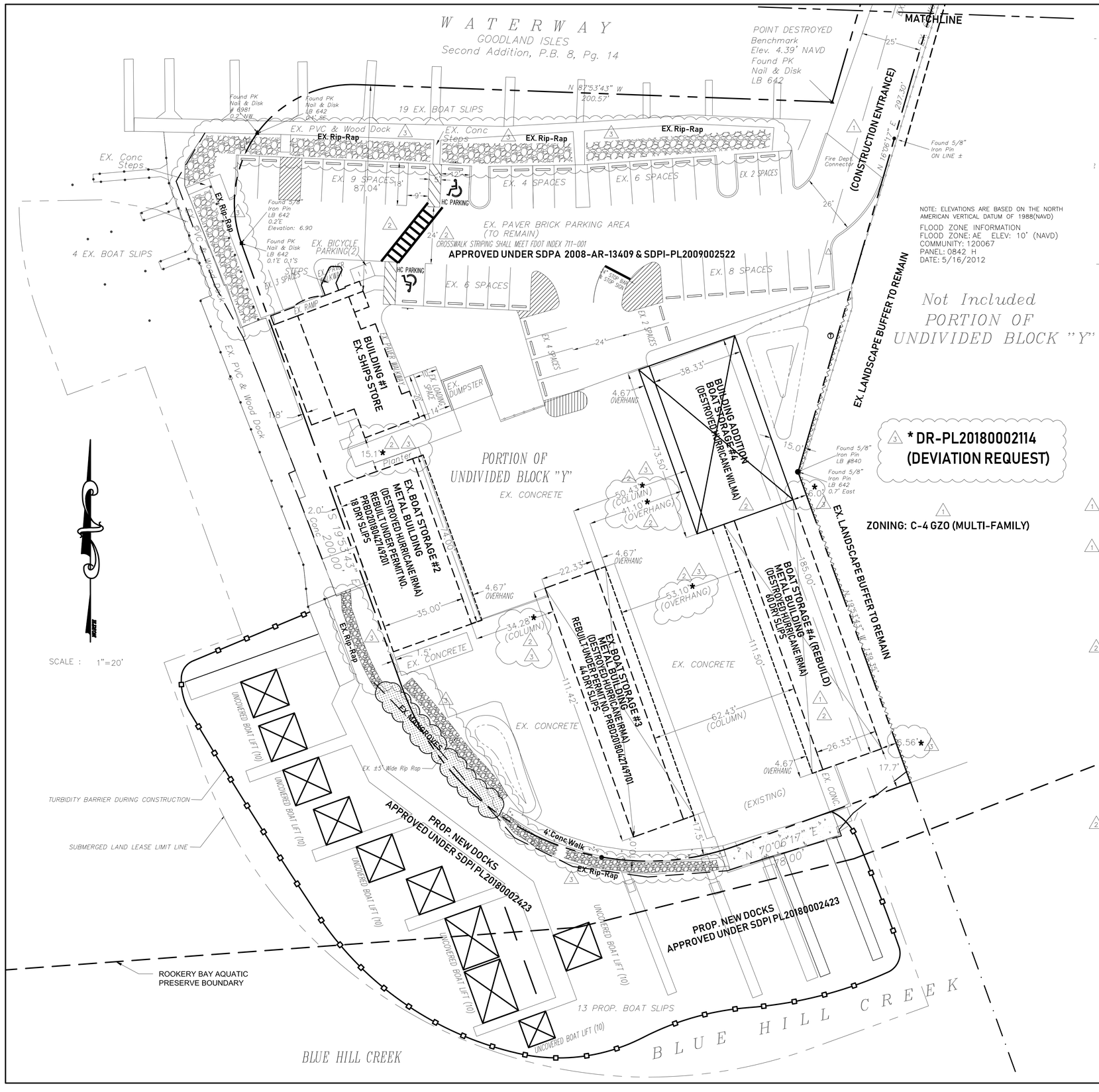
SHEET:

Attachment: Attachment C SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

EX. DOCKS TO REMAIN
4 EX. BOAT SLIPS
EX. DOCKS TO REMAIN
EX. RAISED BRICK PARKING AREA APPROVED UNDER SDPA 2008-AR-13409 & SDPI-PL20090023222
EX. CONCRETE DRIVEWAY
BUILDING #1 EX. SHIPS STORE
EX. BOAT STORAGE #2 METAL BUILDING (DESTROYED HURRICANE IRMA) REBUILT UNDER PERMIT NO. PRBD20182174221
EX. BOAT STORAGE #3 METAL BUILDING (DESTROYED HURRICANE IRMA) REBUILT UNDER PERMIT NO. PRBD20182174738
BOAT STORAGE # 4 (REBUILD) METAL BUILDING (DESTROYED HURRICANE IRMA)
BUILDING ADDITION BOAT STORAGE #4 (DESTROYED HURRICANE IRMA)
PROP. NEW DOCKS APPROVED UNDER SDPI PL20180000423
PROP. NEW DOCKS APPROVED UNDER SDPI PL20180000423
ROOKERY BAY AQUATIC PRESERVE BOUNDARY
SUBMERGED LAND LEASE LIMIT LINE
TURBIDITY BARRIER DURING CONSTRUCTION
MOORED BOAT LIFT (TYP)
13 PROP. BOAT SLIPS
EX. PVC & WOOD DOCK
EX. CONC. DOCK
EX. BOAT SLIPS
EX. PVC & WOOD DOCK
EX. CONC. DOCK
EX. PVC & WOOD DOCK
EX. CONC. DOCK
EX. PVC & WOOD DOCK
EX. CONC. DOCK



PARKING REQUIREMENTS TABLE Facility Parking Computation Basis - COLLIER COUNTY LDC Code - 4.05.04				
Facility Type	RETAIL SHOP OR STORE	Total Spaces Req'd		
Facility Use Area – Breakdown	2,033			
LDC Parking Requirement Ratio (1 space / 250 SF)	1/250			
No. Spaces Req'd	8.1	0	not part of this calc*	
Facility Type	MARINA-DRY STORAGE			
Facility Use Area – Breakdown	122			
LDC Parking Requirement Ratio (1 space / 5 units)	1/5			
No. Spaces Req'd	24.4	24.4		
Facility Type	MARINA-WET SLIPS			
Facility Use Area – Breakdown	36			
LDC Parking Requirement Ratio (1 space / 2 units)	1/2		# Spaces Prov'd	
No. Spaces Req'd	18.0	18	STD.	HDCP
Total No. Spaces Req'd		42.4	42	2
		Total Parking Provided*		44
*Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements of the marina or any permitted marina-related activities excluding restaurants, lounges/bars and private clubs.				
Total No. Loading Spaces Req'd (5000 but less than 10,000)		1	1 Provided	

OVERALL SITE LAND USE SUMMARY	LAND DESCRIPTION				
EXISTING / PROPOSED USES	AREA (ac.)	BLDGS (ac.)	PVMT (ac.)	LAKES/WET (ac.)	OPEN (ac.)
BUILDINGS / ROOF AREA	0.268	0.268	0.000	0.000	0.000
VEHICULAR PVMT/PARKING	1.046	0.000	1.046	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY DETENTION	0.072	0.000	0.000	0.000	0.072
BALANCE OF OPEN SPACE	0.268	0.000	0.000	0.000	0.268
Subtotals	*1.681*	*0.268*	*1.073*	*0.000*	*0.340*
PERCENTAGE OF TOTAL SITE	*100%*	*16%*	*64%*	*0%*	*20%*

SITE DESIGN STANDARDS TABLE COLLIER COUNTY LDC CODE - 4.02.01 & *DR-PL20180002114	REQUIRED	PROVIDED/ZONED EXISTING/PROPOSED
1. MINIMUM LOT AREA (SF)	10,000	73,243
2. MINIMUM LOT WIDTH (FT)	100	140
3. BUILDING SETBACKS (FT) – WATERFRONT		
Building No. 1	0	1.8
Building No. 2	0	1.5
Building No. 3	0	10
Building No. 4	0	17.7
4. SETBACKS (FT) – ACCESSORY STRUCTURES(NON-RESIDENTIAL)	0	1.8
5. SEPARATION BETWEEN STRUCTURES (FT)*	50% OF BLDG HT OR 15' MIN.	151, 50.43' (BLDG#3 & BLDG #4 ADD)*
6. BUILDING HEIGHT (FT)	75' MAX	59
7. MINIMUM BUILDING GROUND AREA (SF)	700	2,033
8. MINIMUM SETBACK TO RESIDENTIAL USE (FT)	25'	*6'

ZONING DATA		
ZONING		C-4 GZO
USE		MARINA STORAGE FACILITY
SURROUNDING ZONING	N	WATERWAY, THEN VR GZO
	S	WATER WAY – BLUE HILL CREEK
	E	C-4 GZO (MULTI-FAMILY)
	W	WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)			
DESCRIPTION	EXISTING, SQ.FT/SPACES	PROPOSED, SQ.FT/SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
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TOTAL	*11,233 SF/130 SPACES**	*12,279.0 SF/122 SPACES**	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

GENERAL NOTES

1. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH THE EXISTING EASEMENTS OF RECORD.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES THAT ARE ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE AND MANAGEMENT OF INFRASTRUCTURE, COMMON AREAS, OPEN SPACE, DRIVEWAYS & PARKING & EASEMENTS.
5. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE(3.05.08) SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. IF DURING THE COURSE OF SITE CLEARING, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY, A HISTORIC OR ARCHAEOLOGICAL ARTIFACT OR OTHER INDICATOR IS FOUND, ALL DEVELOPMENT WITHIN THE AREA NECESSARY TO PROTECT THE DISCOVERY SHALL BE IMMEDIATELY STOPPED, AND THE PROCEDURES OUTLINED IN THE COLLIER COUNTY LAND DEVELOPMENT CODE (LDC) SHALL BE FOLLOWED.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
8. LANDSCAPING & IRRIGATION IS EXISTING AND WILL REMAIN.

REVISIONS			
NO.	DESCRIPTION	DATE	
1	REV PER CC STAFF COMMENTS	4/24/19	
2	REV PER CC STAFF COMMENTS	7/17/19	
3	REV PER CC STAFF COMMENTS	8/26/19	
DRAWN BY: GRG	CHECKED BY: GRG		
DATE: NOV 2018	SCALE: 1"=20'		
PROJECT NO. 18250	DWG FILE: WALKER COON KEY		

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(239) 348-0500 FAX (866) 720-4823
APPROVED:
DATE:

GINA R. GREEN NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

PREPARED FOR: WALKER MARINA COON KEY
PROJECT: WALKER MARINA COON KEY
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: SITE PLAN

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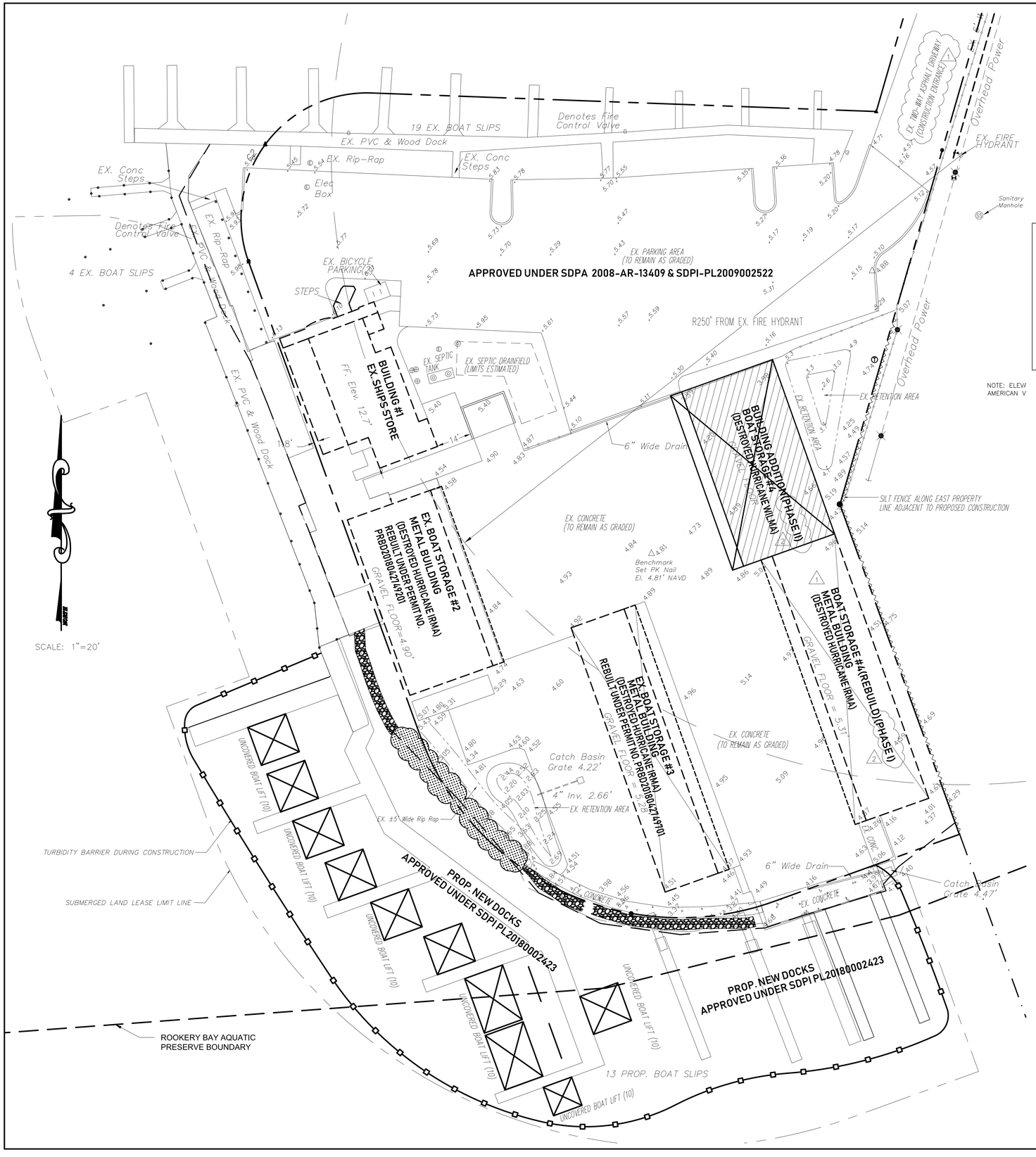
SHEET: 2 of 4

Attachment: Attachment C SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)



SCALE: 1"=20'

DRY RETENTION CALCULATIONS

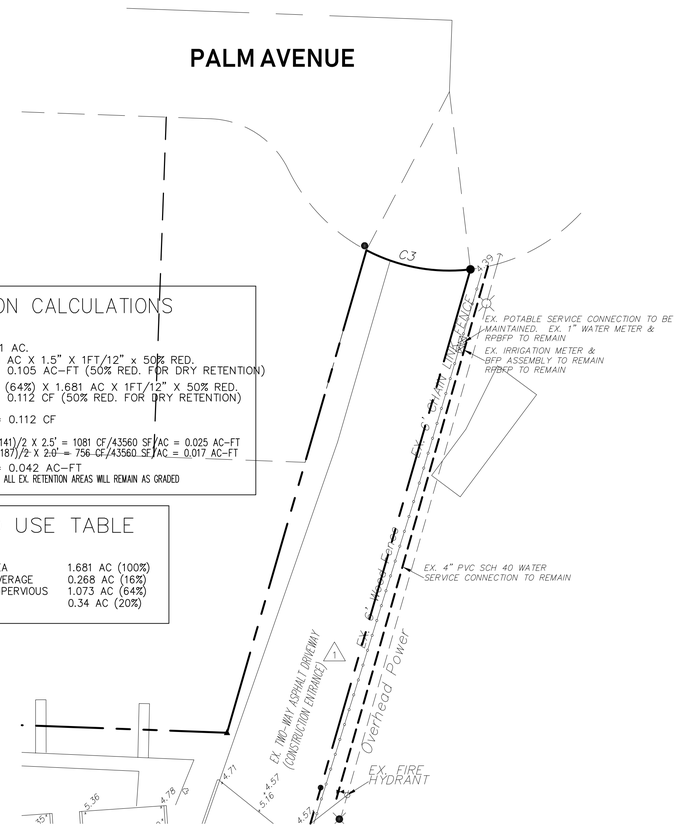
PROJECT AREA 1.681 AC.
1-1/2" OF RUNOFF = 1.681 AC X 1.5" X 1FT/12" x 50% RED.
= 0.105 AC-FT (50% RED. FOR DRY RETENTION)

2.5"x% IMPERVIOUS = 2.5"X (64%) X 1.681 AC X 1FT/12" X 50% RED.
= 0.112 CF (50% RED. FOR DRY RETENTION)

DRY RETENTION REQUIRED = 0.112 CF
DRY RETENTION AREA
RETENTION AREA #1 = (724+141)/2 X 2.5' = 1081 CF/43560 SF/AC = 0.025 AC-FT
RETENTION AREA #2 = (569+187)/2 X 2.0' = 756 CF/43560 SF/AC = 0.017 AC-FT
DRY RETENTION PROVIDED = 0.042 AC-FT
THIS SYSTEM IS AN EXISTING SYSTEM. ALL EX. RETENTION AREAS WILL REMAIN AS GRADED

LAND USE TABLE

PROJECT AREA	1.681 AC (100%)
BUILDING COVERAGE	0.268 AC (16%)
PAVEMENT/IMPERVIOUS	1.073 AC (64%)
PERVIOUS	0.34 AC (20%)



UTILITY, DRAINAGE & PAVING LEGEND

- EXISTING FIRE HYDRANT ASSEMBLY W/ GATE VALVE
- EXISTING GATE VALVE
- EXISTING UTILITY (WATER, SEWER, OR DRAINAGE) LINE
- PROPOSED (SINGLE) METER W/ PVC SERVICE LINE AND REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- XXX DENOTES EXISTING ELEVATION (NGVD)
- DENOTES FLOW DIRECTION

A.E.	DENOTES ACCESS EASEMENT
D.E.	DENOTES DRAINAGE EASEMENT
U.E.	DENOTES UTILITY EASEMENT
L.E.	DENOTES LANDSCAPE EASEMENT
F.F.	DENOTES PROPOSED FINISHED FLOOR
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
WM	DENOTES WATER METER/WATER MAIN
IM	DENOTES IRRIGATION WATER METER
BFP	DENOTES BACKFLOW PREVENTER
FDC	DENOTES FIRE DEPARTMENT CONNECTION
GV	DENOTES GATE VALVE
FH	DENOTES FIRE HYDRANT
GV	DENOTES GATE VALVE

GENERAL DRAINAGE & PAVING NOTES

1. FEMA FIRM MAP – ZONE "AE"(EL10.0), COLLIER COUNTY PANEL No. 12021C0842H, NATIONAL FLOOD INSURANCE RATE MAPS, MAY 16, 2012.
2. MINIMUM PARKING ELEVATION 4.5' N.A.V.D. 88
3. EXISTING GROUND ELEVATIONS VARY FROM 2.0' – 6.0' N.A.V.D.
4. EX. CONCRETE & ASPHALT PARKING AREAS SHALL REMAIN AS CONSTRUCTED.
5. SOD IS CONSIDERED FINISHED GRADE AND SHALL NOT INHIBIT DRAINAGE FLOW PATTERNS. FINAL GRADE PRIOR TO SODDING SHALL BE 2" BELOW EDGE OF PAVEMENT.
6. ALL OPEN AREAS W/ FLOW ARROWS SHALL BE FILLED AND GRADED TO ALLOW FOR POSITIVE DRAINAGE TO THE RIGHTS-OF-WAY, AND/OR INTERNAL ROADWAYS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
8. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND THE CONTRACT DOCUMENTS, AND SHALL CONDUCT HIS WORK IN STRICT ACCORDANCE WITH ALL PERMITS AND APPROVALS OBTAINED FOR THIS PROJECT.
10. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO COMMENCING WORK WITHIN SUCH AGENCY'S JURISDICTION.
11. ALL MATERIAL, DEBRIS, UNSUITABLE EARTH, ETC. OF NO SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
12. SEE SHEET 4 OF 4 FOR EROSION CONTROL/PAVING & DRAINAGE DETAILS OF CROSS-SECTIONS.
13. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
14. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
15. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
16. EX. ADA ACCESSIBILITY IS PROVIDED BY THE INTERNAL SIDEWALK SYSTEM AND ARE NO STEEPER THAN 1:20 RUNNING SLOPE AND 1:48 CROSS SLOPE.

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19
2	REV PER CC STAFF COMMENTS	7/17/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: 1"=30'
PROJECT NO. 18235
DWG FILE: WALKER COON KEY

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA REGISTERED PROFESSIONAL

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (863) 720-4823

APPROVED:
DATE:

PREPARED FOR: W.R. REAL ESTATE LLP
PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: UTILITY & DRAINAGE PLAN

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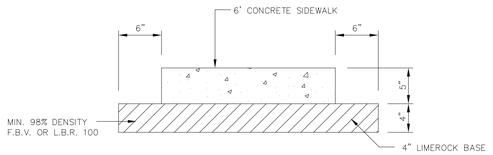
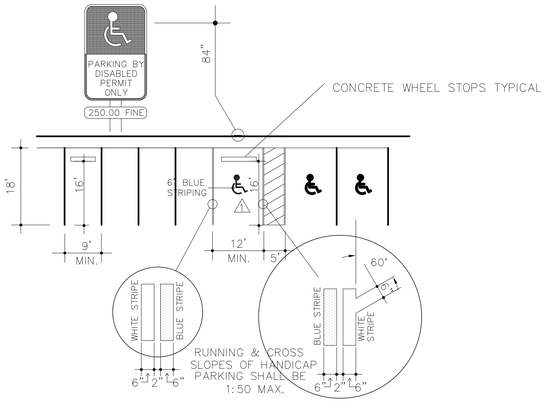
SHEET: 3 OF 4

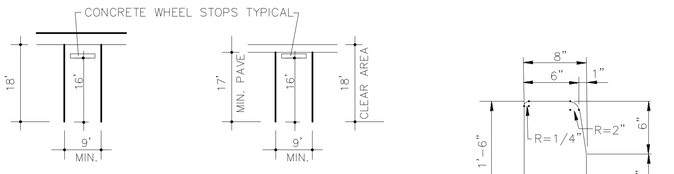
Attachment: Attachment C SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)



SIDEWALK DETAIL
N.T.S.



HANDICAPPED PARKING DETAIL
N.T.S

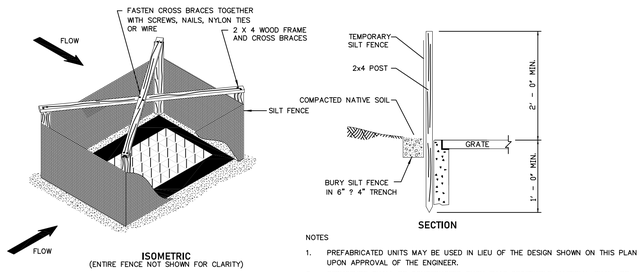


9' X 18' SPACE

1 **9' X 16' SPACE**
CAR MAY NOT OVERHANG INTO LANDSCAPING

TYPICAL PARKING DETAIL
N.T.S

EX. TYPE "D" CURB/ROOT BARRIER
N.T.S.

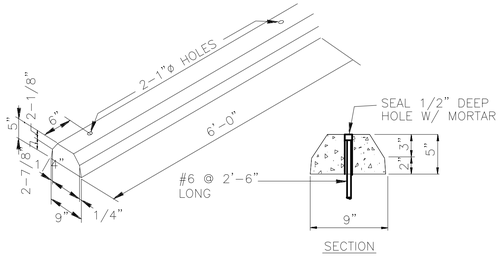


ISOMETRIC
(ENTIRE FENCE NOT SHOWN FOR CLARITY)

SECTION

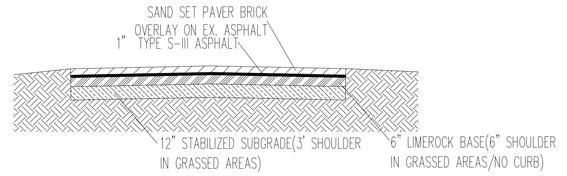
NOTES
1. PREFABRICATED UNITS MAY BE USED IN LIEU OF THE DESIGN SHOWN ON THIS PLAN UPON APPROVAL OF THE ENGINEER.
2. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO 2 X 4 POSTS CREATING A SEAMLESS JOINT.
3. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

SILT FENCE
STORM DRAIN PROTECTION DETAIL
N.T.S.

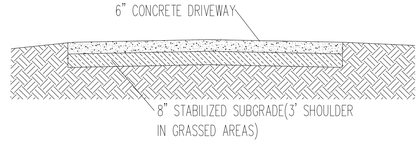


SECTION

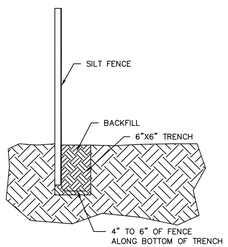
PRECAST CONCRETE WHEEL STOP
N.T.S.



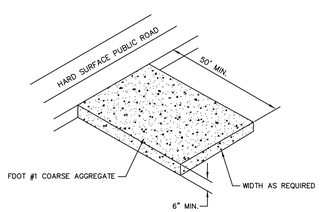
TYPICAL EXISTING ASPHALT PARKING/AISLEWAY CROSS SECTION
N.T.S.



TYPICAL EXISTING CONCRETE PARKING/AISLEWAY CROSS SECTION
N.T.S.



SILT FENCE DETAIL
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

GENERAL EROSION CONTROL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
2. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. ALL EXPOSED AREAS AT FINAL GRADE WILL RECEIVE SEED AND MULCH WITHIN 30 DAYS OF PAVEMENT CONSTRUCTION PER F.D.E.P. "GUIDELINESFOR USING EROSION AND SEDIMENT CONTROL PRACTICES"
5. THE CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPS) DURING CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION AND TO PROPERLY MANAGE RUNOFF FOR BOTH STORM WATER GUARANTY AN QUALITY.
6. BEFORE SITE DISTURBANCE OCCURS PERIMETER CONTROL, SEDIMENT TRAPS, BASINS, AND DEVERSIONS SHOULD BE IN PLACE TO CONTROL RUNOFF AND CAPTURE SEDIMENT.
7. INLETS TO STORM SEWERS SHOULD BE PROTECTED BY SUITABLE FILTRATION DEVICES DURING CONSTRUCTION TO KEEP POLLINATES FROM ENTERING CONVENIENT SYSTEM.
8. TEMPORARY SEEDING SHALL BE APPLIED TO AREA THAT WILL NOT BE BROUGHT UP TO FINAL GRADE FOR 14 DAYS OR MORE TO REDUCE EROSION IN SEDIMENTATION.
9. SILT FENCE SHALL BE PLACED ALONG ALL PROPERTY LINES ADJACENT TO THE PROPOSED CONSTRUCTION PRIOR TO COMMENCE OF CONSTRUCTION,

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: N.T.S.
PROJECT NO. 16030
DWG FILE: WALKER MARINA

R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-4500 / FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR:
PROJECT:
WALKER MARINA
WALKER MARINA SERVICE CENTER
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION:
EROSION CONTROL/PAVING & GRADING DETAILS

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SHEET: 4 of 4

Attachment: Attachment C SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

SDPA-2008-AR-13409 REV: 5
WALKERS COON KEY MARINA
Project: 19991101
Date: 6/22/09 DUE: 7/21/09

WALKERS COON KEY MARINA

SITE DEVELOPMENT PLAN AMENDMENT

(ORIGINAL SDP - 89-159)

LOCATION

LOCATED IN SECTION 18, TOWNSHIP 52 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PROPERTY ID. & FOLIO No. : 46372720001

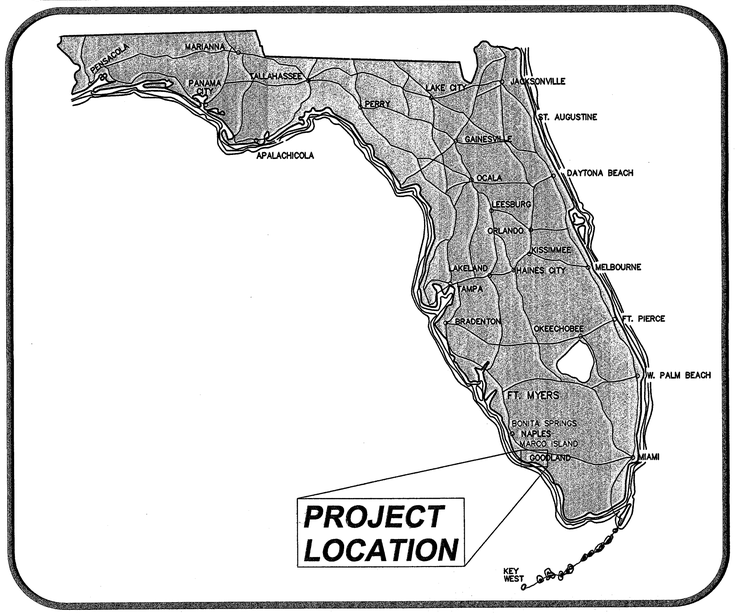
STRAP No. : 380200 Y 1.17C18

CURRENT ZONING :

GENERAL COMMERCIAL DISTRICT (C-4 GZO)

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING. CONTAINING 1.67 ACRES, MORE OR LESS. LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA.(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)



PREPARED FOR

W.R. REAL ESTATE, LLP
MR. JIM WALKER
785 BALD EAGLE DRIVE,
MARCO ISLAND, FL 34145
TEL: (239)-642-6764
FAX: (239)-642-4323

WALKER'S MARINE & YACHT SALES

PREPARED BY

ENGINEERING : GULFSHORE ENGINEERING, INC.
2375 Tamiami Trail North
Suite 207
Naples, Florida 34103
Tel: (239) 261-2290
Fax: (239) 261-6530

ARCHITECT : DAVE WAINSCOTT DESIGNS
5881 Painted Leaf Lane
Naples, Fl 34116
Tel: (239) 572-2124
Fax: (239) 353-3405

SURVEYOR : A. TRIGO & ASSOCIATES, INC.
2223 Trade Center Way
Naples, Florida 34109
Tel: (239) 594 0554

REGULATORY AGENCY

Collier County Development Services
2800 N. Horseshoe Drive
Naples, Florida 34104
Tel: (239) 403-2400

UTILITY PROVIDERS

WATER: Collier County Public Utilities
3301 E. Tamiami Trail,
Naples, Florida 34112
Tel: (239) 252-2380

SEWER : Private Owned Septic System

POWER : Florida Power & Light
15834 Wincler Road
Fort Myers, Florida 33912
Tel: (239) 334-7754

FIRE : Marco Island Fire Rescue
1280 San Marco Blvd.
Marco Island, Florida 34145
Tel: (239) 389-5040

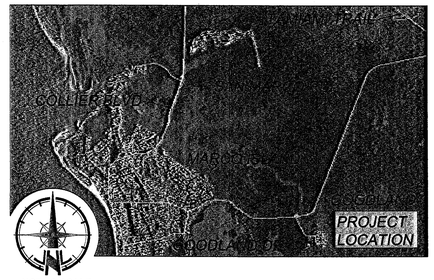
PHONE: Embarq
2820 Cargo Street,
Fort Myers, Florida 33916
Tel: (239) 336-2030

REFUSE : Collier County Solid Waste Management
3301 East Tamiami Trail
Naples, Florida 33412
Tel: (239) 252-2380

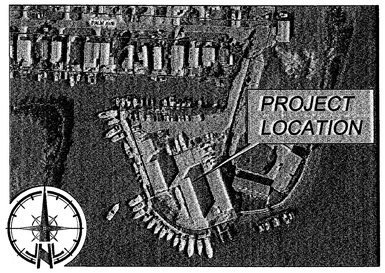
" INVESTIGATE BEFORE YOU EXCAVATE "
CALL SUNSHINE STATE ONE
1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES MIN. 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE

CONTRACTOR NOTE!
PLEASE NOTIFY ALL UTILITIES BEFORE YOU DIG!!

LOCATION MAP



NOT TO SCALE



NOT TO SCALE

SHEET INDEX

No.	SHEET TITLE
1	COVER SHEET
2	AERIAL PHOTO OVERLAY / EXISTING CONDITIONS
3	SITE DEMOLITION PLAN
4	MASTER SITE SIGNING, STRIPING & PARKING PLAN
5	MASTER SITE PAVING, GRADING & DRAINAGE PLAN
6	X - SECTIONS, PAVING & GRADING DETAILS
7	MASTER SITE UTILITY PLAN
8	WATER & SEWER DETAILS
9	EROSION CONTROL & INLET PROTECTION PLAN
	SURVEY (BY OTHERS)

No.	PROJECT STATUS - PLAN REVISIONS	
1	09-04-08 - RESUBMIT 2	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)
2	02-11-09 - RESUBMIT 3	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)

APPROVED
THIS PLAN 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.
ADMINISTRATIVE APPROVAL
PLANNING SERVICES
ENVIRONMENTAL SERVICES
RIGHT-OF-WAY PERMIT
S.I.T.E. COMMENTS
SITE CLEARING (INFRASTRUCTURE)
ENGINEERING SERVICES
APPROVED 1340
7/23

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED BELOW.

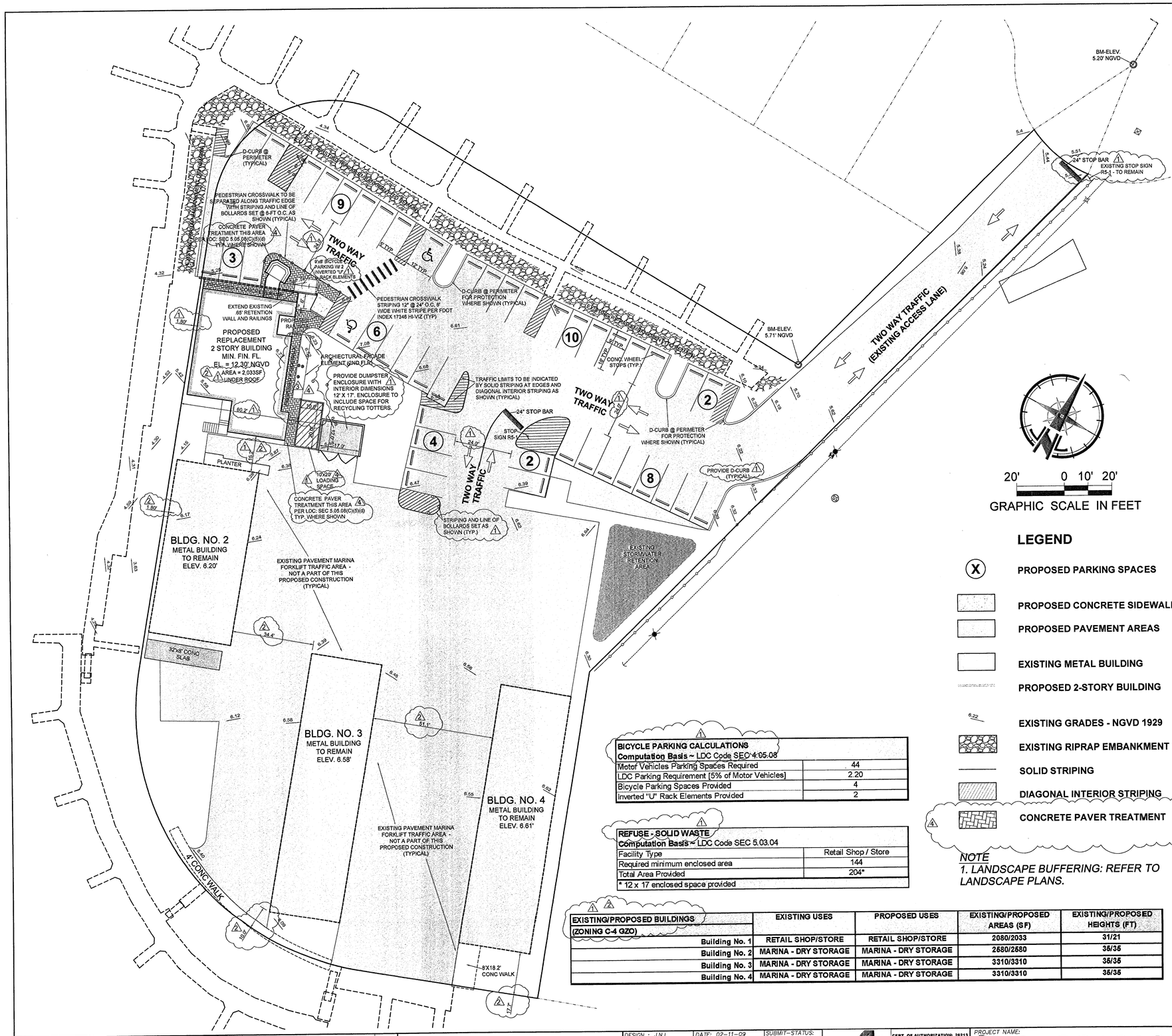
GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 26213
2375 Tamiami Trail N.,
Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

Jocelyn Nguyen De Lestang, P.E. #53450
JUN 17 2009

BUILDING DATA
TOTAL PROPOSED BUILDINGS: 1
BLDG. AREA : 2033 S.F. Under Roof
MIN.FIN.FLR = 12.30 NGVD '29
BLDG. CONST. TYPE : III(B)- 2004 FBC
NO. STORIES : 2
NON-SPRINKLERED

PROJECT NAME: WALKERS COON KEY MARINA
SHEET TITLE: COVER SHEET
PLANSET TITLE: ENGINEERING SITE PLANS
SUBMIT-STATUS: SUBMIT- 3
SUBMIT-DATE: FEB 2009
GEI PROJECT NO. 206
SHEET NO. 1 OF 9

P:\NEW PROJECT LIST\206-COON KEY MARINA\DWG\SDP\SUBMITTALS\COVER-102709.dwg, 2/11/2009 2:26:38 PM
Attachment: Attachment C-1 SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)



LEGEND

- (X) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT AREAS
- EXISTING METAL BUILDING
- PROPOSED 2-STORY BUILDING
- 6.22 EXISTING GRADES - NGVD 1929
- EXISTING RIPRAP EMBANKMENT
- SOLID STRIPING
- DIAGONAL INTERIOR STRIPING
- CONCRETE PAVER TREATMENT

NOTE
1. LANDSCAPE BUFFERING: REFER TO LANDSCAPE PLANS.

PARKING REQUIREMENTS TABLE
Facility Parking Computation Basis ~ COLLIER COUNTY LDC Code - 4.05.04

Facility Type	RETAIL SHOP OR STORE	Total Spaces Required	
Facility Use Area ~ Breakdown	2,033		
LDC Parking Requirement Ratio [1Spaces / 250 SF]	1/250		
No. Spaces required	8.1	0	not part of this calculation*
Facility Type	MARINA-DRY STORAGE		
Facility Use Units ~ Breakdown	130		
LDC Parking Requirement Ratio [1Spaces / 5Units]	1/5		
No. Spaces required	26.0	26	
Facility Type	MARINA-WET SLIPS		
Facility Use Units ~ Breakdown	36		
LDC Parking Requirement Ratio [1Spaces / 2Unit]	1/2		# Spaces Provided
No. Spaces required	18.0	18	Standard / Handicap
Total No. Spaces required	44.0	44	42 / 2
		Total Parking Provided* =	44

** "Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements for the marina or any permitted marina-related activities excluding restaurants, lounges/bars and*

OVERALL SITE LAND USE SUMMARY

EXISTING / PROPOSED USES	AREA	LAND DESCRIPTION: BUILDINGS	PAVEMENT	LAKES / WET	OPEN
	[ac]	[ac]	[ac]	[ac]	[ac]
BUILDINGS / ROOF AREA	0.258	0.258	0.000	0.000	0.000
VEHICULAR PVMT/ PARKING	1.046	0.000	1.046	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY DETENTION AREA	0.072	0.000	0.000	0.000	0.072
BALANCE OPEN SPACE	0.278	0.000	0.000	0.000	0.278
subtotals ===>	1.681	0.258	1.073	0.000	0.350
PERCENTAGE OF TOTAL SITE	100%	15%	64%	0%	21%

SITE DESIGN STANDARDS TABLE COLLIER COUNTY LDC Code - 4.02.01	Required	Provided: Existing	Proposed
1. MINIMUM LOT AREA [SF]	10,000	73,243	73,243
2. MINIMUM LOT WIDTH [FT]	100	140	140
3. BUILDING SETBACKS [FT] - WATERFRONT			
Building No. 1*	0	1.8	1.8
Building No. 2	0	1.8	1.8
Building No. 3	0	10	10
Building No. 4	0	17.7	17.7
4.SETBACKS [FT] - ACCESORY STRUCTURES			
	0	0	58
5. SEPARATION BETWEEN STRUCTURES [FT]	15 Min.	13.2	15.2
6. BUILDING HEIGHT [FT]	75 Max.	31	21
7. MINIMUM BUILDING GROUND AREA [SF]	700	2,080	2,033
* Building No. 1 proposed for demolition and reconstruction.			

BICYCLE PARKING CALCULATIONS
Computation Basis ~ LDC Code SEC 4.05.08

Motor Vehicles Parking Spaces Required	44
LDC Parking Requirement [5% of Motor Vehicles]	2.20
Bicycle Parking Spaces Provided	4
Inverted "U" Rack Elements Provided	2

REFUSE - SOLID WASTE
Computation Basis ~ LDC Code SEC 5.03.04

Facility Type	Retail Shop / Store
Required minimum enclosed area	144
Total Area Provided	204*
* 12 x 17 enclosed space provided	

EXISTING/PROPOSED BUILDINGS (ZONING C-4 GZO)	EXISTING USES	PROPOSED USES	EXISTING/PROPOSED AREAS (SF)	EXISTING/PROPOSED HEIGHTS (FT)
Building No. 1	RETAIL SHOP/STORE	RETAIL SHOP/STORE	2080/2033	31/21
Building No. 2	MARINA - DRY STORAGE	MARINA - DRY STORAGE	2680/2680	35/35
Building No. 3	MARINA - DRY STORAGE	MARINA - DRY STORAGE	3310/3310	35/35
Building No. 4	MARINA - DRY STORAGE	MARINA - DRY STORAGE	3310/3310	35/35

GENERAL NOTES:

1. PLEASE NOTE THAT ALTHOUGH THE EXISTING INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER, LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO ADEQUATELY LOCATE OR PROTECT THE INTEGRITY OF EXISTING UNDERGROUND LINES AND UTILITIES DURING THE COURSE OF THIS JOB.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES (PHONE, POWER, POTABLE WATER, CABLE, SANITARY SEWER, IRRIGATION, FORCE MAIN & ANY OTHERS) LOCATED AND FLAGGED PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF LINES, AND ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER EACH INDIVIDUAL UTILITY.
4. ALL DRIVEWAYS, LANDSCAPING FEATURES, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE- CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY OFFICIAL.
5. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
6. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL GIVEN DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES BECOME APPARENT IN THE PLAN DIMENSIONS OR ELEVATIONS. IF REQUIRED PLAN DEVIATIONS HAVE BEEN OMITTED OR ARE OTHERWISE UNCLEAR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) IF SUCH IS REQUIRED.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO THE PROJECT AREA. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. IT IS THE RESPONSABILITY OF THE CONTRACTOR TO APPLY AND OBTAIN LOCAL GOVERNMENT APPROVAL FOR WORK IN THE EXISTING PUBLIC R.O.W.
10. CONTRACTOR WORKING ON UNDERGROUND & UTILITIES SHALL KEEP THE WORK AREA AND REQUIRED TRENCHING TO A MINIMUM TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE ENGINEER OR COUNTY. THE CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
11. TYPICAL 12' X 18' HANDICAPPED PARKING SPACE WITH 5' ACCESS AISLE, FDOT STANDARD WHITE HANDICAPPED PARKING SYMBOL AND HANDICAPPED SIGN PER MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
12. IF REQUIRED, GUARD POSTS SHALL BE LOCATED AS PER PLAN TO PROTECT UTILITES FROM ERRANT TRAFFIC.
13. THE REVIEW & APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
14. ANY NATURAL VEGETATION TO BE RETAINED SHALL BE BARRICADED WITH ENVIROFENCE AT THE VEGETATION DRIP LINE. ENVIRO FENCING SHOULD BE PLACED AT THE LIMITS OF CLEARING AND FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
15. ALL SIGNING STRIPING AND MARKING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [MUTCD] AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 700 & 708 LATEST EDITION.
16. THE CONTRACTOR SHALL BE FULLY FAMILIAR WITH THE SITE AND CONTRACT DOCUMENTS AND SHALL REMAIN VIGILANT DURING THE CONSTRUCTION PROCESS TO ENSURE THAT ALL WORK IS CARRIED OUT CONSISTENT WITH APPROVED PERMITS.
17. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY." (LDC 3.05.08)
18. TEMPORARY SIGNS IDENTIFYING THE PRESERVE SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
19. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
20. SOLID WASTE MANAGEMENT FOR THE EXISTING FACILITIES IS PROVIDED VIA CURB SIDE PICK-UP BY COLLIER COUNTY. ALL PROPOSED IMPROVEMENTS WILL CONTINUE TO RELY ON THE COUNTY CURB SIDE PICK-UP SERVICE. NO ONSITE DUMPSTER IS REQUIRED, NOR PROPOSED AS PART OF THIS PROJECT.
21. BASKETBALL COURT IS TO BE ASPHALT PAVED AS A TRAFFIC BEARING DRIVE ISLE.

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

Joseph Wagner De Reyna, P.E. #53402
JUN 17 2009

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL
2	02-11-09	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)	JNL
3	05-05-09	REVISED PER COLLIER COUNTY COMMENTS (04-22-09)	JNL
4	06-16-09	REVISED PER COLLIER COUNTY COMMENTS (06-17-09)	JNL

FOR: WALKER'S MARINE & YACHT SALES

DESIGN : J.N.L. DATE: 02-11-09
DRAWN : C.M. DATE:
CHECKED : DATE:
REVIEW : DATE:
SCALE HORIZ: 1" = 20' SCALE VERT: N/A
SUBMIT-STATUS: SUBMIT- 3
GEI ACAD FILE: PLANS
LAYOUT TAB: SITE

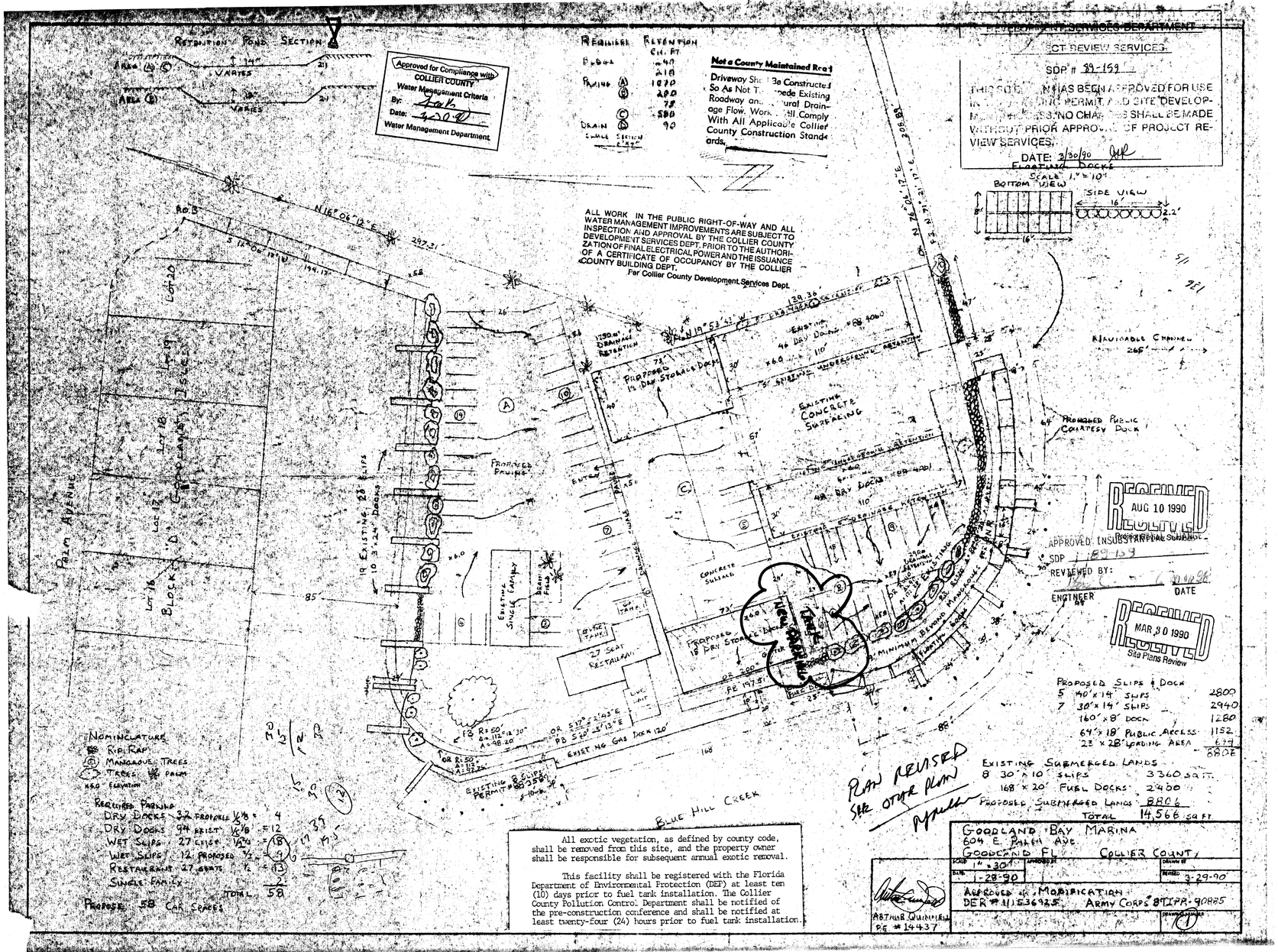
GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207, Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

SHEET TITLE: MASTER SITE SIGNING, STRIPING & PARKING PLAN
PLANSET TITLE: ENGINEERING SITE PLANS
GEI PROJECT NO. 206
SHEET NO. 4 OF 9

P:\NEW PROJECT-LIST\206-COON KEY MARINA\WORKOUT\SDP\SUBMITTAL DIPLANS - 08-09-09.dwg 07/7/2009 2:21:50 PM

Attachment: Attachment C.1 SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)



Attachment: Attachment C.2 SDPA documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

Attachment: Attachment D Survey (20341 : PL20200000998 VA Walker's Coon Key Marina)

Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

NOTE:
NO OTHER IMPROVEMENTS LOCATED OR SHOWN UNDER THE SCOPE OF THIS SURVEY.

NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD)

FLOOD ZONE INFORMATION
FLOOD ZONE: AE ELEV: 10' (NAVD)
COMMUNITY: 120067
PANEL: 0842 H
DATE: 5/16/2012

LEGEND:

■ = FOUND CONCRETE MONUMENT	MEAS = MEASURED = M
⊡ = SET CONCRETE MONUMENT (LB # 3964)	CALC = CALCULATED
⊕ = FOUND IRON PIN	Δ = DELTA ANGLE
○ = SET 5/8" IRON PIN (LB # 3964)	R = RADIUS
▲ = FOUND NAIL	CH = CHORD
△ = SET NAIL	CB = CHORD BEARING
◉ = FOUND DRILL HOLE	D.E. = DRAINAGE EASEMENT
⊙ = SET DRILL HOLE	U.E. = UTILITY EASEMENT
P.C. = POINT OF CURVATURE	CONC = CONCRETE
P.T. = POINT OF TANGENCY	R/W = RIGHT-OF-WAY
P.I. = POINT OF INTERSECTION	℄ = CENTERLINE
L.E. = LAND SURVEYOR'S COMMENTS	L.S. = LAND SURVEYOR
C.B.S. = CONCRETE BLOCK STRUCTURE	ELEV = ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT	PL = PLAT
P.C.C. = POINT OF COMPOUND CURVATURE	TV = CABLE TV SERVICE
P.R.C. = POINT OF REVERSE CURVATURE	○ = WOOD LIGHT POLE
P.R.M. = PERMANENT REFERENCE MONUMENT	○ = TELEPHONE SERVICE
P.C.P. = PERMANENT CONTROL POINT	○ = ELECTRIC SERVICE
⊛ = SANITARY CLEAN OUT	○ = SANITARY MANHOLE
☼ = CONC POWER POLE	▭ = WATER METER
☼ = WOOD POWER POLE	▭ = WATER VALVE
	⊹ = FIRE HYDRANT

SCALE
0 30 60 90 120

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	172.79'	155.56'	S 64°53'43" E	90°00'00"
C2	50.00'	97.74'	82.90'	S 36°06'17" W	112°00'00"
C3	50.00'	30.03'	29.58'	N 79°33'46" W	34°24'33"

Legal Description

As provided by client

(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)
BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING.
CONTAINING 1.67 ACRES, MORE OR LESS.
LYING AND BEING SITUATED IN
SECTION 18, T-52-S, R-27-E,
COLLIER COUNTY, FLORIDA.

WE HEREBY CERTIFY TO

W.R. REAL ESTATE, LLP

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 668.001, 668.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.

5J-17.051(3)(b)8 -- ADDITION 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.

THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH I HAVE KNOWLEDGE, EXCEPT AS SHOWN.

Antonio Trigo,
PLS No.2982

Digitally signed by Antonio Trigo, PLS No.2982
Date: 2018.11.19 13:25:35 -05'00'

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCE. ABSTRACT NOT REVIEWED. UNDERGROUND IMPROVEMENTS NOT LOCATED UNLESS NOTED.

ABSTRACT NOT REVIEWED

MAP OF RECORD SURVEY

REVISIONS:
3/11/08 Update Survey DWG
4/9/08 Update Survey DWG
10/30/09 Foundation Survey
11/4/09 Building Dimension & setback
12/1/16 Add Elevations and Locations
11/15/18 Update for Boat Storage

ACAD FILE: X:\Goodland\Tr2Marina.dwg

FOR: W.R. REAL ESTATE, LLP

See Description Above

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109.
LAND SURVEYING BUSINESS # 3964

DATE:	SCALE:	DRAWN:	CHECKED:	BOOK/PAGE	FILE NO:
08/09/06	1" = 30'	H.L.G.	A.T.	BOOK 524 PAGE 67-68	C 06.0337.09

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

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

PROJECT NUMBER	*To be completed by staff*
PROJECT NAME	
DATE PROCESSED	

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): W R REAL ESTATE LLP

Name of Applicant if different than owner: _____

Address: 785 BALD EAGLE DR **City:** MARCO ISLAND **State:** FL **ZIP:** 34145

Telephone: 239-642-6764 **Cell:** 239-825-6065 **Fax:** _____

E-Mail Address: JWALKER@WALKERSMARINA.COM

Name of Agent: Gina R. Green, P.E.

Firm: Gina R. Green, P.A.

Address: 3310 1ST AVE NW **City:** NAPLES **State:** FL **ZIP:** 34120

Telephone: 239-348-0500 **Cell:** 239-229-6238 **Fax:** 866-720-4823

E-Mail Address: GGREENENG@AOL.COM

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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COLLIER COUNTY GOVERNMENT
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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

PROPERTY INFORMATION

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

Property I.D. Number: 46372720001 **Section/Township/Range:** 18 / 52 / 27

Subdivision: GOODLAND ISLES **Unit:** _____ **Lot:** _____ **Block:** Y

Metes & Bounds Description: SEE ATTACHED **Total Acreage:** 1.67

Address/ General Location of Subject Property: 604 PALM AVE, GOODLAND, FL 34140, EAST END OF PALM AVENUE

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	WATERWAY, THEN VR-GZO	SINGLE FAMILY RESIDENTIAL
S	WATERWAY-BLUE HILL CREEK	WATERWAY
E	C-4 - GZO	MULTI-FAMILY RESIDENTIAL
W	WATERWAY-BLUE HILL CREEK, THEN VR-GZO	COLLIER COUNTY PARK-BOAT RAMP-DOCKS

Minimum Yard Requirements for Subject Property:

Front: 25'* **Corner Lot:** Yes ☐ No ■

Side: 25'** **Waterfront Lot:** Yes ■ No ☐

Rear: 0' FOR MARINAS

*25' or 1/2 BH, whichever is greater, structures over 50' shall maintain 25' plus 1' for each foot over 50'
**25' from residential

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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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: Goodland Civic Association
Mailing Address: PO Box 806 **City:** Goodland **State:** FL **ZIP:** 34140

Name of Homeowner Association: Goodland Preservation Coalition, Inc.
Mailing Address: PO Box 691 **City:** Goodland **State:** FL **ZIP:** 34140

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 E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

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

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

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

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

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

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

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

☐ Yes ■ No If yes, please provide copies.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

DocuSigned by:
Gina R. Green
99A464CCA33D47B...

Applicant Signature

10/29/20
Date

Gina R. Green, P.E.
Printed Name

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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Walker Coon Key Marina
Nature of Variance Request

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.

   The Variance Petition requests that the proposed reconstruction of Boat Storage Building #4 be reconstructed in its existing location prior to its partial destruction of the north end of the building in Hurricane Wilma and the total destruction of the balance of the building in Hurricane Irma. The original structure was located at a minimum side yard setback of 6 feet in 1988, which met the requirements in the Land Development Code in 1988. The current side setback code requirement is 25 feet due to the residential development located to the east of this site. The petition requests that we reduce the side yard setback from 25 feet to 6 feet.

   This Variance petition requests that the separation of structures to be a minimum of 15 feet instead of ½ of the sum of the building heights or 15' minimum. The proposed Boat Storage Building #4 has a height of 59 feet but stores less boats than the original storage building. This is due to the change in the market for boat storage. In 1988, the market for boat storage were smaller boats without any sort of canopies for shade, or if shades existed, there were retractable or folding for storage and transport purposes. The current boat storage market is larger boats with fixed canopies that cannot be retracted or folded for storage. The storage racks need greater vertical separation to store the same amount of boats. Small boats are the minority in the storage facilities, with owners choosing to store at home and trailer for use to the public boat ramps. This building stored 62 boats in its original configuration and the new building stores 60 boats. This added height meets the maximum height of requirements of 75 feet, but the separation of structures cannot meet the ½ the sum of the building height. This existing separation of structures needs to be maintained as constructed due to maneuverability of the forklift to service the boats for launch into the water.

   The present owner purchased the Marina on August 15, 2003.

   The existing Boat Storage Building #4 was destroyed partially in Hurricane Wilma (2005) and totally in Hurricane Irma (2017). The original structure was constructed in 1988 with the north end addition in 1990 under building permit nos. 88-4060 & 90-1853, respectively.

   The encroachment is necessary due to the need to maintain the 50 foot separation from Boat Storage Building #2 for the maneuverability of the fork lift used to transport the boats from the building to the dock for use by the customers.

   The existing location of the building was not an encroachment when the original structure was erected based upon the Land Development Code at the time of construction in 1988 and 1990. The minimum side yard setback was none or 5' minimum with unobstructed passage from front to rear. The reconstructed building will encroach due to a change to the code for setback to adjacent residential development. The adjacent residential was constructed in 1983 and was a minimum of 11' +/- from this common side property line.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

   The site is an operating marina and boat storage facility with an existing Site Development Plan in affect. Minor deviations have already been requested via a Site Plan with Deviations due to minor code changes from the Land Development Code in place in 1988 and current Land Development Code (LDC) for landscaping. These will be heard in a companion item at the HEX hearing.

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.

      The site was permitted and developed under the January 1982 LDC standards. The development standards for this zoning district were less restrictive in that version of the LDC compared to the current LDC. The existing side setback of 6 feet needs to be maintained for the functional aspect of the site. The 50 feet between the storage buildings is at a minimum for maneuverability of the forklift to launch the boats into the water. Any reduction to this area will deem it non-functional. The 1982 LDC required a minimum 15' separation between structures with no correlation to the height of the building.

   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.

      The storage buildings on the site were destroyed by Hurricanes Wilma and Irma. The building is proposed to be located in the same location as the previous building.

   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.

      A literal interpretation will create a monetary hardship on the applicant if the building cannot be constructed as proposed. The number of boats stored would be greatly reduced which would make the site monetarily infeasible. Maintaining a 25 foot setback on the easterly property line will create a practical hardship for the forklift to maneuver the boats from the buildings to the water for launch.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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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.

If this variance is granted, it is the minimum variance needed to maintain the functional use of the land. Any side setback greater than 6 feet will render the site unusable for this boat storage use and make the business financially infeasible.

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.

The need for this variance was created by a natural disaster (Hurricanes Wilma & Irma) that render this site and business destroyed. Granting this variance will allow this site to be reconstructed and operate as it did before the natural disaster. The County Commissioners allow for this type of relief to all business that are destroyed or damaged by natural disasters. Therefore, the granting will not confer any special privileges.

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.

The need for boat storage facilities are a necessity in Collier County. The County is deficient in marina and storage facilities compared to the demands for boat storage. This facility has been a storage facility for over 30 years and this community has relied upon its existence. It is harmonious with the intent of this code as this is a commercially zoned property. The buildings are separated from Residentially zoned properties by waterways that provide access to this facility and the residential lots. It is not injurious to the neighborhood or the public welfare. It provides a needed recreational element to allow people to access and enjoy our coastal waters without the inconvenience of driving long distances to other marina facilities located in the County.

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.

Other than the easterly property line, this facility is separated from other development by waterways that allow for water access to this property and those properties on the opposite banks.

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

Since the use of this land as a Marina and Storage facility is an existing use, the granting of the variance is consistent with the Growth Management Plan.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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October 29, 2020

Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Walker Coon Key Marina - 604 Palm Avenue, Goodland, FL
Variance Request—Project Narrative
Companion item to Site plan w/ deviations PL20180002114, SDPA PL20160003462
Electronically submitted

To Whom It May Concern:

Please accept this letter as a request for review and approval for a Variance for the Walker's Coon Key Marina to reconstruct the northern portion of Building #4 that was destroyed in Hurricane Wilma and reconstruct the balance Building #4 that was destroyed in Hurricane Irma at its original location which is 6' from the east property line. This variance has a companion item of a Site Plan with Deviations and an SDPA to allow the reconstruction of the added northerly portion along with the replacement of the balance of Building #4 to be located in its existing location of 6' from the east property line. The variance also requests that the separation of structures be a 15' minimum rather the 1/2 the sum of the buildings heights or 15' minimum.

This marina sustained substantial damage to the boat storage structures and the docks during Hurricane Irma. The original buildings were constructed in accordance with the LDC that was in effect at the time in 1988. The original side setback for Building #4 was 0 to 5' minimum and the building was constructed at 6' from the property line. The variance requests that the aforementioned building be reconstructed at this original setback of 6' setback. The required setback in accordance with the current Land Development Code would require this setback to be 25' due to the residential use adjacent to this property line. If the building was reconstructed at this setback, the boat storage use would not be functional on this site. The reduction by 19' for the aisleway between the storage buildings that face each other would interfere with the maneuverability of the forklift that transfers the boats between the buildings and the docks for use. The financial impact of not reconstructing Building #4 is an excessive hardship for the continuance of this business. There is inadequate boat storage facilities in Collier County and the loss of this facility would have an impact for the residents that rely upon this facility for storage of their boats that cannot either be trailered to a ramp nor stored on their own properties due to County Ordinance requirements. Boating is a popular recreation in Collier County and the need for these type of storage facilities for residents that do not live on the water is in high demand. The proposed reconstruction of Building #4 and the other buildings that were already replaced in their original locations have reduced the number of boats that can be stored due to the change in the size and type of boats that are stored today versus the size and type of boats that were stored when the original buildings were constructed. The boats of today are longer and have fixed "T-tops" or arches which make them taller. This differs from the old boats which were smaller and had retractable Bimini tops that folded for storage.

PROFESSIONAL CIVIL ENGINEER

Please call me if you have any questions or need additional information.

Sincerely,

Gina R. Green

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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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
James B. Walker, Trustee of the James B. Walker Revocable Family Trust	100%

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 8/15/2003

☒ **Leased: Term of lease** 16 years **years /months**

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

10/16/20
Date

James B. Walker
Agent/Owner Name (please print)

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000998

I, James B. Walker (print name), as President (title, if applicable) of WR Real Estate LLP (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 Gina R. Green, P.E. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Signature

10/16/20
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 16 day of October, 2020 by (printed name of owner or qualifier) James B. Walker.

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 Seal

Notary Signature: Cheryl M. Mourning

Notary Public State of Florida
CHERYL M MOURNING
My Commission HH 021971
Expires 09/15/2024

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

Search Results for "604 Palm Ave E, Goodland, FL 34140"

1. 604 Palm Ave E
604 Palm Ave E,
Goodland, FL 34140

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

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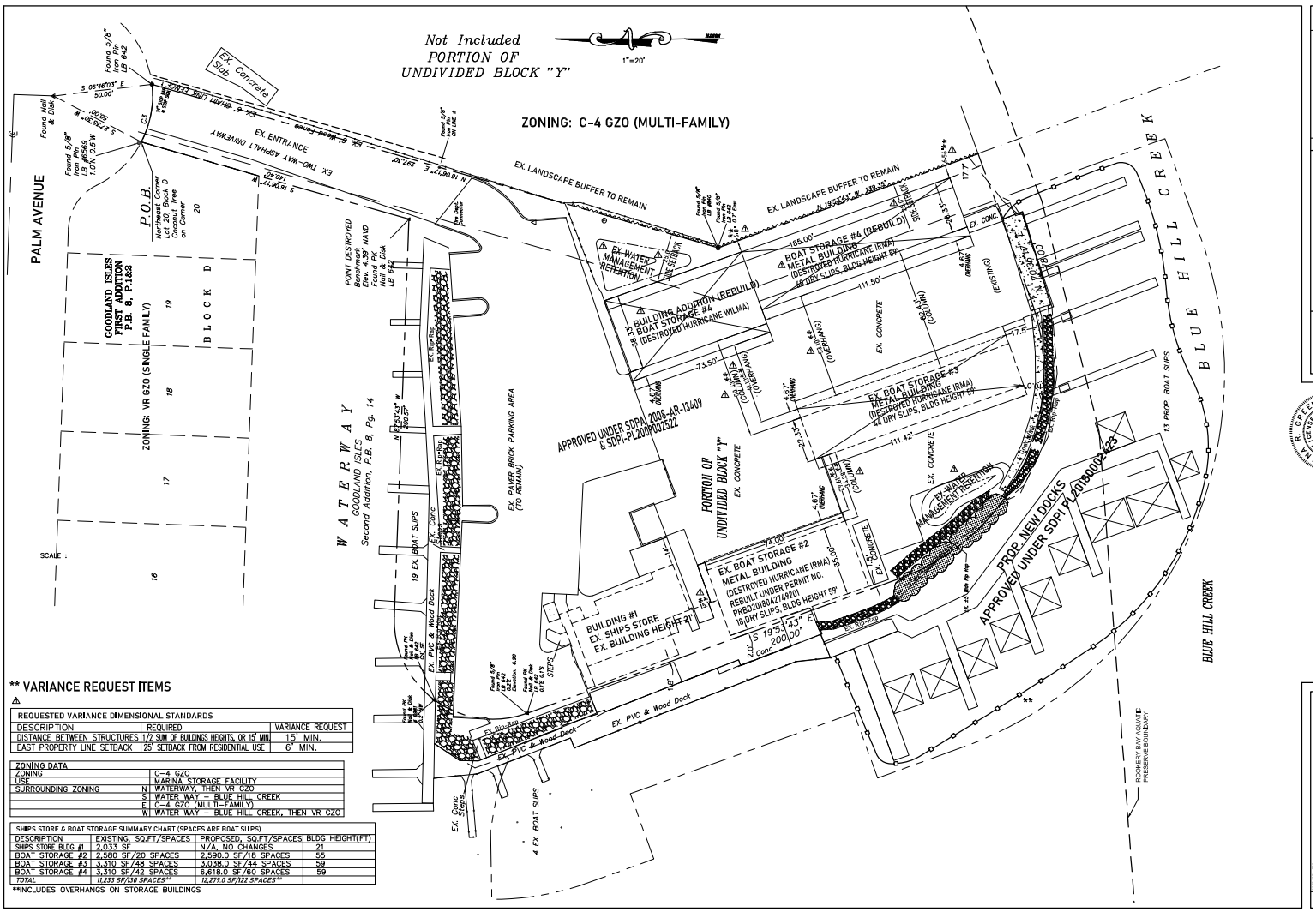

** VARIANCE REQUEST ITEMS

⚠

REQUESTED VARIANCE DIMENSIONAL STANDARDS		
DESCRIPTION	REQUIRED	VARIANCE REQUEST
DISTANCE BETWEEN STRUCTURES	1/2 SUM OF BUILDINGS HEIGHTS, OR 15' MIN.	15' MIN.
EAST PROPERTY LINE SETBACK	25' SETBACK FROM RESIDENTIAL USE	6' MIN.

ZONING DATA		
ZONING		C-4 GZO
USE		MARINA STORAGE FACILITY
SURROUNDING ZONING	N	WATERWAY, THEN VR GZO
	S	WATER WAY – BLUE HILL CREEK
	E	C-4 GZO (MULTI-FAMILY)
	W	WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)			
DESCRIPTION	EXISTING, SQ.FT/SPACES	PROPOSED, SQ.FT/SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
BOAT STORAGE #2	2,580 SF/20 SPACES	2,590.0 SF/18 SPACES	55
BOAT STORAGE #3	3,310 SF/48 SPACES	3,038.0 SF/44 SPACES	59
BOAT STORAGE #4	3,310 SF/42 SPACES	6,618.0 SF/60 SPACES	59
TOTAL	11,233 SF/130 SPACES**	12,279.0 SF/122 SPACES**	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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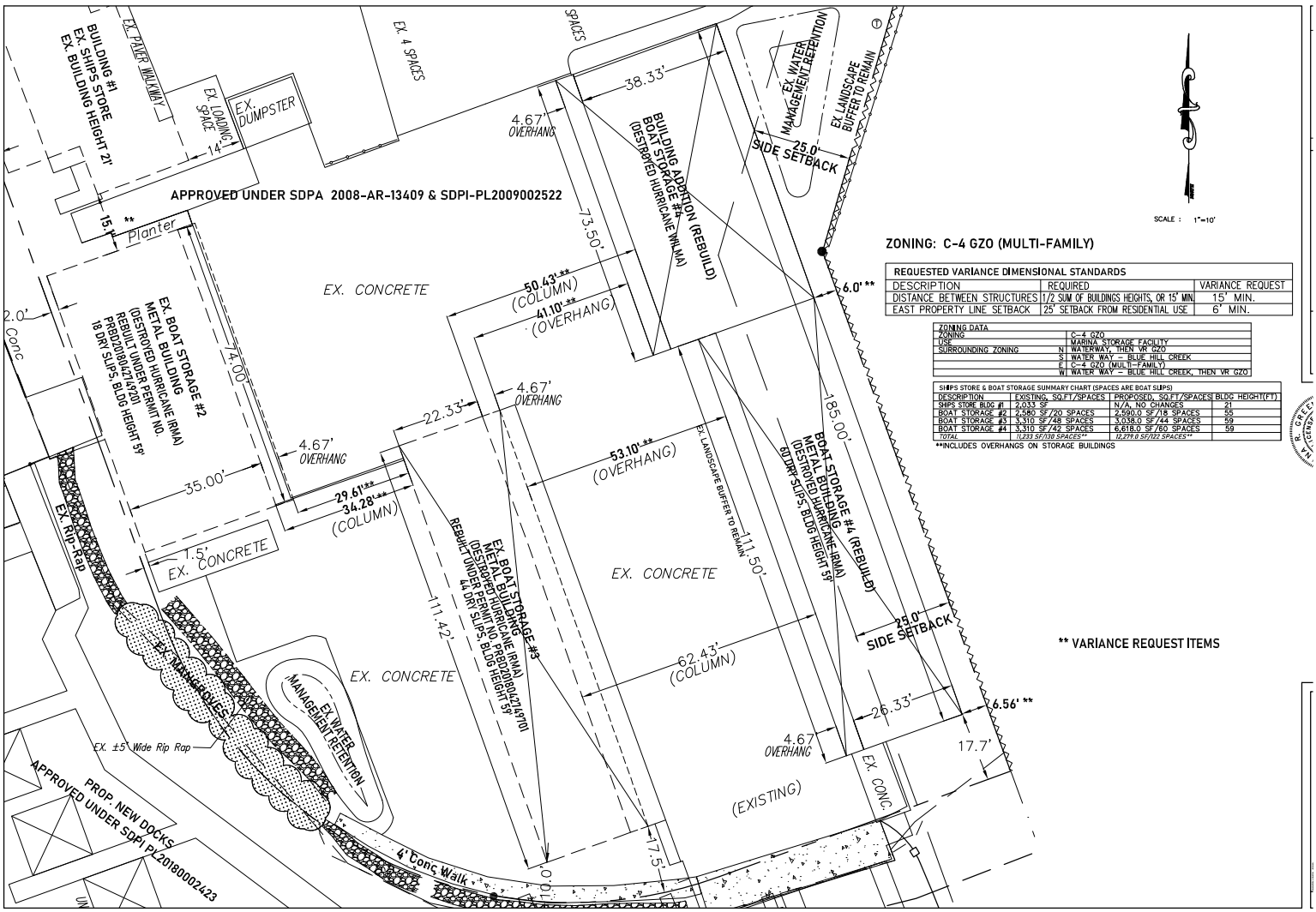

REQUESTED VARIANCE DIMENSIONAL STANDARDS		
DESCRIPTION	REQUIRED	VARIANCE REQUEST
DISTANCE BETWEEN STRUCTURES	1/2 SUM OF BUILDINGS HEIGHTS, OR 15' MIN.	15' MIN.
EAST PROPERTY LINE SETBACK	25' SETBACK FROM RESIDENTIAL USE	6' MIN.

ZONING DATA		
ZONING		C-4 GZO
USE		MARINA STORAGE FACILITY
SURROUNDING ZONING	N	WATERWAY, THEN VR GZO
	S	WATER WAY – BLUE HILL CREEK
	E	C-4 GZO (MULTI-FAMILY)
	W	WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)

DESCRIPTION	EXISTING, SQ.FT/SPACES	PROPOSED, SQ.FT/SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
BOAT STORAGE #2	2,580 SF/20 SPACES	2,580.0 SF/18 SPACES	59
BOAT STORAGE #3	3,310 SF/48 SPACES	3,038.0 SF/44 SPACES	59
BOAT STORAGE #4	3,310 SF/42 SPACES	6,618.0 SF/80 SPACES	59
TOTAL	11,233 SF/110 SPACES**	12,279.0 SF/122 SPACES**	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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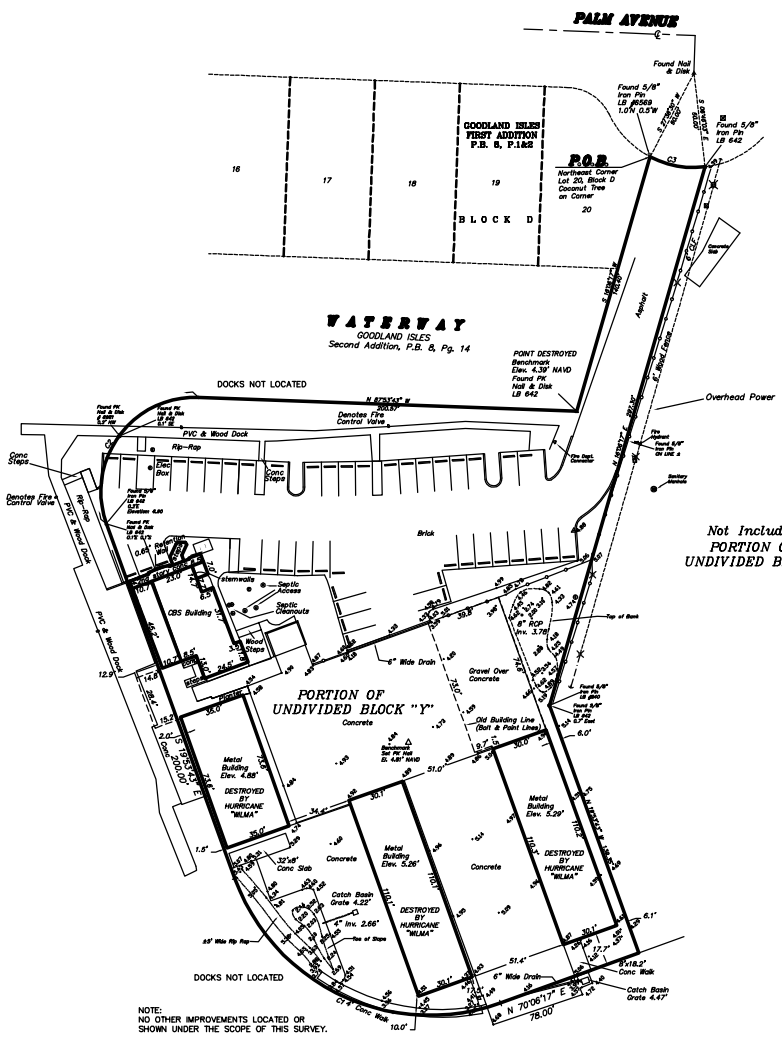
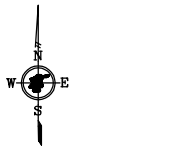
EX. DOCKS TO REMAIN
19 EX. BOAT SLIPS
EX. PVC & Wood Dock
EX. Concr.
EX. Stone Steps
EX. DOCKS TO REMAIN
4 EX. BOAT SLIPS
EX. Wood Platform
STEPS
EX. PAVER BRICK PARKING AREA
APPROVED UNDER SDPA 2008•AS•13409 & SDRM•PL20090025222
EX. 1-STORY CONCRETE BLOCK RESIDENCE
EX. CONCRETE DRIVEWAY
EX. CONCRETE DRIVEWAY
EX. 1-STORY CONCRETE BLOCK RESIDENCE
EX. 1-STORY CONCRETE BLOCK RESIDENCE
EX. 1-STORY CONCRETE BLOCK RESIDENCE



NOTE:
NO OTHER IMPROVEMENTS LOCATED OR SHOWN UNDER THE SCOPE OF THIS SURVEY.

Not Included PORTION OF UNDIVIDED BLOCK "Y"

Not Included PORTION OF UNDIVIDED BLOCK "Y"



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	172.79'	155.56'	S 64°53'43" E	90°00'00"
C2	50.00'	97.74'	82.90'	S 38°06'17" W	112°00'00"
C3	50.00'	30.03'	29.58'	N 79°33'46" W	34°24'33"

Legal Description

As provided by client

(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)
BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING.
CONTAINING 1.67 ACRES, MORE OR LESS.
LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA.

WE HEREBY CERTIFY TO

W.R. REAL ESTATE, LLP

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 668.001, 668.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.

5J-17.051(3)(b)6 -- ADDITION 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.

THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH I HAVE KNOWLEDGE, EXCEPT AS SHOWN.

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCE. ABSTRACT NOT REVIEWED. UNDERGROUND IMPROVEMENTS NOT LOCATED UNLESS NOTED.

ABSTRACT NOT REVIEWED

LEGEND:

● = FOUND CONCRETE MONUMENT	MEAS = MEASURED = M
□ = SET CONCRETE MONUMENT (LB # 3964)	CALC. = CALCULATED
○ = FOUND IRON PIN	Δ = DELTA ANGLE
○ = SET 5/8" IRON PIN (LB # 3964)	R = RADIUS
⊕ = FOUND NAIL	CH = CHORD
⊕ = SET NAIL	CB = CHORD BEARING
● = FOUND DRILL HOLE	D.E. = DRAINAGE EASEMENT
● = SET DRILL HOLE	U.E. = UTILITY EASEMENT
P.C. = POINT OF CURVATURE	CONC. = CONCRETE
P.T. = POINT OF TANGENCY	R/W = RIGHT-OF-WAY
P.I. = POINT OF INTERSECTION	℄ = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE	L.S. = LAND SURVEYOR
L.M.E. = LAKE MAINTENANCE EASEMENT	ELEV = ELEVATION
P.C.C. = POINT OF COMPOUND CURVATURE	PL. = PLAT
P.R.C. = POINT OF REVERSE CURVATURE	T = CABLE TV SERVICE
P.R.M. = PERMANENT REFERENCE MONUMENT	☼ = WOOD LIGHT POLE
P.C.P. = PERMANENT CONTROL POINT	☼ = METAL LIGHT POLE
S = SANITARY CLEAN OUT	E = ELECTRIC SERVICE
⊗ = CONC POWER POLE	S = SANITARY MANHOLE
⊗ = WOOD POWER POLE	M = WATER METER
	⊢ = WATER VALVE
	☆ = FIRE HYDRANT

NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD)

FLOOD ZONE INFORMATION
FLOOD ZONE: AE ELEV: 10' (NAVD)
COMMUNITY: 120067
PANEL: 0842 H
DATE: 5/16/2012

MAP OF RECORD SURVEY

REVISIONS:
3/11/08 Update Survey DWG
4/9/08 Update Survey DWG
10/30/09 Foundation Survey
11/4/09 Building Dimension & setback
12/1/16 Add Elevations and Locations
11/15/18 Update for Boat Storage

ACAD FILE: X:\Goodland\Tr2Marina.dwg

FOR: W.R. REAL ESTATE, LLP

See Description Above

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
2283 TRADE CENTRE WAY
NAPLES, FLORIDA 34109
LAND SURVEYING BUSINESS # 3964

DATE:	SCALE:	DRAWN:	CHECKED:	BOOK 524	FILE NO:
08/09/06	1" = 30'	H.L.G.	A.T.	PAGE 67-68	C 06.0337.09

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DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

3245558 OR: 3377 PG: 1253
RECORDED in OFFICIAL RECORDS of COLLIER CO
08/22/2003 at 08:21AM DWIGHT B. BROCK, CLERK
COMM 3551000.0
REC FEE 15.0
DOC-.70 24857.0

3.A.h

PREPARED WITHOUT OPINION OR BENEFIT OF TITLE SEARCH

Retn:
JAMES L EARL & ASSOC
975 NORTH COLLIER BLVD
MARCO ISLAND FL 34145

This Instrument Prepared By:
John Paulich III, Esq.
Paulich, Slack & Wolff, P.A.
801 Anchor Rode Drive, Suite 203
Naples, FL. 34103

Parcel I.D. Number: 46372720001

WARRANTY DEED

THIS WARRANTY DEED made the 15 day of AUG, 2003, by

David G. Law and Rita Law, husband and wife, debtors in possession under Bankruptcy Case No. 03-04987 in the United States Bankruptcy Court Middle District of Florida,

hereinafter called the Grantor, to

W.R. Real Estate, LLP, a Florida limited liability partnership,

whose post office address is: 785 Bald Eagle Drive, Marco Island, Florida 34145,

hereinafter called the Grantee,

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

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

See attached EXHIBIT "A"

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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, 2002; and subject to all easements, restrictions and reservations common to the subdivision.

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

Signed, sealed & delivered
in our presence:

Witness #1 Signature

JOHN PAULICH III
Witness #1 Printed Name

Witness #2 Signature

Alicia LeVasseur
Witness #2 Printed Name

David G. Law

Rita Law

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 15th day of ~~July~~ August, 2003 by David G. Law and Rita Law:

(✓) personally known to me

( ) provided _____ as picture identification.

Notary Public

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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Exhibit A

Commencing at the point of beginning; an iron pipe marking the N. E. Corner of Lot 20, Block "D", GOODLAND ISLES, 1st Addition, as recorded in Plat Book 8, Page 1, of the Public Records of Collier County, Florida, run South 16 degrees 06' 17" West 144.17 feet to an iron pipe, then North 87 degrees 53' 43" West 200 feet to an iron pipe, thence Southwesterly on the arc of a curve having a 50 foot radius and 112 degrees delta for 97.74 feet, thence South 19 degrees 53' 43" East 200 feet to an iron pipe, thence Southeasterly on the arc of a curve having a 110 foot radius and 90 degrees delta for 172.78 feet to an iron pipe, thence North 70 degrees 06' 17" East 78 feet to an iron pipe, thence North 19 degrees 53' 43" West 139.35 feet to an iron pipe, thence North 16 degrees 06' 17" East 297.31 feet to a point on the South right-of-way of Palm Avenue, thence Westerly on the arc of a curve having a radius of 50 feet and 101 degrees 32' 13" delta for 30.03 feet to the N. E. corner of Lot 20, Block "D", GOODLAND ISLES, 1st Addition, the POINTOF BEGINNING.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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April 13, 2021

Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Walker Coon Key Marina - 604 Palm Avenue, Goodland, FL
Variance PL20200000998
Resubmittal for response to staff comments
Electronically submitted

To Whom It May Concern:

Please find that attached response to staff comments for the review of this petition. The following is included in the resubmittal package.

1. Overall Variance Site plan, 24 x 36 and 8 x 11
2. Enlarged site plan, 24 x 36, 8 x 11.
3. Response to staff comments

Please call me if you have any questions or need additional information.

Sincerely,

Gina R. Green

PROFESSIONAL CIVIL ENGINEER

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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December 10, 2020
April 13, 2021 – Response to staff comments – see responses below.

Gina Green
3310 1st Avenue NW
Naples, FL 34120

EMAIL - ggreeneng@aol.com

RE: Variance PL20200000998
Walker Coon Key Marina (VA)

Dear Applicant:

The following comments are provided to you regarding the above referenced project. If you have questions, please contact the appropriate staff member who conducted the review. The project will retain a "HOLD" status until all comments are satisfied.

The following title has been drafted to describe this petition for public notice purposes. Please review this for accuracy and advise me of any necessary changes in writing.

Request for a proposed 19-foot variance from the required side yard setback of 25-feet as provided for in Land Development Code Section 4.02.02 for the C-4 GZO Goodland Zoning Overlay Zoning District. The request is to allow a side yard setback at 6-feet from the property line located at the terminus of Palm Avenue in Section 18, Township 52, South, Range 27 East, Collier County, Florida. [PL20200000998]

The following comments need to be addressed as noted:
Rejected Review: Engineering Stormwater Review
Reviewed By: Richard Orth
Email: Richard.Orth@colliercountyfl.gov Phone #: (239) 252-5092

Correction Comment 1:
Miscellaneous Corrections: Please provide all the drainage and utility easements along the property line(s) requested for the six (6) foot variance property line set back. There are no drainage or utility easements along this property line. None to provide.

Correction Comment 2:
Miscellaneous Corrections: Please provide a stormwater management plan showing how adverse impacts stormwater both off-site and onsite will be managed to include run-off from adjacent buildings and outfall flow paths. Please contact Richard Orth 239-252-5092 if you have any questions. This site is an existing permitted site. The reconstruction of the buildings that were damaged are with the footprint as the original building. There is no increase to the impervious oi nth e site, there fore the existing water management areas provided on the site will remain as previously permitted. I have labeled them on the variance plan.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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Rejected Review: Zoning Review
Reviewed By: C. James Sabo, AICP
Email: James.Sabo@colliercountyfl.gov Phone #: (239) 252-2708

Correction Comment 1:
The site plan document text is small and will be difficult to read if the variance is granted and recorded at the Clerk of the Court. Please provide an enlarged magnification of the variance area along with the site plan provided. Site plan has been revised to enlarge the area of the variance request.

Correction Comment 2:
Please provide a copy of the site plan with the variance request dimensions highlighted and enlarged for review by the Hearing Examiner. Include the distance between structures and the setback dimensions. The setbacks & distance between structures have been labeled and highlighted to stand out from the other dimensions on the enlarged site plan.

Correction Comment 3:
Please provide a short table of the requested variances with this layout for each property line or other variance dimensions, such as distance between structures: "East property line: required XX feet, proposed xx feet, variance requested = xx feet. Table has been added to the enlarged plan for the requested variance items.

Correction Comment 4:
Please clearly show on the site plan the proposed building footprints for reconstructed buildings and show footprints for existing buildings and clearly show the requested variance dimensions on the site plan. Paring the site plan information down to the clearly show the requested variances and dimensions will assist the Hearing Examiner during his review. The site plan has been pared down to be for the variance items only.

Correction Comment 5:
Please identify which buildings are proposed at 59 feet and which are existing. All of the storage buildings are 59'. This is now labeled on each building. The existing Ship Store was previously permitted and constructed at 21' for building height. This is also labeled on the enlarged site plan.

Correction Comment 6:
Please see the County Attorney review comment regarding removing information related to the Site Plan with Deviations for Redevelopment application.

Rejected Review: County Attorney Review
Reviewed By: Heidi Ashton-Cicko
Email: heidi.ashton@colliercountyfl.gov Phone #: (239) 252-8773

Correction Comment 1:
Miscellaneous Corrections: Variance Site Plan-Please remove the site data that is not relevant to the variance and variance criteria and label the plan "Variance Site Plan". ("Zoning Data " and "Ship Store & Boat Storage Summary Chart" should remain) Revised as requested

Correction Comment 2:
Miscellaneous Corrections: Variance Site Plan-please remove the reference to DR-PL20180002114 (Deviation Request) and all measurements related to the deviations since this is a separate petition. Revised as requested

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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Correction Comment 3:
Miscellaneous Corrections: Variance Site Plan-Please enlarge the text. See enlarged site plan provided.

Correction Comment 4:
Miscellaneous Corrections: Variance Site Plan-Please measure the building separation from the roof overhangs and provide the distance on the map. Added as requested. As a side note, building separation is usual measure from structure elements, not overhangs.

Correction Comment 5:
Miscellaneous Corrections: Variance Site Plan- The building separation distances are labeled at greater than 15 feet. Is the intent to replace the buildings with larger building footprints? No, the building footprints shall remain within the original permitted building footprints. The LDC that the original buildings were permitted under only required a minimum of 15' separation, not the ½ the sum of the building heights that is now required.

Correction Comment 6:
Miscellaneous Corrections: Will all buildings 1 through 4 be rebuilt up to 75 feet in height? Storage Buildings #2 & #3 have already been permitted and reconstructed at the 59' height per the allowance for reconstruction due to hurricane destruction within the original footprint of the building.

GENERAL COMMENTS: C. James Sabo, AICP

1. Please be advised that pursuant to the LDC, a petition can be considered closed if there has been no activity on the petition for a period of six (6) months. In addition, a GMP Amendment application that is a companion item can likewise be considered closed. That six months period will be calculated from the date of this letter.
2. Additional comments or stipulations may be forthcoming once a sufficient petition has been submitted for review. This correspondence should not be construed as a position of support or non-support for any issues within the petition. Staff will analyze the petition and the recommendation will be contained in the staff report prepared for the Collier County Planning Commission (CCPC) or Hearing Examiner (HEX).
3. Please ensure that all members of your team that may testify before the HEX or CCPC and the Board of County Commissioners (BCC) are registered as lobbyists with the County pursuant to the regulations regarding that issue.
4. When addressing review comments, please provide a cover letter outlining your response to each comment. Include a response to all comments.
5. Please put revised dates on all exhibits and in the title block of all Plans. The PUD document should include a footer that reflects the project name, petition number, date and page X of Y for the entire document. *Documents without this information will be rejected.*
6. A partial resubmittal cannot be accepted; please do not resubmit until you can respond to ALL review comments.
7. Public hearings cannot be held until the Neighborhood Information Meeting (NIM) criteria has been met. In some petition types a NIM must be held while other petition types only require the agent to send a letter. All letters and newspaper ads must be pre-approved by the county planner. For additional information about the process please contact me. Please note that the NIM must be held at

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least 15 days prior to the first hearing. As you prepare for that meeting, please be aware of the following items:

a) Please provide the required NIM notice affidavit and its attachments prior to the meeting (in compliance with the LDC); and

b) Please post signs to direct attendees to the exact meeting location; and

c) Please ensure that there is sound amplification equipment available and working for this meeting. If there is no permanent equipment, please bring a tested/working portable microphone; and

d) You must provide a written synopsis of the meeting that includes a list of all questions and answers as well as providing the audio/video tape; and

e) Please prepare documents for hand out to all NIM attendees and the public hearing file, that show the differences in the uses that would be allowed in the existing and proposed zoning districts. This request is based upon recent CCPC direction.

8. Pursuant to F.S. 125.022, exhibits and application materials are subject to review upon each resubmittal until deemed sufficient and complete. Should the project receive a third request for additional information, staff requests that the applicant provide written acknowledgement with the resubmittal to waive the regulation that restricts the County from requesting additional information. Projects that do not include such written acknowledgement and that fail to address any outstanding review items with the 4th submittal will be denied/recommended for denial.

9. Note the adopted fee schedule requires payment of additional fees for petition review upon the 5th and subsequent submittals; please contact the appropriate staff and resolve issues to avoid this fee.

10. If you would like to discuss the review comments, require clarification and/or wish to identify agree-to-disagree issues, a post-review meeting can be arranged including all rejecting reviewers. To schedule a post-review meeting, please contact me, and Zoning Operations staff will proceed with scheduling.

If you have any questions, please contact me at (239) 252-2708 or James.Sabo@colliercountyfl.gov.

Sincerely,

C. James Sabo, AICP
Principal Planner
Growth Management Department

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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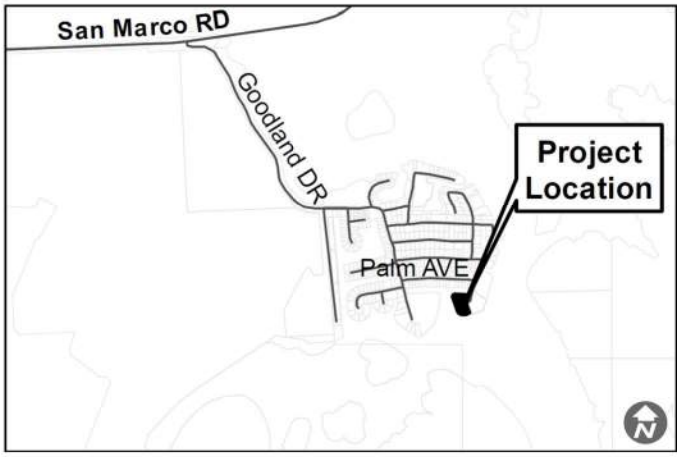
Collier County
Growth Management Department

PUBLIC HEARING NOTICE

Walker Coon Key Marina (VA & DR)
Petition Type: Variance & Deviations for Redevelopment
Petition No.: PL20200000998 & PL20180002114
Planner Name: Laura DeJohn
Phone: (239) 252-5587

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/GMDEvents

For difficulties registering please call Thomas Clarke at (239) 252-2526 or email to Thomas.Clarke@CollierCountyFL.Gov.

Hearing Examiner:

Date: 10/28/2021
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 5 minutes on any item. Persons wishing to have written or graphic materials included in the agenda packets must submit materials a minimum of 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 Facilities Management Department, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

This petition and other pertinent information related to this petition is kept on file and may be reviewed at the Growth Management Department building located at 2800 North Horseshoe Drive, Naples, Florida 34104.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

See reverse for more information

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Hearing Examiner to consider the following:

PETITION NO. VA-PL20200000998 – REQUEST FOR VARIANCES ASSOCIATED WITH POST-HURRICANE RECONSTRUCTION OF WALKER'S COON KEY MARINA, SPECIFICALLY FOR FOUR VARIANCES FROM DIMENSIONAL REQUIREMENTS OF SECTION 4.02.01 OF THE LAND DEVELOPMENT CODE FOR THE GENERAL COMMERCIAL (C-4) ZONING DISTRICT: [A] FROM THE REQUIRED BUILDING SEPARATION OF 40 FEET BETWEEN THE EXISTING SHIP STORE BUILDING AND EXISTING BOAT STORAGE BUILDING #2 TO ALLOW SEPARATION OF 15 FEET; [B] FROM THE REQUIRED BUILDING SEPARATION OF 59 FEET BETWEEN THE EXISTING BOAT STORAGE BUILDING #2 AND EXISTING BOAT STORAGE BUILDING #3 TO ALLOW SEPARATION OF 34 FEET; [C] FROM THE REQUIRED SEPARATION OF 59 FEET FOR EXISTING BOAT STORAGE BUILDING #3 AND PROPOSED RECONSTRUCTION OF BOAT STORAGE BUILDING #4 TO ALLOW SEPARATION OF 50 FEET; AND [D] VARIANCE FROM THE REQUIRED SIDE SETBACK OF 25 FEET TO ALLOW A SIDE SETBACK OF 6 FEET FOR PROPOSED RECONSTRUCTION OF BOAT STORAGE BUILDING #4. THE REQUEST IS FOR PROPERTY LOCATED AT 604 PALM AVENUE IN GOODLAND IN SECTION 18, TOWNSHIP 52 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

AND

PETITION DR-PL20180002114 – REQUEST FOR APPROVAL OF A SITE PLAN WITH DEVIATIONS PURSUANT TO LDC SECTION 10.02.03.F WITH EIGHT TOTAL DEVIATIONS, INCLUDING ONE DEVIATION FROM LDC SECTION 4.06.02.C.1 TO REMOVE THE 10 FOOT WIDE TYPE A BUFFER ALONG THE WESTERN PROPERTY LINE DUE TO EXISTING RIP-RAP AND DOCKS, THREE DEVIATIONS FROM LDC SECTION 4.06.02.C.2, TO REDUCE THE 15-FOOT TYPE B BUFFER AND REDUCE THE NUMBER OF PLANTINGS ALONG THE EASTERN PROPERTY LINE, AND TO REDUCE THE PLANTINGS ALONG THE NORTHERN PROPERTY LINE; THREE DEVIATIONS FROM LDC SECTIONS 4.06.03.B, TO ALLOW TREES TO BE MORE THAN 50 FEET FROM THE PARKING STALL, ALLOW TREES REQUIRED IN PARKING ISLANDS TO BE LOCATED ELSEWHERE ON THE SITE, AND ALLOW NO TERMINAL LANDSCAPE ISLANDS AT THE ENDS OF SOME ROWS OF PARKING; AND ONE DEVIATION FROM LDC SECTION 4.06.05.C.1 TO REDUCE THE FOUNDATION PLANTINGS FOR BUILDING 1 TO ONE FAÇADE; FOR THE REDEVELOPMENT OF THE WALKER'S COON KEY MARINA CONSISTING OF 1.68± ACRES, LOCATED AT 604 PALM AVENUE IN GOODLAND IN SECTION 18, TOWNSHIP 52 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

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AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

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

DocuSigned by:
Gina R. Green
99A464CCA33D47B...

(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 3rd day of August, 2021 by Gina R. Green, P.E., who is personally known to me or who has produced _____ as identification.

(Signature of Notary Public)

Notary Public State of Florida
Anita M. Senicola
My Commission GG 918753
Expires 10/02/2023

(Notary Seal)

Printed Name of Notary

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Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20200000998 | Buffer: 150' | Date: 5/25/2021 | Site Location: 46372720001

NAME1	NAME2	NAME3	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
BAKER, JOHN W & SUSAN S	1460 CAXAMBAS CT		MARCO ISLAND, FL 34145---6604	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG H-36			27681120007	U
BEATTIE, WHITNEY K	DIANE WINKLER BEATTIE	PO BOX 747	GOODLAND, FL 34140---747	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG F-33			27681000004	U
BOHLKE, RYAN	HEATHER KOZIMAR	929 ROUTE 517	HACKETTSTOWN, NJ 07840---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG F-30			27680880005	U
CASA DE PESCA	623 PALM AVE		GOODLAND, FL 34140---0	GOODLAND ISLES 1ST ADD BLK C	LOT 21			46421080003	U
CHEESBOROUGH, JOHN DAVIDSON	TURBYFILL OIL & GAS L P	PO BOX 1517	MARCO ISLAND, FL 34146---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG G-34			27681040006	U
COON KEY PASS FISHING VILLAGE	CONDOMINIUM ASSOCIATION INC	PO BOX 786	GOODLAND, FL 34140---786	GOODLAND ISLES SECOND ADD, COM	AT SE CNR LOT 24 GOODLAND ISLE	FIRST ADD, S 16DEG W 64FT TO	PT CURVE, THENCE ALG ARC OF	46372960306	U
DRAGON GOODLAND LLC	10063 SUNSET STRIP		SUNRISE, FL 33322---0	GOODLAND ISLES BLK Y BEG AT NE	CNR LT 24 BLK C GOODLAND ISLES	1ST ADD,E 117.28FT, ALG ARC OF	CURVE 181.51FT, S 16DEG E	46372960405	U
GRIGSBY, WADE & CAROL	PO BOX 323		GOODLAND, FL 34140---323	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG F-31			27680920004	U
JJ GOODLAND LLC	3431 PINE RIDGE RD STE 101		NAPLES, FL 34109---0	GOODLAND ISLES 1ST ADD BLK C	LOT 24 + E1/2 OF LOT 23 OR	344 PG 162 + OR 960 PG 972		46421160004	U
MC CURDY, DONALD & JO CENA	PO BOX 363		NEW HARTFORD, CT 06057---363	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG J-40			27681280002	U
MC MILLEN, JAY B	621 E PALM AVE	PO BOX 367	GOODLAND, FL 34140---0	GOODLAND ISLES 1ST ADD BLK C	LOT 22 + W1/2 OF LOT 23			46421120002	U
MICHAEL J ZARA REV LIV TRUST	2193 NE 61ST CT		FORT LAUDERDALE, FL 33308---0	GOODLAND ISLES 1ST ADD BLK D	LOT 17			46421840007	U
MOORE, STEPHEN D	611 PALM AVE #G35		GOODLAND, FL 34140---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG G-35			27681080008	U
POPOUR, LEO & ANNA	10N COUNTRY RD 441		MANISTIQUE, MI 49854---0	GOODLAND ISLES 1ST ADD BLK C	LOT 20			46421040001	U
R & P EDINS REVOCABLE TRUST	6529 EASTVIEW DR		LAKE WORTH, FL 33462---3907	GOODLAND ISLES 1ST ADD BLK D	LOT 14 AND LOT 15			46421720004	U
R D & M L STOUT IRREV TRUST	10735 MILLER AVE		CANAL WINCHESTER, OH 43110---9371	GOODLAND ISLES 1ST ADD BLK D	LOT 12 OR 1948 PG 2188			46421640003	U
RALPH & LYNN STOUT FMLY TRUST	10735 MILLER AVE		CANAL WINCHESTER, OH 43110---9592	GOODLAND ISLES 1ST ADD BLK D	LOT 13 OR 1609 PG 377			46421680005	U
ROBERTS JR, PHILIP E	ELAINE K ROBERTS	11809 TOWNSHIP ROAD 406	THORNVILLE, OH 43076---9216	GOODLAND ISLES 1ST ADD BLK D	LOT 19			46421880009	U
SERGEANT, DAVID L	611 PALM AVE #H37		GOODLAND, FL 34140---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG H-37			27681160009	U
SERGEANT, ROBERT L	611 PALM AVENUE E		GOODLAND, FL 34140---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG J-41			27681320001	U
SHORT, TAMMY L	475 15TH ST SW		NAPLES, FL 34117---3335	GOODLAND ISLES 1ST ADD BLK D	LOT 16			46421800005	U
STOLLER, JULIE L	1955 SAN MARCO RD		MARCO ISLAND, FL 34145---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG F-29			27680840003	U
SZWAJKA, RICHARD DYER	P O BOX 765		ROSCOMMON, MI 48653---7508	GOODLAND ISLES 1ST ADD BLK D	LOT 19 OR 498 PG 632			46421920008	U
VANDEMARK, JENNIFER STIMER	NEIL PADGETT TRAVIS	1081 HOLLYGATE LANE	NAPLES, FL 34103---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG J-38			27681200008	U
W R REAL ESTATE LLP	705 E ELKCAM CIR		MARCO ISLAND, FL 34145---0	GOODLAND ISLES BLK Y BEG AT	NE CNR OF LOT 20 BLK O	GOODLAND ISLES 1ST ADD, S 16	DEG W 144.17FT, N 87 DEG W	46372720001	U
WALDEN, DANIEL PAUL & WENDY JO	620 PALM AVE		GOODLAND, FL 34140---0	GOODLAND ISLES 1ST ADD BLK D	LOT 20			46421960000	U
WASHAK JR, RICHARD ALAN	ANDREA I WASHAK	102 MARCO LAKE DR	MARCO ISLAND, FL 34145---3602	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG F-32			27680960006	U
WOODS, PATRICK & ANDREA	611 PALM AVE #J39		GOODLAND, FL 34140---0	COON KEY PASS FISHING VILLAGE	A CONDOMINIUM BLDG J-39			27681240006	U
REFERENCE ONLY	COON KEY PASS FISHING	VILLAGE A CONDOMINIUM		GOODLAND ISLES PAR 1.3 NOW	COON KEY PASS FISHING VILLAGE	CONDO OR 972 PG 210		46372800002	N
GOODLAND CMC ASSOCIATION, INC	417 MANGO AVE		GOODLAND, FL 34140---0						

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

John W. & Susan S. Baker
1460 Caxambas Ct
Marco Island, FL 34145-6604

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Whitney K, Beattie & Diane Winkler Beattie
PO Box 747
Goodland, FL 34140-0747

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
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Naples, Florida 34120

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Ryan Bohlke & Heather Kozimar
929 Route 517
Hackettstown, NJ 07480

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Casa De Pesca
623 Palm Avenue
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

John Davidson Cheeseborough
Turbyfill Oil & Gas LP
PO Box 1517
Marco Island, FL 34146

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

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Naples, Florida 34120

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Mobile: 239-229-6238
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Con Key Pass Fishing Village Condominium Association Inc.
PO Box 786
Goodland, FL 34140-786

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Dragon Goodland LLC
10063 Sunset Strip
Sunrise, FL 33322

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Wade & Carol Grigsby
PO Box 323
Goodland, FL 34140-323

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

JJ Goodland LLC
3431 Pine Ridge Rd
Suite 101
Naples, FL 34109

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Donald & JoCena McCurdy
PO Box 363
New Hartford CT 06057-363

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Jay B. McMillen
621 E. Palm Avenue
PO Box 367
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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3310 1st Avenue NW
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Michael J Zara Revocable Living Trust
2193 NE 61st CT
Fort Lauderdale, FL 33308

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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3310 1st Avenue NW
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Naples, Florida 34120

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Stephen D. Moore
611 Palm Avenue #G35
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Leo & Anna Popour
10N Country RD 441
Manistique, MI 49854

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

R & P Edins Revocable Trust
6529 Eastview Drive
Lake Worth, FL 33462-3907

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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Gina R. Green

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3310 1st Avenue NW
Naples, FL 34120
239-348-0500

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

R D & M L Stout Irrevocable Trust
10735 Miller Avenue
Canal Winchester, OH 43110-9371

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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3310 1st Avenue NW
Naples, FL 34120
239-348-0500

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Ralph & Lynn Stout Family Trust
10735 Miller Avenue
Canal Winchester, OH 43110-9592

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Philip E. & Elaine K. Roberts, JR
11809 Township Road 406
Thornville, OH 43076-9216

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

David L. Sergeant
611 Palm Avenue #H37
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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3310 1st Avenue NW
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Robert L. Sergeant
611 Palm Avenue E
Goodland, FL 34140

Dear Property Owner:

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604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

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Naples, Florida 34120

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Tammy L. Short
475 15th Street SW
Naples, FL 34117-3335

Dear Property Owner:

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

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Naples, FL 34120
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Julie L. Stoller
1965 San Marco Road
Marco Island, FL 34145

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Richard Dyer Szwajka
PO Box 765
Roscommon, MI 48653-7508

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Jennifer Stimer Vandemark
Travis Neil Padgett
1081 Hollygate Lane
Naples, FL 34103

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

W R Real Estate LLP
705 E. Elkcam Circle
Marco Island, FL 34145

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

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Naples, FL 34120
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Daniel Paul & Wendy Jo Walden
620 Palm Avenue
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Richard Alan & Andrea I. Washak
102 Marco Lake Drive
Marco Island, FL 34145-3602

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Patrick & Andrea Woods
611 Palm Avenue #J39
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

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GINA R. GREEN, P.A.

July 29, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Goodland Civic Association, Inc
417 Mango Avenue
Goodland, FL 34140

Dear Property Owner:

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

604 Palm Avenue, Marco Island, FL 34145 (Goodland)

It is our intent to ask the County to allow us to request for variances associated with post-hurricane reconstruction of Walker's Coon Key Marina, specifically for four variances from dimensional requirements of Section 4.02.01 of the Land Development Code for the General Commercial (C-4) Zoning District: [a] from the required building separation of 40 feet between the existing Ship Store Building and existing Boat Storage Building #2 to allow separation of 15 feet; [b] from the required building separation of 59 feet between the existing Boat Storage Building #2 and existing Boat Storage Building #3 to allow separation of 34 feet; [c] from the required separation of 59 feet for existing Boat Storage Building #3 and proposed reconstruction of Boat Storage Building #4 to allow separation of 50 feet; and [d] variance from the required side setback of 25 feet to allow a side setback of 6 feet for proposed reconstruction of Boat Storage Building #4. The request is for property located 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [PL20200000998, companion to DR-PL20180002114-Redevelopment Site Plan with Deviations]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
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Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: VA
Date and Time: Tuesday, June 16 @ 10:30 AM

Assigned Planner: James Sabo

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

Project Information

Project Name: Walker Coon Key Marina

PL #: 20200000998

Property ID #: 46372720001 Current Zoning: C-4 (Goodland Overlay)

Project Address: 604 Palm Ave City: Naples State: FL Zip: 34140

Applicant: Gina Green

Agent Name: Gina R Green Phone: (239) 348-0500

Agent/Firm Address: 3310 1st Avenue NW City: Naples State: FL Zip: 34120

Property Owner: WR Real Estate LLP

Please provide the following, if applicable:

i. Total Acreage: 1.75 acres

ii. Proposed # of Residential Units: _____

iii. Proposed Commercial Square Footage: _____

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

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

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

_____

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NAPLES, FLORIDA 34104
(239) 252-2400

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

ENVIRONMENTAL – SEE ATTACHED EMAIL FROM CRAIG BROWN

LANDSCAPE – SEE NOTES FROM MARK TEMPLETON IN (DR) PETITION

ZONING – NO NIM REQUIRED FOR VARIANCE. HOWEVER, AGENT LETTER & MAILING REQUIRED PRIOR TO A PUBLIC HEARING.

PLEASE PROVIDE MATCHING SET OF PLANS FOR BOTH. THE DR AND VA APPLICATIONS PL20180002114 & PL20200000998

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

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

ClarkeThomas

From: BrownCraig
Sent: Thursday, June 18, 2020 3:14 PM
To: ClarkeThomas
Subject: Walker Coon Key Marina

Thomas,

Here are my commits for this one.

Please provide an exhibit that indicates the total slip count for marina.

If the proposed project will result in any increase in the existing slip count, the applicant must apply for a Manatee Protection Consistency review.

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

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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NAPLES, FLORIDA 34104
(239) 252-2400

Meeting Notes

ZONING OPS — PLEASE USE THE UPDATED APPLICATION FORM WHEN SUBMITTING THE SITE PLAN W/ DEVIATIONS FOR REDEVELOPMENT (DR) APPLICATION PREVIOUSLY COMPLETED (REVISED 1/25/2019)

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.

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

Pre-Application Meeting Sign-In Sheet
PL# 20200000998

Collier County Contact Information:

	Name	Review Discipline	Phone	Email
☐	David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐	Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐	Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐	Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐	Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐	Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑	Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐	Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐	Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑	Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐	Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐	Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐	Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐	Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐	Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐	James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐	Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐	Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐	Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐	Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐	Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐	Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐	John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐	Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐	Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐	Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☑	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
GINA GREEN	W.R. REAL ESTATE LLP	239 825-6065	GGREEN@AOL.COM
JIM WALKER	"		
JIM KARL	"		

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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Collier County
Growth Management Department
Zoning Division

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

PL202000000998 – Walker Coon Key Marina (VA) – James Sabo PRE-APP

Assigned Ops Staff: Amanda Martin
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Gina R. Green, P.E. , 239-348-0500, ggreeneng@aol.com

- **Agent to list for PL#**
  Gina R. Green, P.A. , Gina R. Green, P.E. 239-348-0500, ggreeneng@aol.com

- **Owner of property (all owners for all parcels)**
  WR Real Estate LLP

- **Confirm Purpose of Pre-App: (Rezone, etc.)**
  Variance

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  No change to density

- **Details about Project:**

  SDPA & Site Plan with deviations.

REQUIRED Supplemental Information provided by:
Name: Gina R. Green, P.E.
Title: Project Engineer
Email: ggreeneng@aol.com
Phone: 239-348-0500

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

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

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

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

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

FEE REQUIREMENTS

PD ☑ **Pre-Application Meeting:** $500.00

☐ **Variance Petition:**

- ○ **Residential-** $2,000.00
- ☒ **Non-Residential-** $5,000.00
- ○ **5th and Subsequent Review-** 20% of original fee

☒ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

☐ **After The Fact Zoning/Land Use Petitions:** 2x the normal petition fee

☐ **Listed Species Survey (if EIS is not required):** $1,000.00

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

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

All checks payable to: Board of County Commissioners.

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

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

Applicant Signature _____ Date _____

Printed Name _____

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

ADDRESSING CHECKLIST

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

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

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

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

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

See attached.

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

46372720001

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

604 Palm Ave, Goodland., FL

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

CURRENT PROJECT NAME *(if applicable)*

Walker Hideaway Marina Coon Key

PROPOSED PROJECT NAME *(if applicable)*

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # 2008-AR13409

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

Applicant Name: Gina R. Green, P.A.

Phone: 239-348-0500 **Email/Fax:** ggreeneng@aol.com

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

FOR STAFF USE ONLY

Folio Number 46372720001

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: CHE **Date:** 05/28/2020

Updated by: _____ **Date:** _____

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

Collier County
Growth Management Department
Zoning Division

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

PL202000000998 – Walker Coon Key Marina (VA) – James Sabo PRE-APP

Assigned Ops Staff: Amanda Martin
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Gina R. Green, P.E. , 239-348-0500, ggreeneng@aol.com

- **Agent to list for PL#**
  Gina R. Green, P.A. , Gina R. Green, P.E. 239-348-0500, ggreeneng@aol.com

- **Owner of property (all owners for all parcels)**
  WR Real Estate LLP

- **Confirm Purpose of Pre-App: (Rezone, etc.)**
  Variance

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  No change to density

- **Details about Project:**

  SDPA & Site Plan with deviations.

REQUIRED Supplemental Information provided by:
Name: Gina R. Green, P.E.
Title: Project Engineer
Email: ggreeneng@aol.com
Phone: 239-348-0500

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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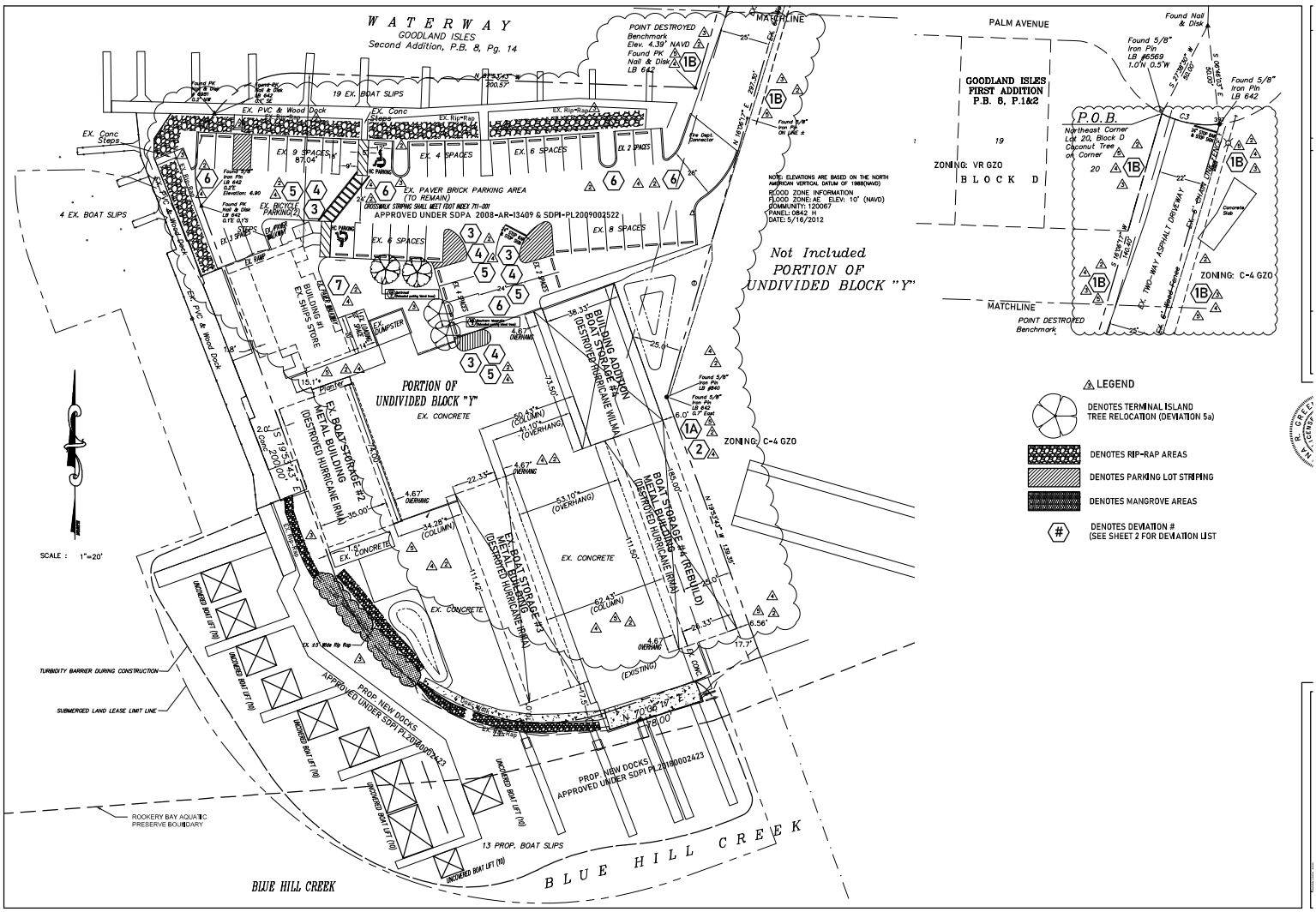


Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

Requested Deviations

1A. Deviation from Section 4.06.02.C.2. of the LDC, which requires a 15' wide Type "B" Landscape Buffer, to instead reduce it to a 6' Type "B" Landscape Buffer between the Boat Storage Building (Building 4) and the eastern property line.

1B. Deviation to allow for no buffer to the North where the access road is contiguous with the Eastern property line and no buffer along the West edge of the access road where it is adjacent to the waterway.

2. Deviation from Section 4.06.02.C.2. of the LDC, which requires trees spaced no more than 25 feet on center, to instead permit varying spacing due to existing site restrictions along the eastern property line. There will be a minimum of 10 trees and 6 ten-gallon shrubs. If gaps in the areca buffer occur in the future, trees and shrubs to meet the Type "B" Landscape Buffer planting requirement are to be planted to fill the gaps and provide 80% opacity within 1 year of planting.

3. Deviation from Section 4.06.03.B.3. of the LDC which requires a terminal island with a tree at the end of a row of parking, to instead allow some required terminal trees to be located elsewhere on site where site conditions and marina use operations have prevented the creation of a terminal island. The relocated island trees will be located as shown on the Deviation Site Plan.

4. Deviation from Section 4.06.03.B.2. of the LDC which requires a tree no farther than 50' from a parking stall, to instead allow some required trees to be more than 50' from a parking stall due to site conditions and turning radii of equipment integral with the marina operation.

5. Deviation from Section 4.06.03.B.3. of the LDC which requires a row of parking spaces to have a Terminal Landscape Islands, to instead allow some required Terminal Landscape Islands to be paver bricks with no landscaping where site conditions and marina use operations have prevented the creation of a terminal island.

6. Deviation from Section 4.06.03.B.1 of the LDC which requires at least ten percent of the amount of vehicular use area onsite to be devoted to interior landscaping areas, to instead permit five point nine percent (5.9%) of the amount of vehicular use area to be devoted to interior landscaping areas due to existing site restrictions.

7. Deviation from Section 4.06.05.C.1 of the LDC, which requires foundation planting landscaping on at least 3 building facades and along at least 30 percent of each facade, to instead allow for the Ship's Store (Building 1) only one facade for foundation plantings on the eastern facade and all required foundation planting shall be located on this one facade.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

SITE DEVELPMENT PLAN AMENDMENT

TO SDPA-2008-AR-13409, SDPI-PL2009002522 & SDPI-PL20180002423

FOR

WALKER COON KEY MARINA

SECTION 18, TOWNSHIP 52 , RANGE 27
COLLIER COUNTY, FLORIDA
ZONED "C-4 GZO" & DR-PL20180002114
(ORIGINAL SDP-89-159) 1

BASE MAP SOURCE: MAPQUEST

LOCATION MAP
N.T.S.

FOLIO NUMBER
46372720001

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20 BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.358 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA. (PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)

BASE MAP SOURCE: MAPQUEST

VICINITY MAP
N.T.S.

SITE

SHEET INDEX

SHEET NO.	DRAWING
1.	AERIAL MAP/EX. CONDITIONS
2.	SITE PLAN
3.	UTILITY & DRAINAGE PLAN
4.	EROSION CONTROL/PAVING & GRADING DETAILS

BUILDING CONSTRUCTION INFORMATION

Occupancy:	RETAIL (BLDG #1) STORAGE (BLDG #2, 3 & 4)
Mixed Occupancy:	NO
Const. Type:	II-B, Unsprinklered (FBC 2017)
Interior Finishes:	OPEN BEAM STORAGE - DRY STORAGE RETAIL - SHIPS STORE

1 BUILDING FLOOR CALCULATIONS (TOTAL 12,766.2 SF)

BOAT STORAGE - ALL NON-A/C
FLOOR AREA, LDC. (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

FLOOR AREA, LDC., PARKING ONLY (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

BUILDING AREA, FBC. (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

SQUARE FOOTAGE(IMPACT FEES) (TOTAL 12,766.2 SF)
EX. SHIP STORE BUILDING #1 2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*
STORAGE BUILDING #2 2,590 SF
STORAGE BUILDING #3 2,451.2 SF
STORAGE BUILDING #4 5,692 SF

*BUILDING FLOOR AREA DOES NOT INCLUDE 5' OVERHANG ON FRONT OF STORAGE BUILDINGS

PREPARED FOR:
W.R. REAL ESTATE LLP
785 BALD EAGLE DRIVE
MARCO ISLAND, FLORIDA 34145
(239) 642-6764
FAX: (239) 642-4323

PREPARED BY:
GINA R. GREEN, P.A.
3310 1ST AVENUE NW
NAPLES, FL 34120
(239) 348-0500
(866) 720-4823 (FAX)

PROJECT ADDRESS:
WALKER COON KEY MARINA
604 PALM AVENUE
GOODLAND, FLORIDA 34140

REVISIONS

W.R. REAL ESTATE LLP

Docusign Envelope ID: A81FA46D-47A3-4841-94A3-2BCF211E8CED

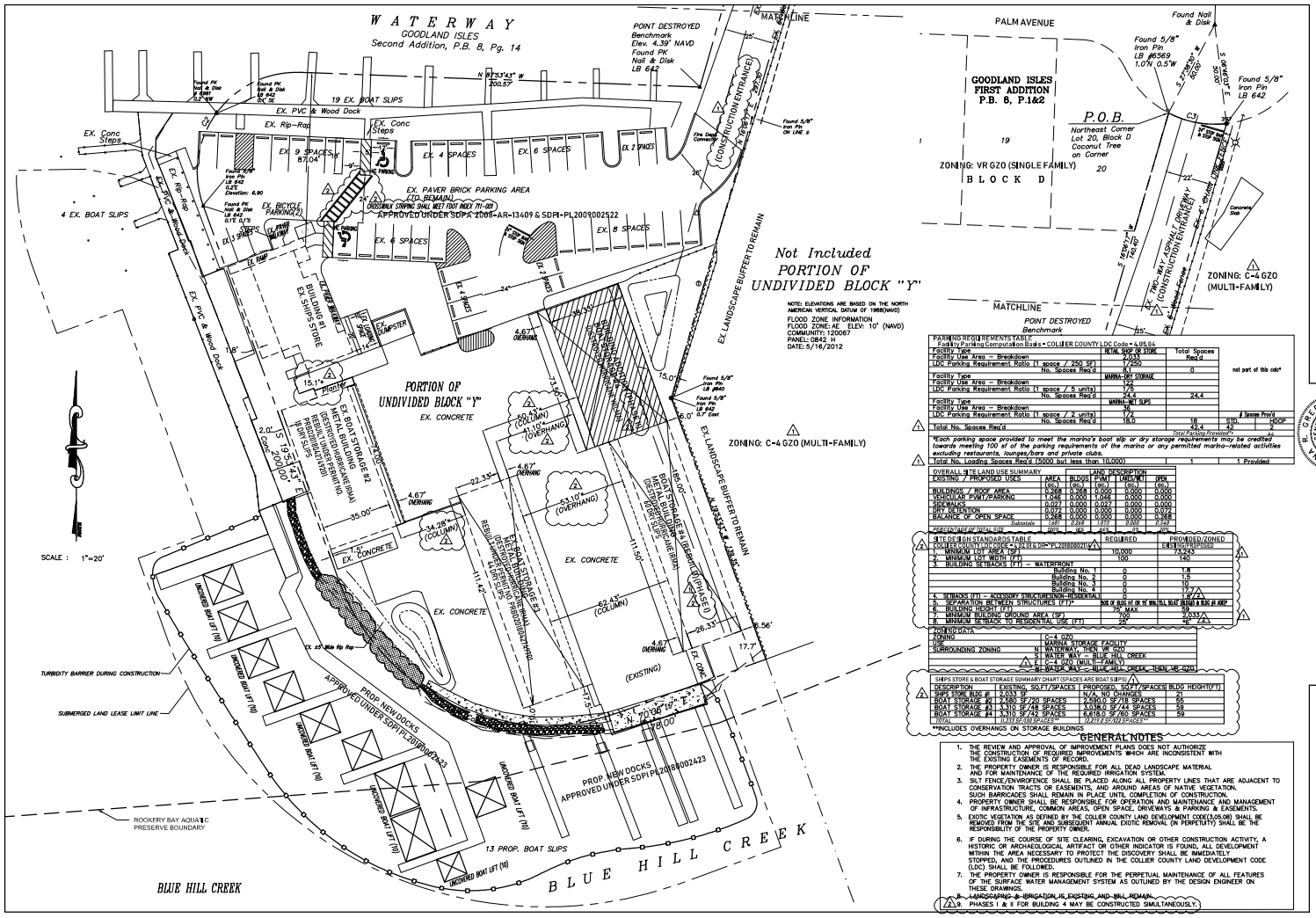
REVISIONS

PREPARED FOR: W.R.REAL ESTATE LLP

AERIAL MAP PROVIDED COLLIER COUNTY PROPERTY APPRAISER - 2025

GINA B. GREEN, P.A.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)



PARKING REQUIREMENTS TABLE
Facility Parking Computation Basis - COLLIER COUNTY LDC Code= 4.05.04

Facility Type	RETAIL SHOP OR STORE	Total Spaces Req'd
Facility Use Area – Breakdown	2,033	
LDC Parking Requirement Ratio (1 space / 250 SF)	1/250	
No. Spaces Req'd	8	0 not part of this calc*
Facility Type	MARINA-DRY STORAGE	
Facility Use Area – Breakdown	128	
LDC Parking Requirement Ratio (1 space / 5 units)	1/5	
No. Spaces Req'd	25.4	24.4
Facility Type	MARINA-WET SLIPS	
Facility Use Area – Breakdown	36	
LDC Parking Requirement Ratio (1 space / 2 units)	1/2	# Spaces Req'd
No. Spaces Req'd	18.0	18 STD 4 HDCP
Total No. Spaces Req'd		42.4 46 Total Parking Provided
*Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements of the marina or any permitted marina-related activities excluding restaurants, lounges/bars and private clubs.		
Total No. Loading Spaces Req'd (5000 but less than 10,000)		1 1 Provided

OVERALL SITE LAND USE SUMMARY

EXISTING / PROPOSED USES	AREA (sq. ft.)	BLDGS (sq. ft.)	PVM (sq. ft.)	LANDSCAPE (sq. ft.)	OPEN (sq. ft.)
BUILDING / ROOF AREA	6,948	6,948	0.000	0.000	0.000
VEHICULAR PVMT/PARKING	7,425	0.000	7,425	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY RETENTION	0.027	0.000	0.027	0.000	0.027
BALANCE OF OPEN SPACE	0.268	0.000	0.000	0.000	0.268
Subtotals	14,427	6,948	7,452	0.000	0.295
PERCENTAGE OF TOTAL SITE	100%	48%	52%	0%	20%

SITE DESIGN STANDARDS TABLE

COLLIER COUNTY LDC CODE= 4.05.04 & DR**PL20180002[illegible]	REQUIRED	PROVIDED/ZONED EXISTING/PROPOSED
1. MINIMUM LOT AREA (SF)	10,000	73,243
2. MINIMUM LOT WIDTH (FT)	100	140
3. BUILDING SETBACKS (FT) – WATERFRONT		
Building No. 1	0	1.8
Building No. 2	0	1.5
Building No. 3	0	1.0
Building No. 4	0	10
4. SETBACKS (FT) – ACCESSORY STRUCTURES (NON-RESIDENTIAL)	0	1.8
5. SEPARATION BETWEEN STRUCTURES (FT)*	MIN OF BLDG HT OR 10' WHICHEVER IS GREATER	MIN OF BLDG HT OR 10' WHICHEVER IS GREATER
6. BUILDING HEIGHT (FT)	75' MAX	59
7. MINIMUM BUILDING GROUND AREA (SF)	700	2,033
8. MINIMUM SETBACK TO RESIDENTIAL USE (FT)	20'	16' 4.5

ZONING DATA

ZONING	C-4 GZO
USE	MARINA STORAGE FACILITY
SURROUNDING ZONING	N: WATERWAY - THEN VR GZO
	S: WATER WAY – BLUE HILL CREEK
	E: C-4 GZO (MULTI-FAMILY)
	W: WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)

DESCRIPTION	EXISTING, SQ.FT./SPACES	PROPOSED, SQ.FT./SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
BOAT STORAGE #2	6,480 SF/20 SPACES	6,480.0 SF/18 SPACES	55
BOAT STORAGE #3	5,310 SF/15 SPACES	5,076.0 SF/14 SPACES	59
BOAT STORAGE #4	5,310 SF/15 SPACES	6,618.0 SF/19 SPACES	59
TOTAL	19,133 SF/50 SPACES**	18,174 SF/51 SPACES**	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

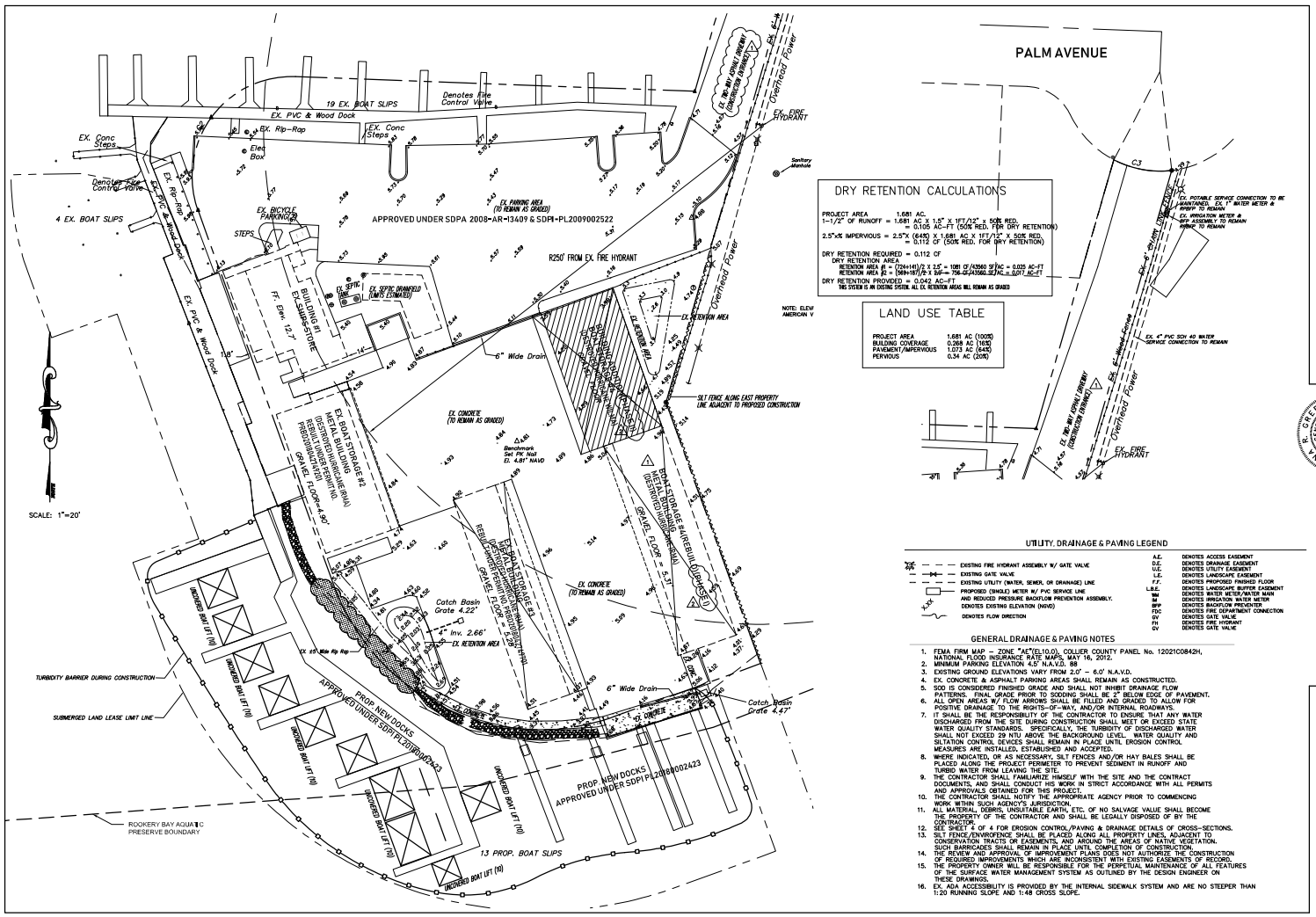
GENERAL NOTES

1. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH THE EXISTING EASEMENTS OF RECORD.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES THAT ARE ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE AND MANAGEMENT OF INFRASTRUCTURE, COMMON AREAS, OPEN SPACE, DRIVEWAYS & PARKING & EASEMENTS.
5. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE(LDC)(3.05.08) SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. IF DURING THE COURSE OF SITE CLEARING, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY, A HISTORIC OR ARCHAEOLOGICAL ARTIFACT OR OTHER INDICATOR IS FOUND, ALL DEVELOPMENT WITHIN THE AREA NECESSARY TO PROTECT THE DISCOVERY SHALL BE IMMEDIATELY STOPPED, AND THE PROCEDURES OUTLINED IN THE COLLIER COUNTY LAND DEVELOPMENT CODE (LDC) SHALL BE FOLLOWED.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
8. LANDSCAPING & IRRIGATION IS EXISTING AND WILL REMAIN.
9. PHASES I & II FOR BUILDING 4 MAY BE CONSTRUCTED SIMULTANEOUSLY.

REVISIONS

WALKER MARINA COON KEY

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)



DRY RETENTION CALCULATIONS

PROJECT AREA 1.681 AC.
1-1/2" OF RUNOFF = 1.681 AC X 1.5" X 1FT/12" = 50% RED. = 0.105 AC-FT (50% RED. FOR DRY RETENTION)

2.5"x% IMPERVIOUS = 2.5"X (64%) X 1.681 AC X 1FT/12" X 50% RED. = 0.112 CF (50% RED. FOR DRY RETENTION)

DRY RETENTION REQUIRED = 0.112 CF
DRY RETENTION AREA
RETENTION AREA #1 = (724+141)/2 X 2.5' = 1081 CF/43560 SF/AC = 0.025 AC-FT
RETENTION AREA #2 = (569+187)/2 X 5'F = 756 CF/43560 SF/AC = 0.017 AC-FT
DRY RETENTION PROVIDED = 0.042 AC-FT
THIS SYSTEM IS AN EXISTING SYSTEM. ALL EX. RETENTION AREAS WILL REMAIN AS GRADED

LAND USE TABLE

PROJECT AREA	1.681 AC	(100%)
BUILDING COVERAGE	0.269 AC	(16%)
PAVEMENT/IMPERVIOUS	1.073 AC	(64%)
PERVIOUS	0.34 AC	(20%)

UTILITY, DRAINAGE & PAVING LEGEND

- EXISTING FIRE HYDRANT ASSEMBLY W/ GATE VALVE
- EXISTING GATE VALVE
- EXISTING UTILITY (WATER, SEWER, OR DRAINAGE) LINE
- PROPOSED (SINGLE) METER W/ PVC SERVICE LINE AND REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- 3.33 DENOTES EXISTING ELEVATION (NGVD)
- DENOTES FLOW DIRECTION

A.E.	DENOTES ACCESS EASEMENT
D.E.	DENOTES DRAINAGE EASEMENT
U.E.	DENOTES UTILITY EASEMENT
L.E.	DENOTES LANDSCAPE EASEMENT
F.F.	DENOTES PROPOSED FINISHED FLOOR
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
WM	DENOTES WATER METER/WATER MAIN
IM	DENOTES IRRIGATION WATER METER
BFP	DENOTES BACKFLOW PREVENTER
FDC	DENOTES FIRE DEPARTMENT CONNECTION
GV	DENOTES GATE VALVE
FH	DENOTES FIRE HYDRANT
GV	DENOTES GATE VALVE

GENERAL DRAINAGE & PAVING NOTES

1. FEMA FIRM MAP – ZONE "AE"EL 10.0), COLLIER COUNTY PANEL No. 12021C0842H, NATIONAL FLOOD INSURANCE RATE MAPS, MAY 16, 2012.
2. MINIMUM PARKING ELEVATION 4.5' N.A.V.D. 88
3. EXISTING GROUND ELEVATIONS VARY FROM 2.0' – 6.0' N.A.V.D.
4. EX. CONCRETE & ASPHALT PARKING AREAS SHALL REMAIN AS CONSTRUCTED.
5. SOD IS CONSIDERED FINISHED GRADE AND SHALL NOT INHIBIT DRAINAGE FLOW PATTERNS. FINAL GRADE PRIOR TO SODDING SHALL BE 2" BELOW EDGE OF PAVEMENT.
6. ALL OPEN AREAS W/ FLOW ARROWS SHALL BE FILLED AND GRADED TO ALLOW FOR POSITIVE DRAINAGE TO THE RIGHTS-OF-WAY, AND/OR INTERNAL ROADWAYS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
8. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND THE CONTRACT DOCUMENTS, AND SHALL CONDUCT HIS WORK IN STRICT ACCORDANCE WITH ALL PERMITS AND APPROVALS OBTAINED FOR THIS PROJECT.
10. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO COMMENCING WORK WITHIN SUCH AGENCY'S JURISDICTION.
11. ALL MATERIAL DEBRIS, UNSUITABLE EARTH, ETC. OF NO SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
12. SEE SHEET 4 OF 4 FOR EROSION CONTROL/PAVING & DRAINAGE DETAILS OF CROSS-SECTIONS.
13. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
14. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
15. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
16. EX. ADA ACCESSIBILITY IS PROVIDED BY THE INTERNAL SIDEWALK SYSTEM AND ARE NO STEEPER THAN 1:20 RUNNING SLOPE AND 1:48 CROSS SLOPE.

REVISIONS	DRAWN BY	ORD

PREPARED FOR: W.R. REAL ESTATE LLP

SHEET NO. 3 OF 4

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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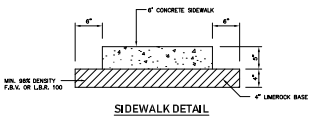
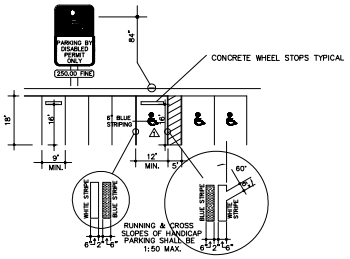
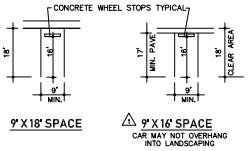


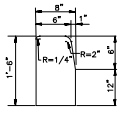
SIDEWALK DETAIL
N.T.S.



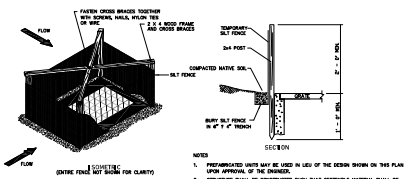
HANDICAPPED PARKING DETAIL
N.T.S



TYPICAL PARKING DETAIL
N.T.S

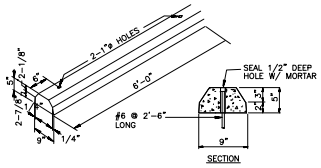


EX. TYPE "D" CURB/ROOT BARRIER
N.T.S.

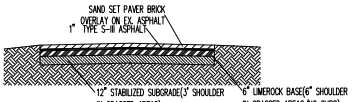


NOTES
1. PREFABRICATED UNITS MAY BE USED IN LIEU OF THE DESIGN SHOWN ON THIS PLAN UPON APPROVAL OF THE ENGINEER.
2. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO 2 X 4 POSTS CREATING A SEAMLESS JOINT.
3. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

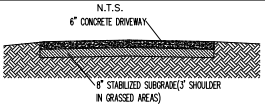
SILT FENCE
STORM DRAIN INLET PROTECTION DETAIL
N.T.S.



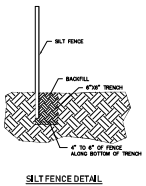
PRECAST CONCRETE WHEEL STOP
N.T.S.



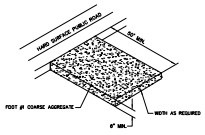
TYPICAL EXISTING ASPHALT PARKING/AISLEWAY CROSS SECTION
N.T.S.



TYPICAL EXISTING CONCRETE PARKING/AISLEWAY CROSS SECTION
N.T.S.



SILT FENCE DETAIL
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

GENERAL EROSION CONTROL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
2. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. ALL EXPOSED AREAS AT FINAL GRADE WILL RECEIVE SEED AND MULCH WITHIN 30 DAYS OF PAVEMENT CONSTRUCTION PER F.D.E.P. "GUIDELINESFOR USING EROSION AND SEDIMENT CONTROL PRACTICES"
5. THE CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPS) DURING CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION AND TO PROPERLY MANAGE RUNOFF FOR BOTH STORM WATER QUARANTY AN QUALITY.
6. BEFORE SITE DISTURBANCE OCCURS PERIMETER CONTROL, SEDIMENT TRAPS, BASINS, AND DEVERSIONS SHOULD BE IN PLACE TO CONTROL RUNOFF AND CAPTURE SEDIMENT.
7. INLETS TO STORM SEWERS SHOULD BE PROTECTED BY SUITABLE FILTRATION DEVICES DURING CONSTRUCTION TO KEEP POLLINATES FROM ENTERING CONVENIENT SYSTEM.
8. TEMPORARY SEEDING SHALL BE APPLIED TO AREA THAT WILL NOT BE BROUGHT UP TO FINAL GRADE FOR 14 DAYS OR MORE TO REDUCE EROSION IN SEDIMENTATION.
9. SILT FENCE SHALL BE PLACED ALONG ALL PROPERTY LINES ADJACENT TO THE PROPOSED CONSTRUCTION PRIOR TO COMMENCE OF CONSTRUCTION.

REVISIONS

DRAWN BY: GRD
CHECKED BY:
APPROVED FOR:

WALKER MARINA

Collier County Property Appraiser
Property Summary

Parcel No	46372720001	Site Address *Disclaimer	604 PALM AVE	Site City	GOODLAND	Site Zone *Note	341

Name / Address	W R REAL ESTATE LLP
	705 E ELKCAM CIR

City	MARCO ISLAND	State	FL	Zip	34145

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
7C18	380200 Y 1.17C18	18	52	27	1.75

Legal	GOODLAND ISLES BLK Y BEG AT NE CNR OF LOT 2O BLK O GOODLAND ISLES 1ST ADD, S 16 DEG W 144.17FT, N 87 DEG W 200FT, SWLY ALG CURVE TO THE LEFT 97.74FT, S 19 DEG E 200FT, SELY ALG CURVE TO THE LEFT 172.78FT, N 70 DEG E 78FT, N 19 DEG W 139.35FT, N 16 DEG E 297.31FT, WLY 30.03FT TO POB OR 1361 PG 1890 AND THE LAND AS DESC IN OR 5081 PG 3103

Millage Area	24	Millage Rates *Calculations		
Sub./Condo	380200 - GOODLAND ISLES	School	Other	Total
Use Code	20 - AIRPORTS, BUS TERM, PIERS, MARINAS	5.083	6.2303	11.3133

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
08/22/03	3377-1253	$ 3,551,000
06/22/88	1361-1890	$ 767,000
10/01/85	1159-895	$ 554,800
06/01/83	1025-1976	$ 683,800
07/01/79	821-1489	$ 0

2019 Certified Tax Roll

(Subject to Change)

	Land Value	$ 1,042,8
(+)	Improved Value	$ 611,9
(=)	Market Value	$ 1,654,7
(=)	Assessed Value	$ 1,654,7
(=)	School Taxable Value	$ 1,654,7
(=)	Taxable Value	$ 1,654,7

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

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

DocuSign Envelope ID: A81FA46D-97A3-494D-85A8-2BCF271E9CED

Collier County Property Appraiser
Property Detail

Parcel No	46372720001	Site Address *Disclaimer	604 PALM AVE	Site City	GOODLAND	Site Zone *Note	341

Name / Address	W R REAL ESTATE LLP
	705 E ELKCAM CIR

City	MARCO ISLAND	State	FL	Zip	34145

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1971	COUNTY	71-922	11/30/71			
1972	COUNTY	71-1332	02/01/72			
1976	COUNTY	76-2473	11/19/76			
1977	COUNTY	77-474	10/25/77			
1982	COUNTY	81-3099	11/09/82			
1985	COUNTY	85-3065	12/04/85			ADDITION
1988	COUNTY	88-3589	09/15/88			
1988	COUNTY	88-4060	06/29/89			
1990	COUNTY	90-1853	09/10/90			
1990	COUNTY	90-4426	06/14/90			
1991	COUNTY	90-1854	09/10/90			
1991	COUNTY	91-6890	07/09/91			NO PICKUP, OTHER
1993	COUNTY	93-2145	02/16/93			DOCK, OTHER
1993	COUNTY	93-6385				NO PICKUP
1993	COUNTY	93-6386				NO PICKUP
1993	COUNTY	93-6389				NO PICKUP
2007	COUNTY	0706-1522	12/12/07			SEA WALL
2007	COUNTY	0706-1524	12/12/07			DOCK
2009	COUNTY	0706-2493	12/29/08			DOCK, OTHER
2010	COUNTY	2009060622	07/30/09			DEMOLITION
2011	COUNTY	2009051576	06/09/10			
2011	COUNTY	2011-1576	06/09/10			OTHER
2015	COUNTY	PRBD20140305483	05/26/15			DOCK, OTHER
2016	COUNTY	PRBD20150413084	09/13/19		03/15/18	DOCK
2017	COUNTY	PRBD20160727459	09/25/17			NO PICKUP, OTHER

Land

#	Calc Code	Units
10	COMMERCIAL SF	76230

Building/Extra Features

#	Year Built	Description	Area	Adj Are
10	1989	METAL-STEEL FRAME	3300	0
20	1989	CONC P	7200	7200
30	1989	METAL-STEEL FRAME	3300	0
40	1990	METAL-STEEL FRAME	2920	0
50	1990	CONC P	4380	4380
60	1993	ASPH P	36000	36000
70	1993	CLF6	3	

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

				3.A.h
80	1993	CONC P	7700	
90	2007	WOOD DOCK	2129	0
100	2007	WOOD DOCK	1410	1410
110	2007	WOOD DOCK	820	820
120	2007	WOOD DOCK	618	618
130	2010	RESIDENTIAL	1572	1865
140	2010	W DECK	258	258
150	2015	PVC D	135	135
160	2007	PVC D	2316	2316
170	2007	SEAWALL	260	260

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

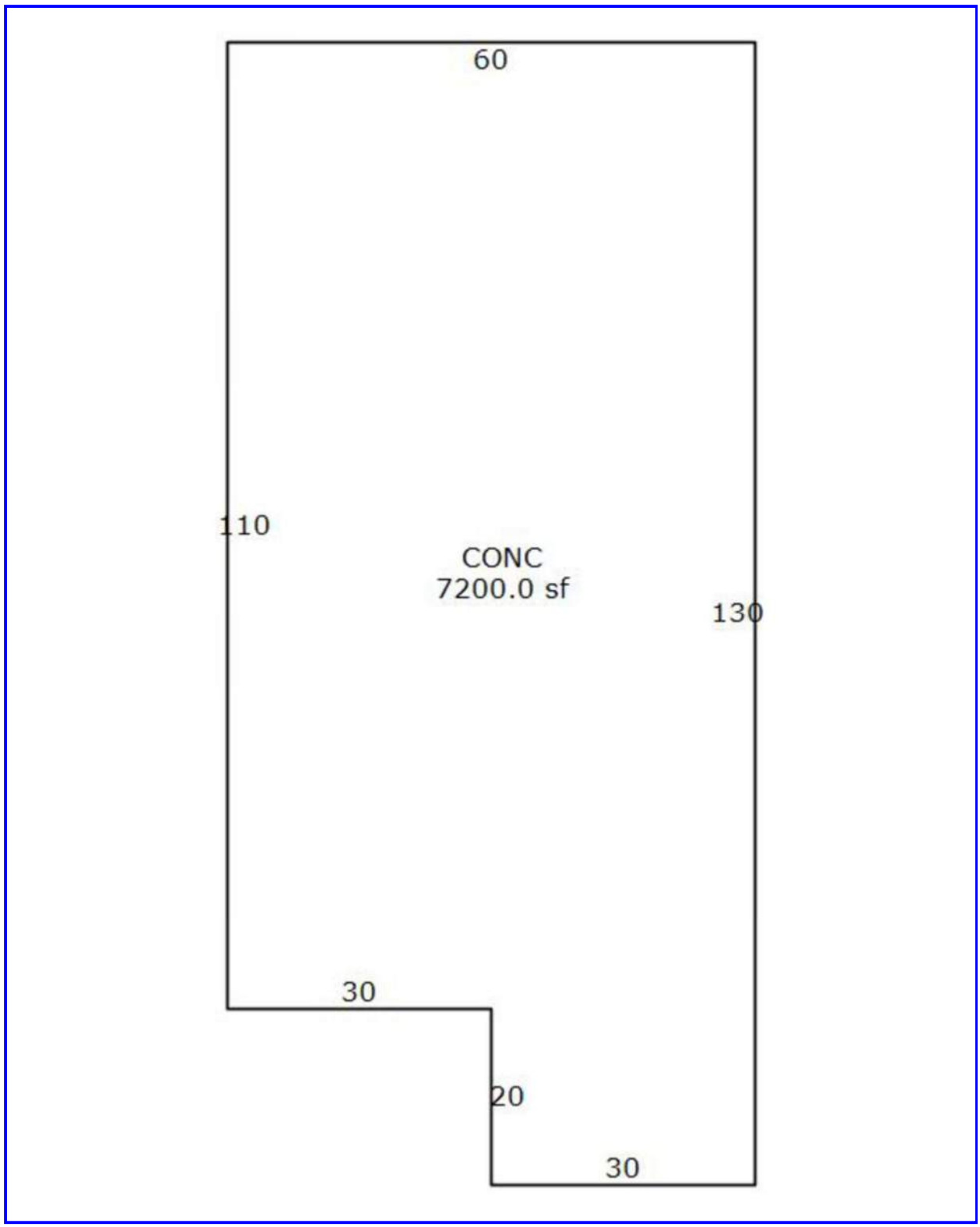
Collier County Property Appraiser
Property Aerial

Parcel No	46372720001	Site Address *Disclaimer	604 PALM AVE	Site City	GOODLAND	Site Zone *Note	341

Open GIS in a New Window with More Features.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

Collier County Property Appraiser



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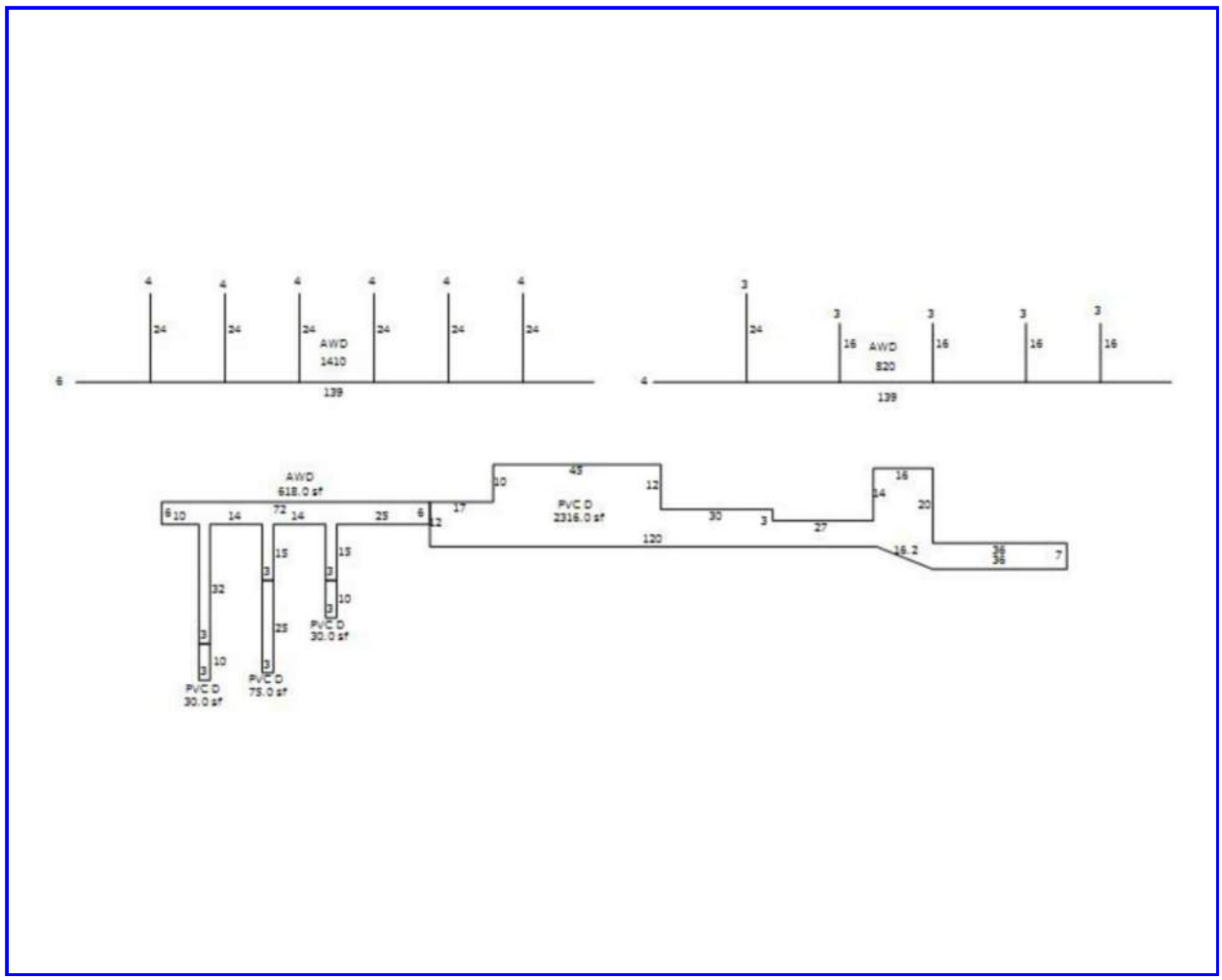
Collier County Property Appraiser



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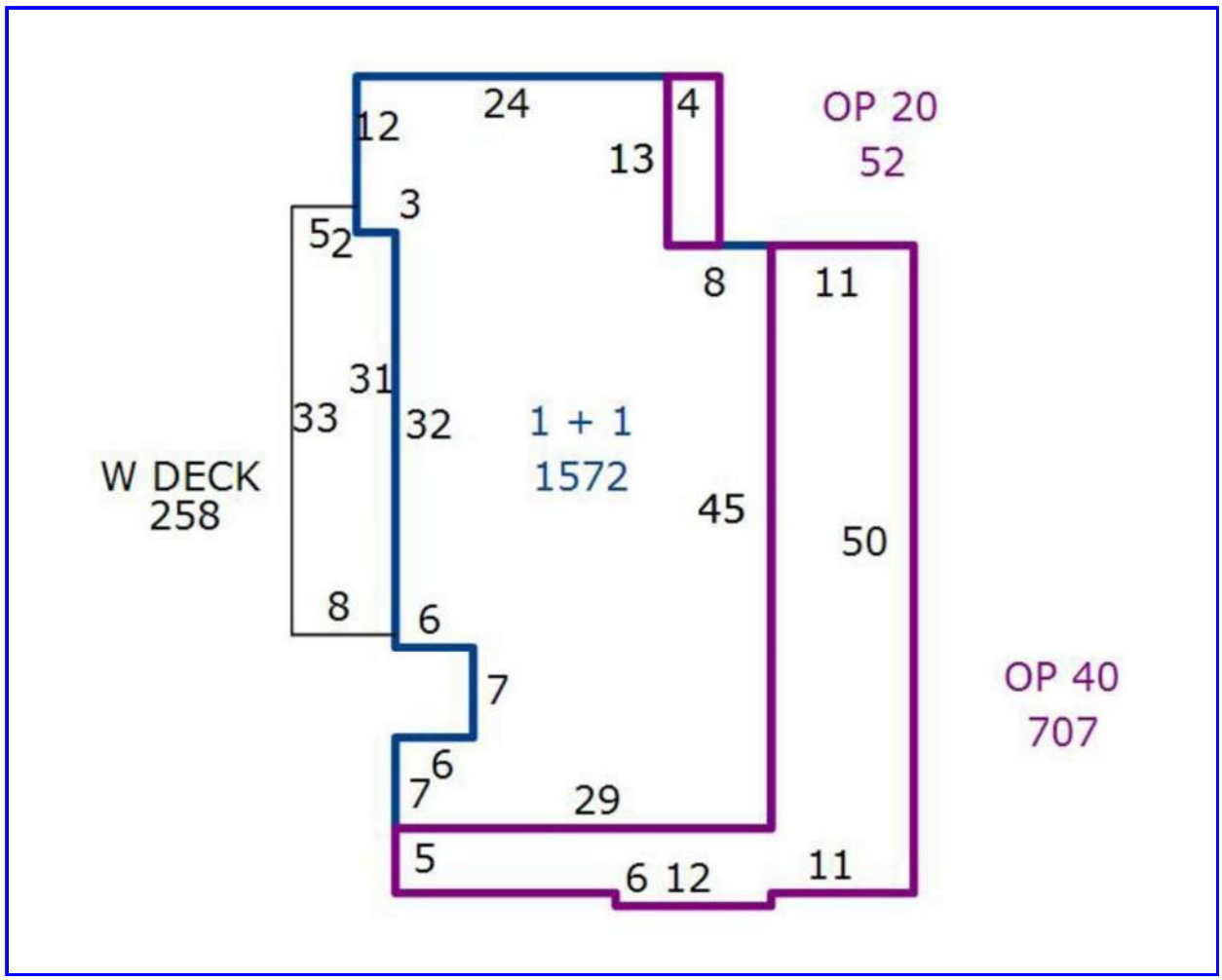
Collier County Property Appraiser



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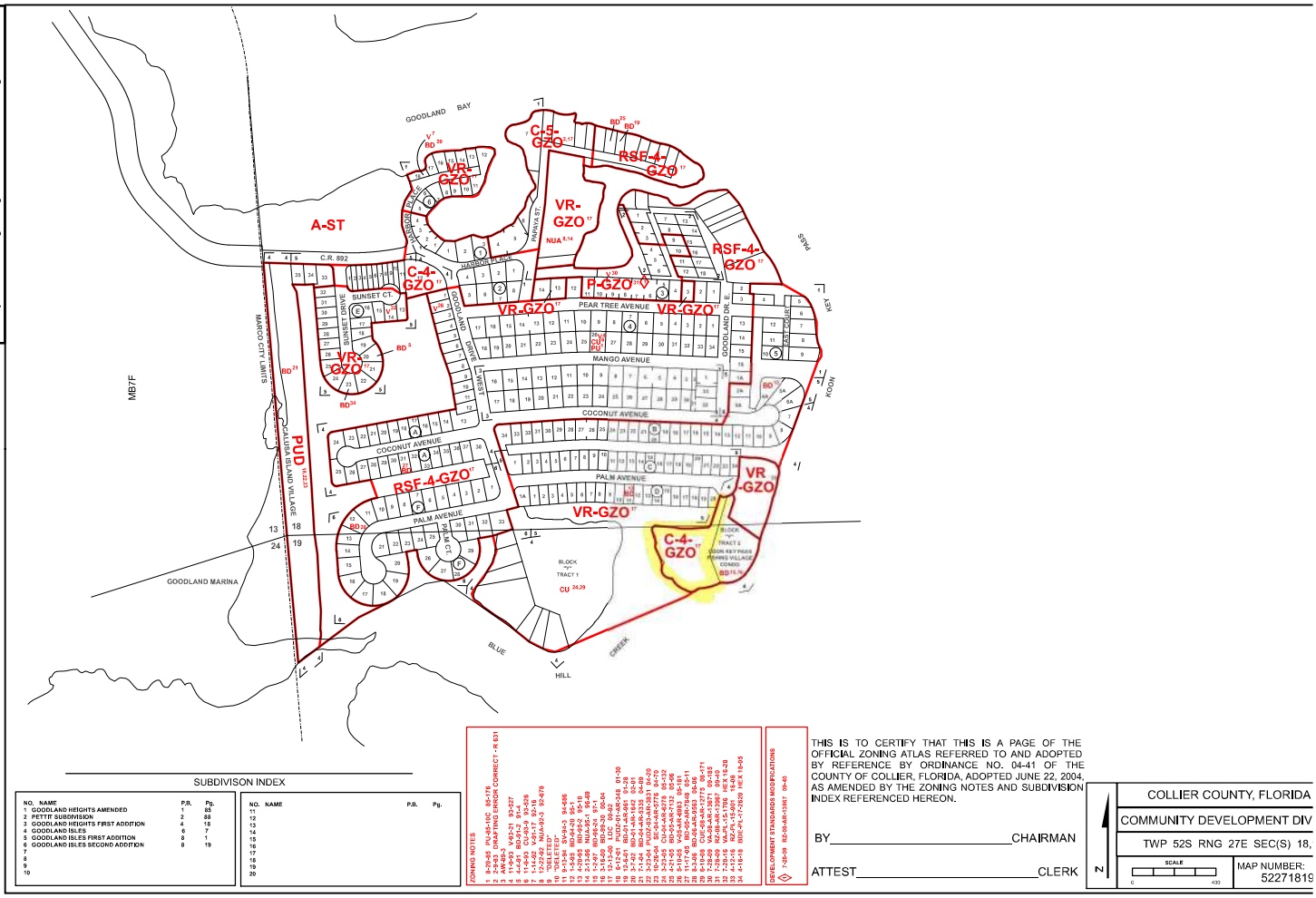
Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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

LAST REVISION: ZONING 4/18/18 OTHER



SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	GOODLAND HEIGHTS AMENDED	1	65
2	PETTIT SUBDIVISION	2	88
3	GOODLAND HEIGHTS FIRST ADDITION	4	18
4	GOODLAND ISLES	6	7
5	GOODLAND ISLES FIRST ADDITION	8	1
6	GOODLAND ISLES SECOND ADDITION	8	19
7			
8			
9			
10			

NO.	NAME	P.B.	Pg.
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

ZONING NOTES

1 8-26-98 PUD-98-19(C 85-178
2 5-8-13 DRAFTING ERROR CORRECT - R 631
3 AM-852-3
4 11-4-93 V-93-221 93-227
5 11-4-93 BD-93-1 93-54
6 11-4-93 CU-93-9 93-526
7 11-4-93 BD-93-2 93-54
8 12-12-02 NUA-02-3 02-478
9 "DELEETED"
10 "DELEETED"
11 9-17-94 SV-94-3 94-686
12 9-17-94 V-94-4 94-687
13 4-28-98 BD-95-2 95-10
14 2-13-96 NUA-95-1 96-49
15 12-12-96 BD-96-1 97-11
16 3-1-99 BD-99-30 99-104
17 6-16-99 V-99-12 99-244
18 6-16-01 PUDZ-01-AR-348 01-30
19 12-5-01 BD-01-AR-481 01-26
20 12-5-01 BD-01-AR-482 01-26
21 7-1-04 BD-04-AR-3338 04-09
22 10-26-04 SE-04-AR-5776 04-70
23 10-26-04 CU-04-AR-5778 04-70
24 2-21-05 CU-04-AR-6273 05-152
25 2-21-05 BD-04-AR-6274 05-152
26 5-11-05 V-05-AR-6883 05-181
27 8-3-06 BD-05-AR-8582 06-56
28 8-3-06 BD-05-AR-8583 06-56
29 8-10-06 CUE-05-AR-13775 08-211
30 8-10-06 CU-05-AR-13776 08-215
31 7-28-09 RZ-08-AR-13967 09-40
32 4-20-16 RZ-15-1(B) 16E-8
33 4-20-16 RZ-PL-15-1(B) 16E-8
34 4-18-18 BDE-PL-17-2(B)D HEX 18-05

DEVELOPMENT STANDARDS MODIFICATIONS

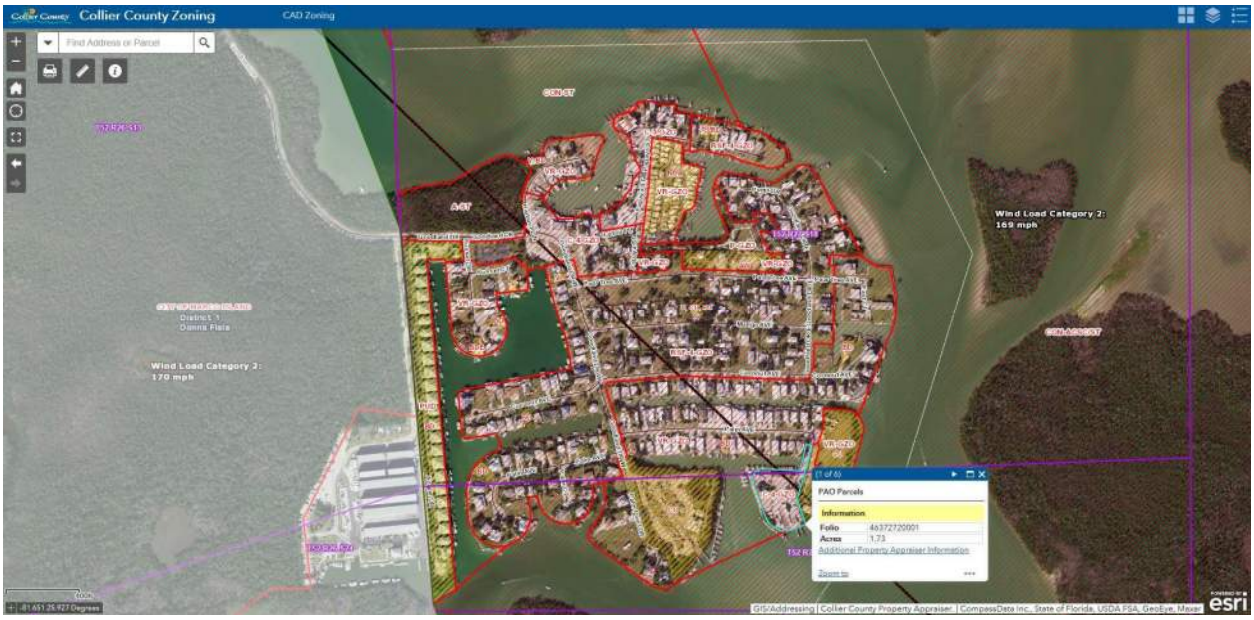
◇ 7-28-09 RZ-08-AR-13967 09-40

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

BY_____CHAIRMAN

ATTEST_____CLERK

COLLIER COUNTY, FLORIDA
COMMUNITY DEVELOPMENT DIV
TWP 52S RNG 27E SEC(S) 18,
SCALE
MAP NUMBER: 52271819



Zoning General

Information	
Zoning	C-4-GZO
Note 1	12-13-00 LDC 00-92
Note 2	

PAO Parcels

Information	
Folio	46372720001
Acres	1.73

Additional Property Appraiser Information

Zoning Overlay

Information	
Overlay	GZO

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

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F. Village Residential District (VR). The purpose and intent of the village residential district (VR) is to provide lands where a mixture of residential uses may exist. Additionally, uses are located and designed to maintain a village residential character which is generally low profile, relatively small **building** footprints as is the current appearance of Goodland and Copeland. The VR district corresponds to and implements the mixed residential land use designation on the Immokalee future land use map of the Collier County GMP. It is intended for application in those urban areas outside of the coastal urban area designated on the future land use map of the Collier County GMP, though there is some existing VR zoning in the coastal urban area. The maximum **density** permissible in the VR district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County GMP. The maximum **density** permissible or permitted in the VR district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element, or as designated on the Immokalee future land use map of the GMP.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the village residential district (VR).

   a. ***Permitted uses.***

      1. **Single-family dwellings** .
      2. **Duplexes** .
      3. **Multi-family dwellings** .
      4. **Mobile homes** .
      5. **Family care facilities** , subject to section 5.05.04.
      6. **Educational plants** and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any high school located in this district is subject to a **compatibility review** as described in LDC section 10.02.03.

   b. ***Accessory Uses.***

      1. Uses and **structures** that are accessory and incidental to uses permitted as of right in the VR district.
      2. Private **docks** and **boathouses** , subject to section 5.03.06.
      3. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development** . Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.
      4. Storage, repair and maintenance areas and **structures** for fishing and farming equipment, when used by the residents of the permitted use.

   c. ***Conditional uses.*** The following uses are permissible as **conditional uses** in the village residential district (VR), subject to the standards and procedures established in LDC section 10.08.00.

      1. Boatyards and **marinas** , subject to section 5.03.06 and the applicable review criteria set forth in section 5.05.02.
      2. **Child care centers** and **adult day care centers** .
      3. **Churches** .
      4. Civic and cultural facilities.
      5. **Cluster** housing, subject to section 4.02.04.

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

6. Fraternal and social clubs.

7. Schools, private. Also, " **Ancillary plants** " for public schools.

8. **Group care facilities (category I and II); care units** ; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section 5.05.04.

9. Recreational facilities intended to serve an existing and/or developing residential community as represented by all of the properties/ **lots/parcels** included in an approved preliminary **subdivision** plat, PUD or site **development plan** . The use of said recreational facilities shall be limited to the owners of property or occupants of residential **dwellings units** and their guests within the area of approved preliminary **subdivision** plat, or site **development plan** .

10. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, section 5.04.04.

11. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply; however, any high school located in this district is subject to a **compatibility review** as described in LDC section 10.02.03.

d. *Prohibited animals in residential districts.* The following animals are to be considered farm animals and are not permitted to be kept in residential districts except as provided for in zoning district regulations: turkeys, chickens, ducks, geese, pigs, horses, cows, goats, hogs, and the like.

(Ord. No. 08-11, § 3.E; Ord. No. 16-27, § 3.C)

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

the **principal structure** .

22. Public order and safety (9229).
23. Social services (8322 - other than those permitted, 8331-8399)
24. Soup kitchens.
25. Theatrical producers and miscellaneous theatrical services (7922 - community theaters only).
26. Vocational schools (8243—8299).
27. Any other intermediate commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the permitted uses and purpose and intent statement of the district, as determined by the board of zoning appeals pursuant to section 10.08.00.

D. General Commercial District (C-4). The general commercial district (C-4) is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of **arterial** roads. Therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4 district is permitted in accordance with the **locational criteria** for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum **density** permissible or permitted in a district shall not exceed the **density** permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as **accessory** or **conditional uses** within the general commercial district (C-4).

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

a. ***Permitted uses.***

1. Accounting (8721).
2. Adjustment and collection services (7322).
3. Advertising agencies (7311).
4. Advertising — miscellaneous (7319).
5. Agricultural services (0783).
6. Amusement and recreation services, indoor (7999).
7. Amusement and recreation services, outdoor (7999 - fishing piers and lakes operation, houseboat rental, pleasure boat rental, operation of party fishing boats, canoe rental only).
8. **Ancillary plants** .
9. Animal specialty services, except veterinary (0752, excluding outside **kenneling**).
10. Apparel and accessory stores (5611—5699).
11. Architectural services (8712).
12. Auditing (8721).
13. Auto and home supply stores (5531).
14. Automobile Parking, automobile parking garages and parking structures (7521 - shall not be construed to permit the activity of "tow-in parking lots").
15. Automotive services (7549) except that this shall not be construed to permit the activity of "wrecker service (towing) automobiles, road and towing service."
16. Automotive vehicle and equipment dealers (5511 and 5599, new vehicles only).
17. Banks, credit Unions and trusts (6011—6099).
18. Barber shops (7241, except for barber schools).
19. Beauty shops (7231, except for beauty schools).
20. Bookkeeping services (8721).
21. Bowling centers, indoor (7933).
22. Building cleaning and maintenance services (7349).

Attachment: Attachment E - Applicants Backup Documents (20341 : PL20200000998 VA Walker's Coon Key Marina)

23. Business associations (8611).
24. Business consulting services (8748).
25. Business credit institutions (6153—6159).
26. Business services - miscellaneous (7381, 7389 - except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, and window trimming service).
27. Cable and other pay television services (4841) including communications towers up to specified height, subject to section-5.05.09.
28. Carpet and upholstery cleaning (7217).
29. Carwashes (7542) provided that carwashes abutting residential zoning districts shall be subject to section 5.05.11 of this Code.
30. Child day care services (8351).
31. **Churches** .
32. Civic, social and fraternal associations (8641).
33. Coin-operated laundries and dry cleaning (7215).
34. Coin operated amusement devices, indoor (7993).
35. Commercial art and graphic design (7336).
36. Commercial photography (7335).
37. Commercial printing (2752, excluding newspapers).

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38. Computer programming, data processing and other services (7371—7379).
39. Computer and computer software stores (5734).
40. Credit reporting services (7323).
41. Dance studios, schools and halls, indoor (7911).
42. Detective, guard and armored car service (7381, except armored car and dog rental).
43. Department stores (5311).
44. Direct mail advertising services (7331).
45. Disinfecting and pest control services (7342).
46. Drycleaning plants (7216, nonindustrial drycleaning only).
47. Drug stores (5912).
48. Eating and drinking establishments (5812 and 5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.
49. **Educational plants** and public schools subject to LDC section 5.05.14.
50. Educational services (8221 and 8222).
51. Electrical and electronic repair shops (7622—7629).
52. Engineering services (8711).
53. Equipment rental and leasing (7359 - except airplane, industrial truck, portable toilet and oil field equipment renting and leasing).
54. **Essential services** , subject to section 2.01.03.
55. Facilities support management services (8744).
56. Federal and federally-sponsored credit agencies (6111).
57. Food stores (groups 5411—5499).
58. Funeral services (7261, except crematories).
59. Garment pressing, and agents for laundries and drycleaners (7212).
60. Gasoline service stations (5541), with services and repairs as

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described in section 5.05.05.

61. General merchandise stores (5331—5399).
62. Glass stores (5231).
63. Golf courses, public (7992).
64. **Group care facilities** (category I and II, except for homeless shelters); **care units** , except for homeless shelters; nursing homes; **assisted living facilities** pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 5.05.04.
65. Hardware stores (5251).
66. Health services, miscellaneous (8092—8099).
67. Health services, offices and clinics (8011—8049).
68. Home furniture and furnishings stores (5712—5719).
69. Home health care services (8082).
70. Hospitals (8062—8069).
71. Hotels and motels (7011, 7021 and 7041) when located within an activity center.
72. Household appliance stores (5722).
73. Insurance carriers, agents and brokers (6311—6399, 6411).
74. Labor unions (8631).
75. Landscape architects, consulting and planning (0781).
76. Laundries and drycleaning, coin operated — self service (7215).
77. Laundries, family and commercial (7211).
78. Laundry and garment services, miscellaneous (7219).
79. Legal services (8111).
80. Libraries (8231).
81. Loan brokers (6163).
82. Management services (8741, 8742).
83. Marinas (4493 and 4499 - except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, and steamship leasing), subject to section 5.05.02.

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84. Medical and dental laboratories (8071 and 8072).
85. Medical equipment rental and leasing (7352).
86. Membership organizations, miscellaneous (8699).
87. Membership sports and recreation clubs, indoor (7997).
88. Mortgage bankers and loan correspondents (6162).
89. Motion picture theaters (7832).
90. Motorcycle dealers (5571).
91. Museums and art galleries (8412).
92. Musical instrument stores (5736).
93. News syndicates (7383).
94. Nursing and professional care facilities (8051—8059).
95. Outdoor advertising services (7312).
96. Paint stores (5231).
97. Passenger car leasing (7515).
98. Passenger car rental (7514).
99. Personal credit institutions (6141).
100. Personal services, miscellaneous (7299).
101. Personnel supply services (7361 and 7363).
102. Photocopying and duplicating services (7334).
103. Photofinishing laboratories (7384).
104. Photographic studios, portrait (7221).
105. Physical fitness facilities (7991).
106. Political organizations (8651).
107. Professional membership organizations (8621).
108. Professional sports clubs and promoters, indoor (7941).
109. Public administration (groups 9111—9199, 9229, 9311, 9411—9451, 9511—9532, 9611—9661).
110. Public or private parks and playgrounds.
111. Public relations services (8743).
112. Radio, television and consumer electronics stores (5731).

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113. Radio, television and publishers advertising representatives (7313).

114. Radio and television broadcasting stations (4832 and 4833).

115. Real Estate (6512, 6531—6552).

116. Record and prerecorded tape stores (5735).

117. Religious organizations (8661).

118. Repair services - miscellaneous (7699 - except agricultural equipment repair, awning repair, beer pump coil cleaning and repair, blacksmith shops, catch basin, septic tank and cesspool cleaning, industrial truck repair, machinery cleaning, repair of service station equipment, boiler cleaning, tinsmithing, tractor repair).

119. Research, development and testing services (8731—8734).

120. Retail - miscellaneous (5921—5963, 5992—5999).

121. Retail nurseries, lawn and garden supply stores (5261).

122. Reupholstery and furniture repair (7641).

123. Secretarial and court reporting services (7338).

124. Security and commodity brokers, dealer, exchanges and services (6211—6289).

125. Security systems services (7382).

126. Shoe repair shops and shoeshine parlors (7251).

127. Social services, individual and family (8322—8399, except for homeless shelters and soup kitchens).

128. Surveying services (8713).

129. Tax return preparation services (7291).

130. Telegraph and other message communications (4822) including communications towers up to specified height, subject to section 5.05.09.

131. Telephone communications (4812 and 4813) including communications towers up to specified height, subject to section 5.05.09.

132.

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Theatrical producers and miscellaneous theatrical services, indoor (7922-7929, including bands, orchestras and entertainers; except motion picture).

133. Travel agencies (4724, no other transportation services).

134. United State Postal Service (4311, except major distribution center).

135. Veterinary services (0741 and 0742, excluding outside **kenneling**).

136. Videotape rental (7841).

137. Vocational schools (8243—8299).

138. Wallpaper stores (5231).

139. Watch, clock and jewelry repair (7631).

140. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.

141. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are purely associated with activities conducted in an office.

142. Any other commercial or professional use which is comparable in nature with the (C-1) list of permitted uses and consistent with the purpose and intent statement of the district as determined by the board of zoning appeals pursuant to section 10.08.00.

b. ***Accessory Uses.***

1. Uses and **structures** that are accessory and incidental to the uses permitted as of right in the C-4 district.

2. Caretaker's residence, subject to section 5.03.05.

3. Outside storage or display of merchandise when specifically permitted for a use, otherwise prohibited, subject to section 4.02.12.

c.

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Conditional uses. The following uses are permitted as **conditional uses** in the general commercial district (C-4), subject to the standards and procedures established in section 10.08.00.

1. Animal specialty services, except veterinary (0752, with outside **kenneling**).
2. Amusement and recreation services, outdoor (7948, 7992, 7996, 7999).
3. Auctioneering services, auction rooms (7389, 5999).
4. Automotive dealers and gasoline service stations (5511, 5521).
5. Automotive rental and leasing, outdoor display permitted (7513, 7519).
6. Boat dealers (5551).
7. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.).
8. Communication towers above specified height, subject to section 5.05.09.
9. Dealers not elsewhere classified (5599 outdoor display permitted, excluding Aircraft dealers-retail).
10. Fire protection (9224).
11. Fishing, hunting and trapping (0912—0919).
12. Fuel dealers (5983—5989).
13. Homeless shelters.
14. **Hotels** and **motels** (7011, 7021, 7041 when located outside an activity center).
15. Kiosks.
16. Legal counsel and prosecution (9222).
17. Local and suburban transit (groups 4111—4121, bus stop and van pool stop only).
18. Motion picture theaters, drive-in (7833).
19. Permitted use with less than 700 square feet of gross **floor area** in the principal structure.

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20. Police Protection (9221).
21. Public order and safety (9229).
22. Recreational vehicle dealers (5561).
23. Soup kitchens.
24. Motor freight transportation and warehousing (4225, air conditioned and mini-and self storage warehousing only).
25. Veterinary services (0741 and 0742, with outside **kenneling**).
26. Any other general commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the permitted uses and purpose and intent statement of the district, as determined by the board of zoning appeals pursuant to section 10.08.00.

E. Heavy Commercial District (C-5). In addition to the uses provided in the C-4 zoning district, the heavy commercial district (C-5) allows a range of more intensive commercial uses and services which are generally those uses that tend to utilize outdoor space in the conduct of the business. The C-5 district permits heavy commercial services such as full-service automotive repair, and establishments primarily engaged in construction and specialized trade activities such as contractor offices, plumbing, heating and air conditioning services, and similar uses that typically have a need to store construction associated equipment and supplies within an enclosed structure or have showrooms displaying the **building** material for which they specialize. Outdoor storage **yards** are permitted with the requirement that such **yards** are completely enclosed or opaquely screened. The C-5 district is permitted in accordance with the **locational criteria** for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP.

1. The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as **accessory** or **conditional uses** within the heavy commercial district (C-5).

   a. ***Permitted uses.***

      1. Accounting (8721).
      2. Adjustment and collection services (7322).

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4.02.03 - Specific Standards for Location of Accessory Buildings and Structures

A. For the purposes of this section, in order to determine **yard** requirements, the term " **accessory structure** " shall include detached and attached **accessory use structures** or **buildings** notwithstanding the attachment of such **structure** or **building** containing the **accessory** use to the **principal use structure** or **building** . **Accessory buildings** and **structures** must be constructed simultaneously with or following the construction of the **principal structure** and shall conform with the following **setbacks** and **building** separations.

B. Accessory buildings shall not occupy an area greater than five (5) percent of the total lot area in all residential zoning districts, or occupy an area greater than forty (40) percent of any building envelope (i.e., area of lot remaining for building purposes after accounting for required setbacks), whichever is the lesser, provided the total maximum coverage provision of this ordinance for all principal and accessory buildings is not exceeded. Nothing herein contained shall serve to prevent the construction of an accessory building containing an area of less than 500 square feet provided all yard and building spacing requirements can be met.

C. All accessory structures in Rural Agricultural (A) and Estates (E) zoning districts must meet principal structure setbacks. For accessory structures related to the keeping of animals and livestock in these districts, see LDC section 4.02.07.

D. Table of dimensional standards for accessory buildings and structures in zoning districts other than Rural Agricultural (A) and Estates (E):

Location	Accessory Building/Structure	Setbacks			
		Front	Rear	Side	Structure to Structure (If Detached)
Non-Waterfront Lots and Non-Golf Course Lots	Attached porch	SPS	10 feet	SPS	N/A
	Carports (commercial, industrial, and multi-family) [1]	SPS	SPS	SPS	10 feet
	Carports (one- and two-family)	SPS	10 feet	SPS	10 feet
	Chickee, barbecue areas	SPS	10 feet	SPS	10 feet
	One-story and multi-story parking structures	SPS	SPS	SPS	1/1 [2] with a minimum of 10 feet
	Parking garage (one- and two-	SPS	10	SPS	10 feet

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	family)		feet		
	Permanent emergency generators [1]	Not permitted in front of building	10 feet	SPS	N/A
	Satellite dish antennas	Not permitted in front of building	15 feet	SPS	10 feet
	Swimming pool and/or screen enclosure (one- and two-family)	SPS	10 feet	SPS	None
	Swimming pool (multi-family and commercial)	SPS	20 feet	15 feet	None
	Tennis courts (one- and two-family)	SPS	15 feet	SPS	10 feet
	Tennis courts (multi-family, and commercial)	SPS	20 feet	15 feet	20 feet
	Trellises, arbors, and similar structures that do not exceed the maximum fence height in LDC section 5.03.02	None	None	None	None
	Trellises, arbors, and similar structures that exceed the maximum fence height in LDC section 5.03.02	SPS	10 feet	SPS	None
	Unlisted accessory	SPS	SPS	SPS	10 feet
	Utility buildings	SPS	10 feet	SPS	10 feet
Waterfront Lots and Golf Course	Attached porch where floor or deck of porch are:	SPS	10	SPS	SPS

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Lots [3]	• In Isles of Capri: Seven feet in height or less above the top of seawall with a maximum of four feet of stem wall exposure • In all other areas: Four feet in height or less above top of seawall or top of bank		feet		
	Attached porch where floor or deck of porch are: • In Isles of Capri: More than seven feet in height above the top of seawall or with more than four feet of stem wall exposure • In all other areas: More than four feet in height above top of seawall or top of bank	SPS	20 feet	SPS	SPS
	Boat slips and ramps (private)	N/A	N/A	7.5 feet	N/A
	Boathouses and boat shelters (private)	SPS	N/A	See LDC sections 5.03.06 E and F	10 feet
	Carports (commercial, industrial, and multi-family) [1]	SPS	SPS	SPS	10 feet
	Carports (one- and two-family)	SPS	SPS	SPS	10 feet
	Chickee, barbecue areas	SPS	10 feet	SPS	10 feet
	Davits, hoists, and lifts	N/A	N/A	See LDC sections 5.03.06 E and F	None
	Docks, decks, and mooring pilings	N/A	N/A	See LDC sections 5.03.06 E	N/A

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				and F	
	Golf clubhouse and maintenance buildings [4]	50 feet	50 feet	50 feet	N/A
	One-story and multi-story parking structures	SPS	SPS	SPS	1/1 [2] with a minimum of 10 feet
	Parking garage (one- and two-family)	SPS	SPS	SPS	10 feet
	Permanent emergency generators [1]	Not permitted in front of building	10 feet	SPS	N/A
	Satellite dish antennas	Not permitted in front of building	15 feet	SPS	10 feet
	Swimming pool and/or screen enclosure (one- and two-family) where swimming pool decks are: • In Isles of Capri: Seven feet in height or less above the top of seawall with a maximum of four feet of stem wall exposure • In all other areas: Four feet in height or less above top of seawall or top of bank	SPS	10 feet	SPS	None
	Swimming pool and/or screen enclosure (one- and two-family) where swimming pool decks are: • In Isles of Capri: More than seven feet in height above the top of seawall or with more than four feet of stem wall exposure • In all other areas: More than	SPS	20 feet	SPS	None

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	four feet in height above top of seawall or top of bank				
	Swimming pool (multi-family and commercial)	SPS	20 feet	15 feet	None
	Tennis courts (private) (one- and two-family)	SPS	15 feet	SPS	10 feet
	Tennis courts (multi-family and commercial)	SPS	35 feet	SPS	20 feet
	Trellises, arbors, and similar structures that do not exceed the maximum fence height in LDC section 5.03.02	None	None	None	None
	Trellises, arbors, and similar structures that exceed the maximum fence height in LDC section 5.03.02	SPS	10 feet	SPS	None
	Unlisted accessory	SPS	SPS	SPS	10 feet
	Utility buildings	SPS	SPS	10 feet	10 feet

Notes:

SPS = Calculated same as principal structure for the zoning district.

[1] See LDC section 4.02.01 D for exemptions and exclusions from required yards.

[2] 1 foot of accessory height = 1 foot of building separation.

[3] In those cases where the coastal construction control line is involved, the coastal construction control line will apply.

[4] The setback shall apply to external boundaries of the golf course district, and shall be inclusive of separately platted buffer tracts.

(Ord. No. 06-07, § 3.F; Ord. No. 07-67, § 3.J; Ord. No. 08-63, § 3.J; Ord. No. 14-33, § 3.J; Ord. No. 15-45, § 2.B; Ord. No. 18-18, § 3.H)

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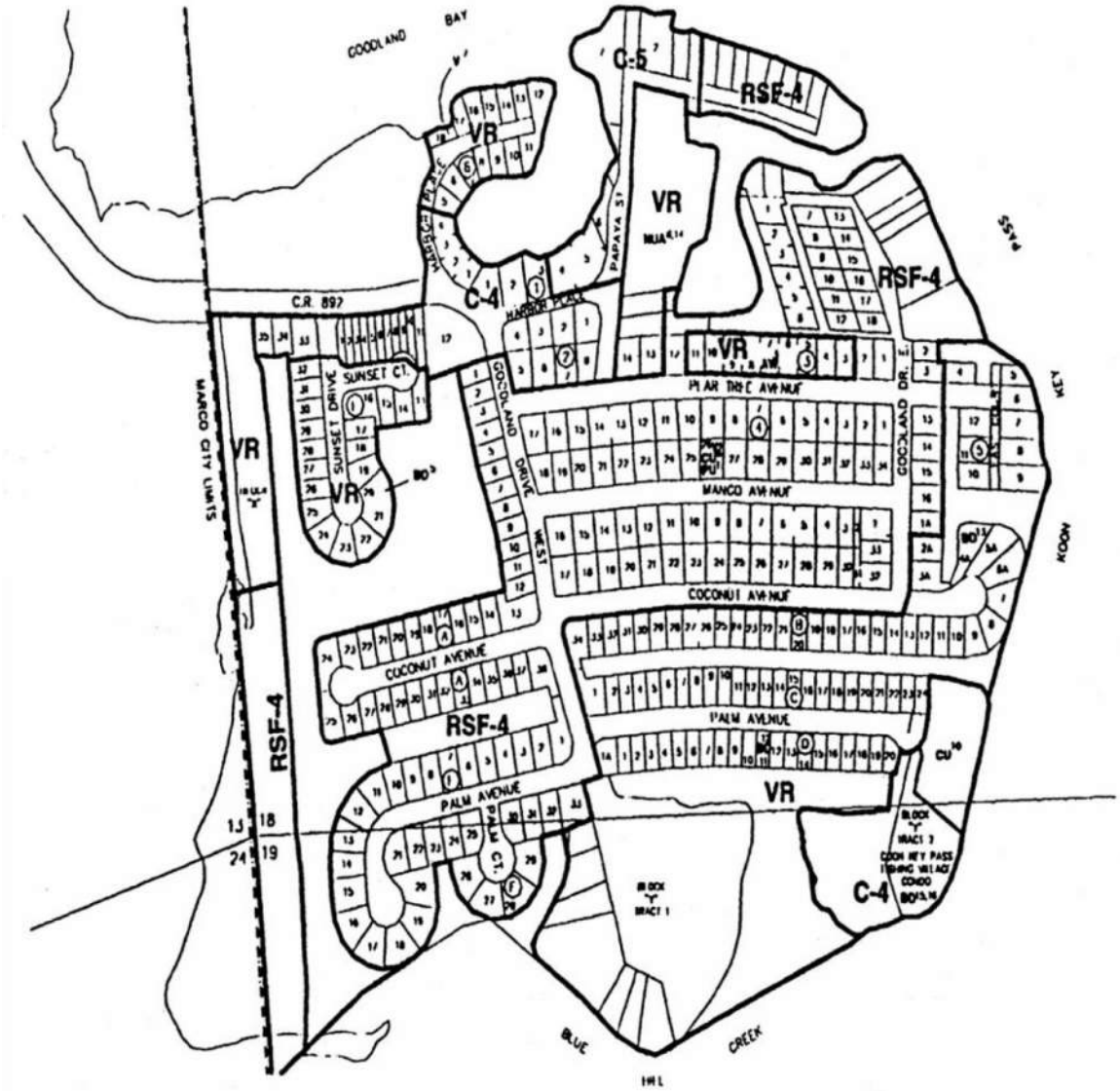
2.03.07 - Overlay Zoning Districts

J. Goodland Zoning Overlay (GZO). To create design guidelines and **development** standards that will assure the orderly and appropriate **development** in the unincorporated area generally known as Goodland. The Goodland Zoning Overlay district (GZO) is intended to provide regulation and direction under which the growth and **development** of Goodland can occur with assurance that the tropical fishing village and small town environment of Goodland is protected and preserved, and that **development** and/or redevelopment reflect the unique residential and commercial characteristics of the community. The boundaries of the Goodland Zoning Overlay district are delineated on Map 1 below.

GZO - Map 1



GOODLAND ZONING OVERLAY BOUNDARY

1. *Permitted uses.* The following uses are permitted as of right in this subdistrict:

   a. Clam nursery, subject to the following restrictions:

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i. A "clam nursery" is defined as the growing of clams on a "raceway" or "flow-through saltwater system" on the shore of a lot until the clam reaches a size of approximately one-half inch.

ii. For the purposes of this section, a "raceway" or "flow-through salt water system" is defined as a piece of plywood or similar material fashioned as a table-like flow through system designed to facilitate the growth of clams.

iii. At no time may a nursery owner operate a raceway or raceways that exceed a total of 800 square feet of surface area.

iv. The nursery must meet the requirements of a "minimal impact aquaculture facility" as defined by the Department of Agriculture.

v. The nursery must not be operated on a vacant **lot** , unless both of the following requirements are met:

a) The vacant **lot** is owned by the same individual who owns a **lot** with a residence or habitable **structure** immediately **adjacent** to the vacant **lot** ; and

b) The vacant **lot** must not be leased to another individual for purposes of operating a clam farm within the RSF-4 and VR zoning districts.

vi. At no time will a nursery owner be allowed to feed the clams, as the clams will be sustained from nutrients occurring naturally in the water.

vii. Only the property owner or individual in control of the property will be allowed to operate a raceway on the shore off his property within the VR and RSF-4 zoning districts. In other words, a landowner must not lease his property to another individual to use for purposes of operating a clam nursery.

viii. Any pump or filtration system used in conjunction with the nursery must meet all applicable County noise ordinances and must not be more obtrusive than the average system used for a non-commercial pool or shrimp tank

2. **Conditional uses.** The following uses are permitted as **conditional uses** in this subdistrict:

Reserved.

3. *Parking/storage of major recreational equipment, personal vehicles, and certain commercial vehicles.*

a. Within the VR and RSF-4 zoning districts, except for specifically designated travel trailer **subdivisions** , boats, trailers, **recreational vehicles** and other recreational equipment may be stored in any **yard** subject to the following conditions.

i. Recreational equipment must not be used for living, sleeping, or housekeeping purposes when parked or stored.

ii. **Recreational vehicles** or equipment must not exceed 35 feet in length.

iii. **Recreational vehicles** or equipment must not be parked, stored or encroach in any county **right-of-way** easement.

iv. **Recreational vehicles** or equipment that exceed 35 feet in length will be subject to the provisions of section 5.03.06 of this Code.

b. Personal vehicles may be parked in drainage swales in the VR and RSF-4 zoning districts subject to the following conditions.

i. No vehicle shall block or impede traffic.

c. Commercial vehicles 35 feet in length or less will be allowed to park at the owner's home and in the drainage swale subject to the following conditions:

i. No vehicle shall block or impede traffic;

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ii. Drainage must not be blocked or impeded in any way as a result of the parking in the swales;

iii. Parking will only be permitted in **driveways** and not in **yard** areas; and

iv. No more than two commercial vehicles may be parked at one residence/site, unless one or more of the vehicles is engaged in a construction or service operation on the residence/site where it is parked. The vehicle engaged in this service must be removed as soon as the construction or service is completed. For purposes of this subsection only, a commercial vehicle is defined as a van, pickup truck, or passenger car used for commercial purposes and licensed by the Department of Transportation. A vehicle is not considered a commercial vehicle merely by the display of a business name or other insignia. No other commercial vehicle, such as dump trucks, cement trucks, forklifts or other equipment used in the construction industry will be allowed to park at a residence or site overnight unless specifically approved by the County Manager or his designee.

4. *Storage sheds.* **Parcels** located off of Bayshore Way are allowed to retain any sheds that were constructed prior to October 17, 2003. Storage sheds for fishing and boat equipment on the boat **dock parcels** off of Bayshore Way constructed after October 17, 2003 are permissible if they comply with the following requirements:

   a. The appropriate **building** permit must be obtained.

   b. Bayshore Way **setback** : ten feet.

   c. Waterfront **setback** : ten feet.

   d. Side **yard setback** : 0 feet.

   e. Maximum size of shed: 144 square feet.

5. ***Sign*** *requirements.* All **signs** existing as of October 17, 2003 in Goodland are exempt from the requirements of the Collier County **sign** ordinance (section 5.06.00) for five years from October 17, 2003 or until the **sign** is destroyed, whichever comes first. Any **signs** constructed after October 17, 2003 must strictly comply with section 5.06.00. **Sign** maintenance is limited to painting existing **signs** . All other maintenance or repairs will void the exemption and require the owner to construct a **sign** that strictly adheres to section 5.06.00 in the event that the owner wishes to have a **sign** .

7, § 3.F; Ord. No. 18-18, § 3.D; Ord. No. 19-09, § 3; Ord. No. 19-35, § 3.A)

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4.02.05 - Specific Design Standards for Waterfront lots

A. It is the intent and purpose of this section to permit the placement of **principal structures** , except **single-family** , two-family and **duplex dwelling units** , at the **bulkhead** line or **shoreline** where such placement at the water's edge can enhance the character of waterfront **development** without detriment to adjoining or nearby properties or without damage to a particular environmental situation. The provisions of this section have their greatest potential application in planning for the use of tidewater inlands or areas of the county of such size and location that the use of this provision will meet its intent and purpose. If the provisions of this section are met, such provisions govern regardless of any requirement for waterfront **yards** in the zoning district involved. In those cases where the coastal control line is involved, the coastal construction control line shall apply.

B. **Principal structures** shall not be erected waterward under this section beyond the following limits for the situations outlined:

1. For waterfront lands along which a **bulkhead** line has been established, **buildings** may be erected out to, but not beyond, the **bulkhead** line.
2. For waterfront lands along which an **offshore building** limit has been established by the BCC, **buildings** may be erected out to, but not beyond, the **building** limit line.
3. For waterfront lands along which neither a **bulkhead** nor a **building** limit line has been established, **buildings** may be erected out to, but not beyond, the **shoreline** , as that **shoreline** exists prior to **development** and construction.

C. Since this section applies only to the placement of **structures** in waterfront **yards** , there shall be no use permitted under this section which is not permitted or permissible in the district involved. A **structure** approved under this section, however, may be attached to or made an integral part of a **boathouse** or **dock** , if such **boathouse** or **dock** is permitted or permissible in the district involved.

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4.02.22 - Design Standards for GZO District

A. These regulations are intended to supplement the existing land **development** regulations found in this LDC. In the event of a conflict between other provisions of this LDC and these regulations, these regulations contained in this overlay shall control.

B. Dimensional Standards.

Table 14. Design and Dimensional Standards in the GZO District.

Design Standard	
Maximum building height	Same as the VR District, but not more than 2 levels of habitable space for residential purposes
Minimum lot requirements Single family dwelling or mobile home Minimum lot area Minimum lot width	Same as the VR District, except as follows: 4,275 square feet 45 feet
Minimum lot requirements Minimum lot area Minimum lot width	Same as the RSF-4 District, except as follows: 5,000 square feet 50 feet
Minimum setback requirements Side yard	Same as the RSF-4 District, except as follows: 5 feet

C. Specific design standards.

1.

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Within the VR and RSF-4 zoning districts, except for specifically designated travel trailer **subdivisions** , boats, trailers, **recreational vehicles** and other recreational equipment may be stored in any **yard** subject to the following conditions.

a. No recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored.

b. No **recreational vehicle** or equipment shall exceed 35 feet in length.

c. No **recreational vehicle** or equipment shall be parked, stored nor encroach in any county **right-of-way** or **easement** .

d. **Recreational vehicles** or equipment that exceed 35 feet in length shall be subject to the provisions of the County Code regarding parking of commercial or **recreational vehicles** .

e. Personal vehicles may be parked in drainage swales in the VR and RSF-4 zoning districts subject to the following conditions: No vehicle shall block or impede traffic.

2. Within the VR and RSF-4 zoning districts, fishing equipment, such as crab traps, anchors and other similar items, may be displayed or stored in any **yard** subject to the following conditions.

a. The storage of fishing related equipment is permitted only in association with a fishing-related business.

b. Storage of toxic materials is prohibited.

c. The storage or display area shall be located a minimum of 5 feet from any property line or County **right-of-way** .

d. Fishing related items may be used for decorative purposes.

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9.03.02 - Requirements for Continuation of Nonconformities

Where, at the effective date of adoption or relevant amendment of the LDC, lawful use of lands or waters exists which would not be permitted under the LDC, the use may be continued, so long as it remains otherwise lawful, provided:

A. *Enlargement, increase, intensification, alteration.* No such **nonconforming** use shall be enlarged, intensified, increased, or extended to occupy a greater area of land, **structure** , or water than was occupied at the effective date of adoption or relevant amendment of the LDC, except a single-family, **duplex** , or **mobile home** use as provided for within section 9.03.03 B.4.

B. *Extension of use in **building** manifestly designed for such use.* Any **nonconforming** use may be extended throughout any parts of a **building** which were manifestly arranged or designed for such use at the effective date of adoption or relevant amendment of the LDC. Any **nonconforming** use which occupied a portion of a **building** not originally designed or intended for such use shall not be extended to any other part of the **building** . No **nonconforming** use shall be extended to occupy any land outside the **building** , nor any additional **building** on the same **lot** or **parcel** , not used for such **nonconforming** use at the effective date of adoption or relevant amendment of the LDC.

C. *Change in tenancy or ownership.* There may be a change in tenancy, ownership, or management of a **nonconforming** use provided there is no change in the nature or character of such **nonconforming** use.

D. *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.

E. *Movement.* No such **nonconforming** use shall be moved in whole or in part to any portion of the **lot** or **parcel** other than that occupied by such use at the effective date of adoption or relevant amendment of the LDC.

F. Discontinuance or destruction.

1. If any such **nonconforming** use ceases for any reason (except where governmental action impedes **access** to the premises) for a period of more than 1 year, any subsequent use of land shall conform to the regulations specified by the LDC for the district in which such land is located.

2. Notwithstanding the above definitions of discontinuance relative to a **nonconforming** use of land or water or **structure** , where the use of land, water or a structure has ceased for a period of more than 1 year, and where such property or use is deficient in the required amount of paved, striped parking, including parking and **access** to the **structure** for the disabled; water management facilities; landscaping; and other site improvements as required in Chapter Four of the LDC, prior to the recommencement of any use of land, water or **structure** , said deficiencies as may apply shall be remedied, to the greatest extent possible given the physical constraints on the property, via the appropriate administrative processes found in Chapter Ten, or as otherwise required by the LDC.

3. When **nonconforming** use status applies to a major **structure** or **structures** , or to a major **structure** or **structures** and premises in combination, removal or destruction of the **structure** or **structure** shall eliminate the **nonconforming** status of the land. "Destruction" of the **structure** for purposes of this subsection is hereby defined as damage to the extent of more than fifty (50) percent of the replacement cost at the time of the destruction. Upon removal or

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destruction as set out in this section, the use of land and **structures** shall therefore conform to the regulations for the district in which such land is located.

G. *Repairs and maintenance.* On any **nonconforming structure** or portion of a **structure** and on any **structure** containing a **nonconforming** use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing to an extent not exceeding twenty (20) percent of the current assessed valuation of the **structure** (or of the **nonconforming** portion of the **structure** if a **nonconforming** portion of a **structure** is involved), provided that the cubic content of the **structure** existing at the date it becomes **nonconforming** shall not be increased except subject further to the exception provided at section 9.03.03 B., herein.

H. ***Subdivision*** *or structural additions.* No land in **nonconforming** use shall be subdivided, nor shall any **structures** be added on such land except for the purposes and in a manner conforming to the regulations for the district in which such land is located; provided, however, that **subdivision** may be made which does not increase the degree of nonconformity of the use.

(Ord. No. 12-38, § 3.BB)

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9.04.00 - VARIANCES

9.04.01 - Generally

A. *Purpose.* In specific cases, variance from the terms of the LDC may be granted where said variance will not be contrary to the public interest, safety, or welfare and where owing to special conditions peculiar to the property, a diminution of a regulation is found to have no measurable impact on the public interest, safety or welfare; or a literal enforcement of the LDC would result in unnecessary and undue hardship, or practical difficulty to the owner of the property and would otherwise deny the property owner a level of utilization of his/her property that is consistent with the **development** pattern in the neighborhood and clearly has no adverse effect on the community at large or neighboring property owners.

B. *Historic Places.* Variances may be issued for the reconstruction, rehabilitation or restoration of **structures** listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.

C. For specific procedures associated with Variances, please see section 10.09.00 of the LDC.

(Ord. No. 05-27, § 3.QQ)

9.04.02 - Types of Variances Authorized

A variance is authorized for any dimensional **development** standard, including the following: height, area, and size of **structure** ; height of fence; size of **yards** and **open spaces** ; dimensional aspects of landscaping and **buffering** requirements; size, height, maximum number of, and minimum **setback** for **signs** ; and minimum requirements for off-street parking facilities.

A. *Variances for signs.* The variance procedure for signs is provided in section 5.06.00, the Collier County Sign Code.

(Ord. No. 06-07, § 3.Q; Ord. No. 09-43, § 3.B; Ord. No. 12-38, § 3.CC)

9.04.03 - Criteria for Variances

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Findings. Before any variance shall be recommended for approval to the board of zoning appeals, the planning commission shall consider and be guided by the following standards in making a determination:

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

B. There are 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. A literal interpretation of the provisions of the LDC work unnecessary and undue hardship on the **applicant** or create practical difficulties on the **applicant** .

D. The variance, if granted, will 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. Granting the variance requested will not 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. Granting the variance will 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.

G. There are natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation, such as natural preserves, lakes, golf course, etc.

H. Granting the variance will be consistent with the GMP.

(Ord. No. 05-27, § 3.QQ)

9.04.04 - Specific Requirements for Minor After-the-Fact Encroachment

Minor after-the-fact **yard** encroachments for **structures** , including **principal** and **accessory structures** , may be approved administratively by the County Manager or designee. Exceptions to required **yards** as provided for within LDC section 4.02.01 D. shall not be used in the calculations of existing **yard** encroachments.

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A. For both residential and non-residential **structures** the County Manager or designee may administratively approve minor after-the-fact **yard** encroachments of up to five (5) percent of the required **yard** , not to exceed a maximum of six (6) inches when a **building** permit has been issued and a certificate of occupancy has not been granted. The encroachment applies to the **yard** requirement in effect as of the date the **building permit** was issued.

B. For both residential and non-residential structures, the County Manager or designee may administratively approve minor after-the-fact yard encroachments of up to ten percent of the required yard with a maximum of two feet when a building permit and certificate of occupancy has been granted. The encroachment applies to the yard requirement in effect as of the date the building permit was issued.

1. Exception. Residential structures shall be deemed compliant with the applicable development standards and no variance shall be required when the following additional conditions apply:

   a. The building permit and certificate of occupancy were approved in compliance with the required setbacks in effect at that time;

   b. The encroachment does not exceed three inches into the required yard;

   c. The only portion of the structure encroaching into the required yard is the exterior wall treatment; and

   d. The required structure to structure separation, as identified in LDC section 4.02.02, is satisfied.

C. For property supporting a single-family home, two-family home, **duplex** , **mobile home** or modular home, the County Manager or designee may administratively approve encroachments of up to twenty-five (25) percent of the required **yard** in effect as of the date of the building permit when one of the following conditions exists:

1. In the presence of mitigating circumstances, where the encroachment does not result from error or action on the part of the property owner and a **building** permit has been issued.

2. Where no **building** permit record can be produced and the following criteria are met:

   a.

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An after-the-fact **building** permit for the **structure** , or portion of the **structure** , is issued prior to the approval of the administrative variance. The administrative variance will only be approved once all inspections have been completed. The certificate of occupancy shall be placed on hold until the administrative variance is approved.

b. The encroaching **structure** , or portion of the **structure** , was constructed prior to the purchase of the subject property by the current owner.

c. Evidence is presented showing that the encroaching **structure** , or portion of the **structure** , was constructed at least two (2) years prior to the date of application for the administrative variance. This evidence may be in the form of a survey, property card, or dated aerial photograph clearly showing the encroachment.

d. The encroaching **structure** is either an addition of living area to a **principal structure** , or an **accessory structure** of at least two hundred (200) square feet in area.

e. The encroachment presents no safety hazard and has no adverse affect on the public welfare.

D. Where a **structure** was lawfully permitted within a residential zoning district under a previous code, and where said **structure** is considered **nonconforming** under the current Land Development Code, due to changes in the required **yards** , the County Manager or designee may administratively approve a variance for an amount equal to or less than the existing **yard** encroachment.

E. Under no circumstances shall any administrative variance be approved which would allow a reduction of the separation between **structures** to less than ten (10) feet.

F. Administrative variances approved pursuant to the above do not run with the land in perpetuity and remain subject to the provisions of this section regarding **nonconforming structures** .

(Ord. No. 06-63, § 3.OO; Ord. No. 16-27, § 3.U; Ord. No. 18-18, § 3.N)

9.04.05 - Specific Requirements for Variances to Flood Hazard Protection Requirements

A. *General requirements.*

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1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the **flood** hazard, to afford relief.
2. Variances shall only be issued upon:
   a. A showing of good and sufficient cause.
   b. A determination that failure to grant the variance would result in exceptional hardship to the **applicant** .
   c. A determination that the granting of a variance will not result in increased **flood** heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
3. In passing upon a variance, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, standards specified in other sections of the LDC; and the following criteria:
   a. The danger that materials may be swept onto other lands to the injury of others;
   b. The danger to life and property due to **flooding** or erosion damage;
   c. The susceptibility of the proposed facility and its contents to **flood** damage and the effect of such damage on the individual owner;
   d. The importance of the services provided by the proposed facility to the community;
   e. The necessity to the facility of a waterfront location, where applicable;
   f. The availability of alternative locations, not subject to **flooding** or erosion damage, for the proposed use;
   g. The **compatibility** of the proposed use with existing and anticipated **development** .
   h. The relationship of the proposed use to the GMP and **flood plain** management program for the area;
   i. The safety of **access** to the property in times of **flood** for ordinary and emergency vehicles;
   j.

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The expected heights, velocity, duration, rate of rise, and sediment transport of the **flood** waters and the effects of wave action, if applicable, expected at the site;

k. The costs of providing governmental services during and after **flood** conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, **streets** , and bridges, and;

l. Variances shall not be issued within any designated **floodway** if any increase in **flood** levels during the **base flood** discharge would result.

m. Variances may be issued by a community for new construction and **substantial improvements** and for other **development** necessary for the conduct of a functionally dependent use provided that the criteria of (a) through (l) of this section are met.

n. Generally, variances may be issued for new construction and **substantial improvements** to be erected on a **lot** of one-half (½) acre or less in size contiguous to and surrounded by **lots** with existing **structures** constructed below the **base flood** level, providing items (a) through (l) have been fully considered.

9.04.06 - Specific Requirements for Variance to the Coastal Construction Setback Line

A. The coastal construction **setback line** shall be that coastal construction **setback line** established by the DEP of the State of Florida pursuant to F.S. § 161.053 and recorded in Coastal **setback line** Book 1, pages 1 through 12 inclusive, recorded October 31, 1974, as Clerk's Instrument No. 365665 of the public records of Collier County, Florida.

B. **Setback lines** established under this LDC shall be reviewed upon petition of affected riparian upland owners. The BCC of Collier County shall decide, after due public notice and hearing, whether a change in the **setback line** is justified, and shall notify the petitioner in writing. The present **setback lines** are presumed to be correct, and no change in **setback lines** are presumed to be correct, and no change in **setback lines** shall be made except upon an affirmative showing by petitioner that any construction line established hereunder is a minimum of 150 feet landward of the **mean high-water line** or seventy-five (75) feet landward of the vegetation line whichever is greater; and that considering ground elevations in

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relation to historical storm and hurricane tides, predicted maximum wave uprush, **beach** and offshore ground contours, the vegetation line, erosion trends, the **dune** or bluff line, if any exist, and existing upland **development** , that the general public health and welfare are preserved, upland properties protected, and **beach** and sand **dune** erosion controlled.

C. It shall be unlawful for any person, firm, corporation, or agency, public or private, to construct, reconstruct, or change existing **structures** , make any excavation, remove any **beach** material or otherwise **alter** existing ground elevations, drive any vehicle on, over or across any sand **dune** , or damage or cause to be damaged any sand **dune** , or the vegetation growing thereon and/or seaward of said **dune** , seaward of the coastal construction **setback line** , except as hereinafter provided.

D. If in the immediate contiguous or **adjacent** area a "number of existing **structures** " have established a reasonably continuous and uniform construction line closer to the **line of mean high water** than the line as herein established, and if said existing **structures** have not been unduly affected by erosion, a proposed **structure** may be permitted along such line if such proposed **structure** is also approved by the BCC.

E. The BCC may authorize the construction of pipelines or piers extending outward from the **shoreline** , unless it determines that the construction of such projects would cause erosion of the **beach** in the area of such **structures** .

F. Reserved.

G. Procedures for obtaining variance.

1. A written petition requesting a variance from the established **setback line** shall be filed with the BCC or their designee. The petition shall set forth:
    a. A description of petitioner's property to include the information requested on a current Collier County request for a coastal construction **setback line** variance form;
    b. A description of the established **setback line** and the line which petitioner wishes to be varied;
    c. The justification upon which the petitioner relies for the granting of the variance, to include compliance with the Collier County growth management plan, conservation and coastal management element.

2.

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Notice and public hearing for coastal construction **setback line** variances. An application for coastal construction **setback line** (CCSL) variance shall be considered by the BCC pursuant to the following public notice and hearing requirements.

a. The **applicant** shall post a **sign** at least 45 days prior to the date of the public hearing by the BCC. The **sign** shall contain substantially the following language and the **sign** copy shall utilize the total area of the **sign** :

PUBLIC HEARING REQUESTING
CCSL VARIANCE APPROVAL (both to contain the following information:)

TO PERMIT: (Sufficiently clear to describe the type of variance requested).

DATE: _____

TIME: _____

TO BE HELD IN BOARD OF COUNTY COMMISSIONERS MEETING ROOM, COLLIER COUNTY GOVERNMENT CENTER.

b. The area of a property **sign** shall be as follows:

i. For a property less than one acre in size, the **sign** shall measure at least one and one-half square feet in area.

ii. For a property one acre or more in size, the **sign** shall measure at least 32 square feet in area.

c. In the case of a **sign** located on a property less than one acre in size, such **sign** shall be erected by the County Manager or his designee in full view of the public on each **street** side of the subject property and on the side of the property visible from the **beach** . Where the property for which approval is sought is landlocked or for some other reason a **sign** cannot be posted directly on the subject property, then the **sign** shall be erected along the nearest **street right-of-way** , with an attached notation indicating generally the distance and direction to the subject property.

d.

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In the case of **sign(s)** located on a property one acre or more in size, the applicant shall be responsible for erecting the required **sign(s)** . The **sign (s)** shall be erected in full view of the public on each **street** upon which the subject property has **frontage** and on the side of the property visible from the **beach** . Where the subject property is landlocked, or for some other reason the **sign(s)** cannot be posted directly on the property, then the **sign(s)** shall be erected along the nearest **street right-of-way** , with an attached notation indicating generally the distance and direction to the subject property. There shall be at least one **sign** on each external boundary which fronts upon a **street** , however, in the case of external boundaries along a **street** with greater frontages than 1,320 linear feet, **signs** shall be placed equidistant from one another with a maximum spacing of 1,000 linear feet, except that in no case shall the number of **signs** along an exterior boundary fronting on a **street** exceed four signs. The applicant shall provide evidence to the County Manager or designee that the **sign(s)** were erected by furnishing photographs of the **sign(s)** showing the date of their erection at least ten days prior to the scheduled public hearing by the BCC. The **sign(s)** shall remain in place until the date of either of the following occurrences:

1. Final action is taken by the BCC; or
2. The receipt of a written request by the County Manager or designee from the applicant to either withdraw or continue the petition indefinitely.

e. Notice of the time and place of the public hearing by the BCC shall be advertised in a newspaper of general circulation in the county at least one time and at least 15 days prior to the public hearing. Where applicable, the notice shall clearly describe the proposed variance. The advertisement shall also include a location map that identifies the approximate geographic location of the subject property.

f. The BCC shall hold one advertised public hearing on the proposed variance and may, upon the conclusion of the hearing, immediately adopt the resolution approving the variance

3. The BCC shall notify petitioner in writing of its decision within 15 days of the public hearing.

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4. Any person aggrieved by a decision of the BCC granting or denying a variance may apply to the circuit court of the circuit in which the property is located for judicial relief within 30 days after rendition of the decision by the BCC. Review in the circuit court shall be by petition for a writ of certiorari and shall be governed by the Florida Appellate Rules.

H. Exemptions. Exemptions shall be reviewed administratively for compliance with applicable county codes, and shall not be heard by the BCC. Exemptions to this section 9.04.06 shall include:

1. The removal of any plant defined as **exotic vegetation** by county code.
2. Any modification, maintenance, or repair, to any existing **structure** within limits of the existing foundation or footprint, which does not require, involve, or include any additions to, or repair or modifications of, the existing foundation of that **structure** , except those modifications required by code, excluding additions or enclosure added, constructed, or installed below the first **dwelling** floor or lowest deck of the existing **structure** .
3. Any structures, that: 1) do not constitute fixed **structure(s)** , 2) do not require a **building** permit, 3) weigh less than 100 pounds, and 4) upon review by the County Manager or his designee does not present an actual or potential threat to the **beach** and the **dune** system and **adjacent** properties are exempt from the variance requirements of this section. This exemption shall not be effective during sea turtle nesting season (May 1—October 31) unless the **structures** are removed daily from the **beach prior to 9:30 p.m. and are not moved onto, or placed on, the beach** before completion of monitoring conducted by personnel with prior experience and training in nest surveys procedures and possessing a valid Fish and Wildlife Conservation Commission Marine Turtle Permit (daily sea turtle monitoring), or unless the **beach** furniture is being actively used or attended during the period of time from 9:30 pm until the next day's monitoring. Exemptions allowed under this provision are not intended to authorize any violation of F.S. § 370.12, or any of the provisions of the Endangered Species Act of 1973, as it may be amended.

(Ord. No. 05-27, § 3.QQ)

9.04.07 - Reserved

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Editor's note— Ord. No. 13-56, § 3.HH, adopted September 24, 2013, repealed § 9.04.07, which pertained to specific requirements for waiver of automobile service station distance requirements. See Land Development Ordinance Disposition Table for complete derivation.

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COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION NO. DR-PL20180002114 – Request for approval of a site plan with deviations pursuant to LDC Section 10.02.03.F with eight total deviations, including one deviation from LDC Section 4.06.02.C.1 to remove the 10 foot wide Type A buffer along the western property line due to existing rip-rap and docks, three deviations from LDC Section 4.06.02.C.2, to reduce the 15-foot Type B buffer and reduce the number of plantings along the eastern property line, and to reduce the plantings along the northern property line; three deviations from LDC Sections 4.06.03.B, to allow trees to be more than 50 feet from the parking stall, allow trees required in parking islands to be located elsewhere on the site, and allow no terminal landscape islands at the ends of some rows of parking; and one deviation from LDC Section 4.06.05.C.1 to reduce the foundation plantings for Building 1 to one façade; for the redevelopment of the Walker's Coon Key Marina consisting of 1.68± acres, located at 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commissioner District 1

Meeting Date: 10/28/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
10/12/2021 5:54 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/12/2021 5:54 PM

Approved By:

Review:

Zoning	Mike Bosi	Zoning Director Review	Completed	10/13/2021 8:37 AM
Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/18/2021 10:10 PM
Zoning	Ray Bellows	Review Item	Completed	10/19/2021 5:44 PM
Zoning	Diane Lynch	Review Item	Skipped	10/18/2021 10:10 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 28, 2021

SUBJECT: DR-PL20180002114; SITE PLAN W/ DEVIATIONS-REDEVELOPMENT WALKER'S COON KEY MARINA
Companion to VA-PL20200000998; WALKER'S COON KEY MARINA VARIANCE

PROPERTY OWNERS/APPLICANT/AGENT:

Owner/Applicant:
WR Real Estate LLP
785 Bald Eagle Drive
Marco Island, FL 34145

Agent:
Gina R. Green, P.E.
Gina R. Green, P.A.
3310 1st Avenue NW
Naples, FL 34120

REQUESTED ACTION:

The applicant requests that the Hearing Examiner consider an application for approval of a site plan with deviations pursuant to LDC Section 10.02.03.F with eight total deviations, including: one deviation from LDC Section 4.06.02.C.1 to remove the 10-foot wide Type A buffer along the western property line due to existing rip-rap and docks; three deviations from LDC Section 4.06.02.C.2, to reduce the 15-foot Type B buffer and reduce the number of plantings along the eastern property line, and to reduce the plantings along the northern property line; three deviations from LDC Sections 4.06.03.B, to allow trees to be more than 50 feet from the parking stall, allow trees required in parking islands to be located elsewhere on the site, and allow no terminal landscape islands at the ends of some rows of parking; and one deviation from LDC Section 4.06.05.C.1 to reduce the foundation plantings for Building 1 to one façade; for the redevelopment of the Walker's Coon Key Marina.

GEOGRAPHIC LOCATION:

The subject site consists of 1.68± acres located at 604 Palm Avenue in Goodland in Section 18, Township 52 South, Range 27 East, Collier County, Florida *(see location map, page 2).*

Attachment: 10-12-21 - DR - Walkers Coon Key Staff Report (20340 : PL20180002114 DR Walker's Coon Key Marina)

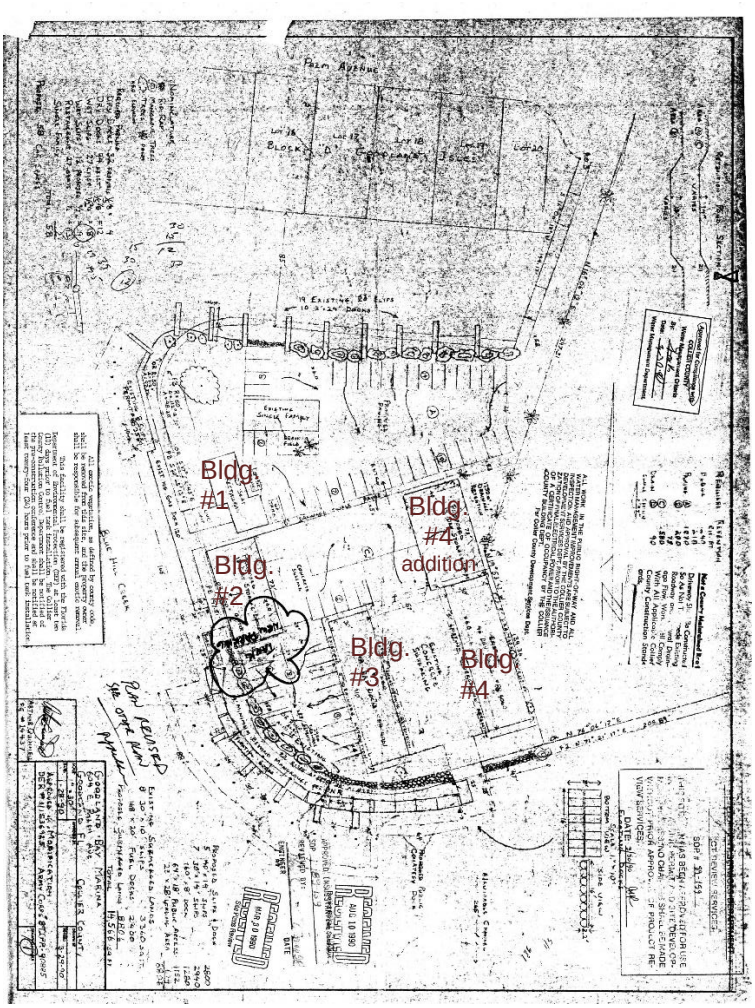
Location Map

Zoning Map

PURPOSE/DESCRIPTION OF PROJECT:

Walker's Coon Key Marina is an existing marina on 1.68± acres located at 604 Palm Avenue on the south side of Goodland. The site is in the Mixed-Use District/Urban Coastal Fringe Subdistrict on the Future Land Use Map and is zoned C-4 (General Commercial) with Goodland Zoning Overlay (GZO). The site is on a peninsula with water on three sides and a neighboring residential condominium on the eastern side.

Permitting records for the property date back to 1971. Site development permitting was originally processed under Site Development Plan (SDP) Number 89-159. This SDP included dry boat storage buildings identified as Buildings #2, #3, and #4, wet slips, and a restaurant, now the ships store (identified as Building #1) with parking. At the time, marinas were permitted in the C-4 zoning district; the side yard requirement was none, or five feet with unobstructed passage from front to rear yard; and waterfront setbacks were none for marinas. Landscaping standards were applicable to vehicular use areas, and a landscape buffer was required adjacent to the residential condominium which were built in 1983. The buffer requirement at the time was a 10-foot-wide buffer planted to be 80% opaque between 3 and 8 feet in height, or a buffer of 5 feet wide with a six-foot-high opaque structure was allowed as a substitute. Below is the plan from SDP 89-159, also provided in Attachment D.



SDP 89-159

Attachment: 10-12-21 - DR - Walkers Coon Key Staff Report (20340 : PL20180002114 DR Walker's Coon Key Marina)

Following Hurricane Wilma in 2005, redevelopment of this site including demolition and reconstruction of the ships store (Building #1), parking, and boat storage Buildings #2 and #3, was authorized under SDPA-2008-AR-13409. Additional work occurred via SDPI-PL2009002522. Following Hurricane Irma (2017), improvements were permitted under SDPI-PL20180002423. See Attachment D for the SDP documents. The referenced reconstruction efforts did not include boat storage Building #4. As a separate matter, a companion application has been submitted by the applicant (PL20200000998) for Variances from dimensional requirements associated with reconstruction of the Buildings #1, 2, and 3 and proposed reconstruction of Building #4.

Through the Site Plan with Deviations process, a means is provided for a redevelopment project to seek dimensional deviations, excluding height, architectural deviations, and deviations from site features, such as but not limited to, landscaping, parking, and buffers, from the standards established in the LDC when the passing of time has rendered certain existing buildings, structures or site features nonconforming.

The post-hurricane reconstruction activity has resulted in new parking, landscaping, and water management, rebuilding of the ships store (Building #1) and rebuilding of Buildings #2 and #3. There is a reduction in the total number of boats stored in the new buildings from 130 spaces to 122 spaces. There is no increase to the impervious area of the site. All existing improvements will remain as constructed.

The following eight deviations are requested for the redevelopment of the subject site that has occurred, to address landscaping conditions that do not meet the current applicable LDC standards:

1A. (*Eastern buffer width*) Deviation from LDC Section 4.06.02.C.2, to reduce the 15-foot Type "B" buffer along the eastern property line

1B. (*Buffer along access road*) Deviation from LDC Section 4.06.02.C.2, to reduce the 15-foot Type "B" buffer along the west edge and east edge of the access road

2. (*Eastern buffer plantings*) Deviation from LDC Section 4.06.02.C.2, to reduce the number of plantings along the eastern property line

3. (*Parking lot trees*) Deviation from LDC Section 4.06.03.B, to allow trees required in parking islands to be located elsewhere on the site

4. (*Parking lot trees*) Deviation from LDC Section 4.06.03.B, to allow trees to be more than 50 feet from the parking stall

5. (*Parking lot trees*) Deviation from LDC Section 4.06.03.B, to allow no terminal landscape islands at the ends of some rows of parking

6. (*Vehicular use area landscaping*) Deviation from LDC Section 4.06.03.B. to allow reduced interior landscaping areas

7. (*Building foundation plantings*) Deviation from LDC Section 4.06.05.C.1 to reduce the foundation plantings for Building #1 to one façade

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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 an existing marina zoned C-4 with Goodland Zoning Overlay (C-4/GZO):

North: Waterway beyond which is single-family residential, zoned Village Residential with Goodland Overlay (VR/GZO)

South: Waterway zoned Conservation with Area of Critical State Concern Special Treatment Overlay (CON- ACSC/ST)

East: Coon Key Pass Fishing Village Condo residences, zoned C-4 with Goodland Overlay (C-4/GZO)

West: Waterway beyond which is Goodland Boat Park recreational facility, zoned Village Residential with Goodland Overlay (VR/GZO) and Conditional Use approval

DEVIATIONS ANALYSIS:

The petitioner is seeking eight (8) deviations from the requirements of the Land Development Code (LDC). The requested deviations are listed here with the staff analysis and recommendation.

Deviation 1A seeks relief from Section 4.06.02.C.2 of the LDC, which requires a 15-foot-wide Type "B" Landscape Buffer, to instead reduce it to a 6-foot-wide Type "B" Landscape Buffer between the Boat Storage Building (Building #4) and the eastern property line.

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Petitioner's Justification: *The Walker Marina was developed subject to Collier County Ordinance 82-2; Section 8.37.a, which required a 10-foot landscape buffer adjacent to residential use. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents show that Boat Storage Building #4 was approved with a 6-foot-wide landscape buffer. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct proposed buildings in their previously approved locations.*

The previous structures were destroyed by Hurricanes Wilma and Irma. The proposed eastern side yard buffer consists of an existing Areca palm hedge that straddles the property line and it continue to provide the 80% opacity screening required by the LDC. A combination of Green Buttonwood trees and shrubs are proposed to infill the section of missing Arecas to satisfy the 80% opacity within one year.

***Staff Analysis and Recommendation*:** Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no issue with consistency provided the applicant maintains vegetation that is equivalent to Type "B" planting requirements with effective screening that is 80% opaque up to six feet in height. Zoning and Development Review staff recommends **APPROVAL** of this deviation on condition that the applicant maintains vegetation that is equivalent to Type "B" planting requirements with effective screening that is 80% opaque at least six feet in height.

Deviation 1B seeks relief from Section 4.06.02.C.2 of the LDC, which requires a 15-foot-wide Type "B" Landscape Buffer, to instead allow for no buffer to the North where the access road is contiguous with the Eastern property line and no buffer along the West edge of the access road where it is adjacent to the waterway.

Petitioner's Justification: *The Walker Marina was developed subject to Collier County Ordinance 82-2. The original approval documentation is SDP-89-159 and SDP-2008-13409. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct proposed buildings in their previously approved locations.*

The previous structures were destroyed by Hurricanes Wilma and Irma. The proposed side yard buffer consists of an existing Areca palm hedge that straddles the property line and it continue to provide the 80% opacity screening required by the LDC. A combination of Green Buttonwood trees and shrubs are proposed to infill the section of missing Arecas to satisfy the 80% opacity within one year.

***Staff Analysis and Recommendation*:** Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no detrimental effect if this deviation request is approved to maintain the 25-foot-wide access road without installing the currently required buffers in the area along the access road where the property has a pre-existing constrained condition. Zoning and Development Review staff recommends **APPROVAL** of this deviation.

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Deviation 2 seeks relief from Section 4.06.02 C.2. of the LDC which requires trees spaced no more than 25 feet on center, to instead permit varying spacing due to existing site restrictions along the eastern property line. There will be a minimum of ten trees and six ten-gallon shrubs. If gaps in the areca buffer occur in the future, trees, and shrubs to meet the Type "B" buffer planting requirement are to be planted to fill the gaps and provide 80% opacity within one year of planting.

> ***Petitioner's Justification:*** *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.37.a, which required a 10-foot landscape buffer. However, the LDC did not have spacing requirements for plantings. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents have limited detail related to landscaping, but the Areca Palm hedge is existing. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to use the existing hedge, which is non-native. All other required plantings for opacity would be 100% native.*
>
> ***Staff Analysis and Recommendation*****:** Staff sees no detrimental effect if this deviation request is approved. Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no issue with consistency. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation on condition that there will be a minimum of ten trees and six ten-gallon shrubs, and if gaps in the areca buffer occur in the future, trees, and shrubs to meet the Type "B" buffer planting requirement are to be planted to fill the gaps and provide 80% opacity at least six feet in height within one year of planting.

Deviation 3 seeks relief from Section 4.06.03 B.3. of the LDC which requires a terminal island with a tree at the end of a row of parking, to instead allow some required terminal island trees to be located elsewhere on site where site conditions and marina use operations have prevented the creation of a terminal island. The relocated terminal island trees will be located as shown on the Deviation Site Plan.

> ***Petitioners Justification:*** *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show vehicular landscaping details. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. To permit greater maneuvering space and flexibility for large equipment to access the boat storage area, the two existing parking islands that flank the entrance to the boat storage area were identified with paint rather than planting islands.*
>
> ***Staff Analysis and Recommendation*****:** Staff sees no detrimental effect if this deviation request is approved. Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no issue with consistency. Because the required terminal island trees are being relocated onsite, the deviation is justified as meeting public purposes to a degree at least equivalent to literal application of

Attachment: 10-12-21 - DR - Walkers Coon Key Staff Report (20340 : PL20180002114 DR Walker's Coon Key Marina)

regulations per LDC section 10.02.13.B.5.h. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation.

Deviation 4 seeks relief from Section 4.06.03 B.2. of the LDC which requires a tree no farther than 50 feet from a parking stall, to instead allow some required trees to be more than 50 feet from a parking stall due to site conditions and turning radii of equipment integral with the marina operation.

Petitioners Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents show that Boat Storage Building 4 was approved with a 6-foot setback. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. To permit greater maneuvering space and flexibility for large equipment to access the boat storage area, trees would be located farther than 50 feet from some parking stalls.*

Staff Analysis and Recommendation**:** Staff sees no detrimental effect if this deviation request is approved. Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no issue with consistency. Because the required terminal island trees are being relocated onsite, the deviation is justified as meeting public purposes to a degree at least equivalent to literal application of regulations per LDC section 10.02.13.B.5.h. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation.

Deviation 5 seeks relief from Section 4.06.03 B.3. of the LDC which requires a row of parking spaces to have a Terminal Landscape Islands, to instead allow some required Terminal Landscape Islands to be paver bricks with no landscaping where site conditions and marina use operations have prevented the creation of a terminal island.

Petitioners Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show vehicular landscaping details. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration and where it is applicable, to permit removal of terminal landscape islands and replace them with brick pavers where marina operations prevent the creation of terminal landscape islands.*

Staff Analysis and Recommendation**:** Staff sees no detrimental effect if this deviation request is approved. Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no issue with consistency. Because the required terminal island trees are being relocated onsite, the deviation is justified as meeting public purposes to a degree at least equivalent to literal application of regulations per LDC section 10.02.13.B.5.h. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation.

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Deviation 6 seeks relief from Section 4.06.03 B.1 of the LDC which requires at least ten percent of the amount of vehicular use area onsite to be devoted to interior landscaping areas, to instead permit five-point nine percent (5.9%) of the amount of vehicular use area to be devoted to interior landscaping areas due to existing site restrictions.

> ***Petitioner's Justification:*** *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show vehicular landscaping details. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. Where it is applicable, to reduce the amount of vehicular use area devoted to interior landscape from 10% to 5.9%.*

***Staff Analysis and Recommendation*:** Staff sees no detrimental effect if this deviation request is approved. Landscaping, Environmental, and Engineering Stormwater staff have evaluated the proposed deviation to the site plan and found no issue with consistency and the result of granting the deviation will be generally equivalent to the conditions on the site that were previously permitted. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation.

Deviation 7 seeks relief from Section 4.06.05.C.1 of the LDC, which requires foundation planting landscaping on at least three building facades and along at least 30 percent of each facade, to instead allow for the Ship's Store (Building #1) only one façade for foundation plantings on the eastern facade and all required foundation plantings shall be located on this one façade.

> ***Petitioners Justification:*** *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30, which did not have specific requirements for foundation planting. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show foundation plantings. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct buildings in their previously approved configuration without foundation plantings except on Building 1 where all foundation plantings will be located on the eastern façade.*
>
> ***Staff Analysis and Recommendation***: The applicant is requesting to reconstruct buildings that existed before building foundation plantings were required. Due to the existing conditions of the site which prevent the applicant from being able to meet many of the current landscape requirements, staff recommends approval, finding that, in compliance with LDC section 10.02.13.A.3, the element may be waived without detrimental effect on the health, safety and welfare of the community.

STAFF ANALYSIS:

Staff has reviewed the requested against the established criteria for Site Plans with Deviations

Attachment: 10-12-21 - DR - Walkers Coon Key Staff Report (20340 : PL20180002114 DR Walker's Coon Key Marina)

under LDC Section 10.02.03.F.7 and provide the analysis below.

a. Land uses and densities within the development shall be consistent with the permitted and approved conditional uses in the zoning district.

The marina is a permitted use in the C-4 district zoning district.

b. The proposed development is consistent with the Growth Management Plan.

Staff finds that the proposed development is a water dependent and water related use that has existed on the site per Land Development Code standards applicable through Ordinance 82-2, and approval of the requested deviations will result in conditions that remain consistent with GMP FLUE Policy 5.4 requiring the project to be compatible with neighborhood development. The petition is also consistent with the Conservation and Coastal Management Element (CCME) and Policy 5.1 of the Transportation Element of the Growth Management Plan. Therefore, staff recommends that this petition be deemed consistent with the GMP.

c. The development shall have a beneficial effect both upon the area in which it is proposed to be established and upon the unincorporated area as a whole.

The proposed deviations will not change the permitted land uses and densities within the development area. Water related and water dependent uses are generally considered beneficial for the surrounding neighborhood and upon the unincorporated area of Collier County.

d. The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.

The proposed deviations are intended to acknowledge the land area within the development and the area devoted to each functional portion as previously approved should continue, because this has proven adequate to serve the purpose.

e. Streets, utilities, drainage facilities, recreation areas, sizes, and yards, architectural features, vehicular parking and loading facilities, sight distances, landscaping, and buffers shall be appropriate for the particular use involved.

The proposed deviations are intended to acknowledge the referenced features of the site as previously approved should continue, because this has proven appropriate for the use.

f. Visual character of the project shall be equal or better in quality than that required by the development standards for the zoning district. The visual character of the project shall be better in quality than the existing project before redevelopment and after it was first permitted.

The project involves reconstruction of buildings impacted by hurricanes. Buildings #1, #2, and #3 have been built back. The boat storage buildings were built back taller than originally constructed, within the maximum height of 75 feet associated with the C-4 zoning district. The refurbishment of the site has improved visual characteristics of the project, while the taller boat storage buildings

Attachment: 10-12-21 - DR - Walkers Coon Key Staff Report (20340 : PL20180002114 DR Walker's Coon Key Marina)

can be considered impactful to neighboring views. As a separate matter, a companion application has been submitted by the applicant (PL20200000998) for Variances from dimensional requirements associated with reconstruction of the Buildings #1, 2, and 3 and proposed reconstruction of Building #4. The aspects of the project related to the requested landscaping related deviations that are the subject of this petition will result in equal or greater visual character as previously existed on the site.

g. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.

At time of the Site Development Plan Amendment and Building Permit processing, the proposed development improvement is subject to reliable and continuing maintenance requirements as well as standard confirmation and authorization of common ownership(s).

h. Deviations shall be clearly delineated in the petition and shall be the minimum required to achieve the goals of the project and comply with these standards.

Staff finds that the deviations are clearly delineated and are the minimum required to achieve the goals of the marina reconstruction project.

i. The petitioner has provided enhancements to the development.

The act of reconstructing demolished buildings provides an enhancement to the development.

j. Approval of the deviation(s) will not have an adverse effect on adjacent properties.

Staff has described the existing land use pattern in the "Surrounding Land Use and Zoning" portion of this report. Further, based on the information provided in the application the proposed deviations are requested to allow for buffering, landscaping, and vehicular parking area conditions as previously authorized by past approvals. Thus, the granting of these deviations will result in updated conditions that are consistent with past conditions, not adversely affecting adjacent properties.

Landscape Review: Due to existing conditions that do not allow for many of the current landscape standards to be met, the application is seeking deviations from landscape standards as discussed above. Due to the existing conditions of the site which prevent the applicant from being able to meet many of the current landscape requirements, staff recommends approval, finding that the petitioner has demonstrated that the element may be waived without detrimental effect on the health, safety and welfare of the community, and the petitioner as demonstrated that the deviation is justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

Environmental Review: Environmental Planning staff has reviewed this petition. Preservation of native vegetation is not required since the property has been developed and does not contain native vegetation or listed species. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

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PUBLIC NOTICE:

Notice about the October 28, 2021 Hearing Examiner hearing was provided by newspaper advertisement, mailed notice to owners within 500 feet of the site, and posting of a public notice sign on the site at least 15 days prior to the hearing.

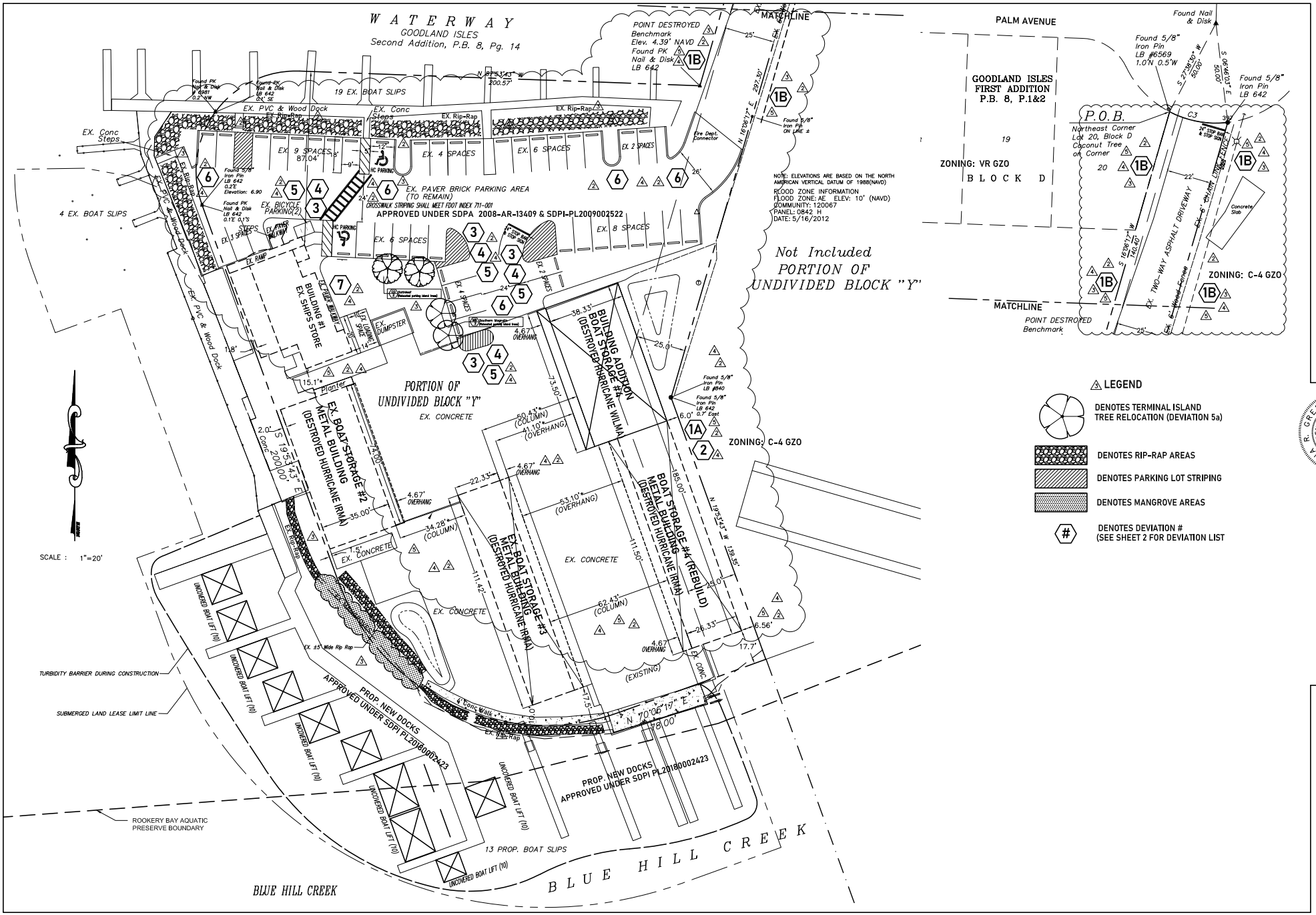
RECOMMENDATION:

Zoning Division staff recommends the Hearing Examiner approve petition DR-PL20180002114 Walker's Coon Key Marina as proposed.

Attachments:

A) Deviations Site Plan
B) Landscape Plan
C) Ordinance 82-2 (1982 LDC excerpts)
D) SDPA to 2008-AR-13409, SDPI-09-2522, SDPI-18-2423 dated 8/26/19; SDPA-2008-AR-13409 dated 6/22/09; SDP-89-159 dated 1/28/90
E) Survey
F) Applicant's Backup Material

Attachment: 10-12-21 - DR - Walkers Coon Key Staff Report (20340 : PL20180002114 DR Walker's Coon Key Marina)



REVISIONS

NO.	DESCRIPTION	DATE
5	REV PER CC STAFF COMMENTS	10/13/21

DRAWN BY : GRG
CHECKED BY : GRG
DWG FILE: WALKER COON KEY

GINA R GRIFFIN P.A. LICENSE NO. 46608

Attachment: ATTACHMENT A - DEVIATIONS SITE PLAN (20340 : PL20180002114 DR Walker's Coon Key

PREPARED FOR: WALKER MARINA COON KEY
PROJECT:

SHEET 2

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Requested Deviations

1A. Deviation from Section 4.06.02.C.2. of the LDC, which requires a 15' wide Type "B" Landscape Buffer, to instead reduce it to a 6' Type "B" Landscape Buffer between the Boat Storage Building (Building 4) and the eastern property line.

1B. Deviation to allow for no buffer to the North where the access road is contiguous with the Eastern property line and no buffer along the West edge of the access road where it is adjacent to the waterway.

2. Deviation from Section 4.06.02.C.2. of the LDC, which requires trees spaced no more than 25 feet on center, to instead permit varying spacing due to existing site restrictions along the eastern property line. There will be a minimum of 10 trees and 6 ten-gallon shrubs. If gaps in the areca buffer occur in the future, trees and shrubs to meet the Type "B" Landscape Buffer planting requirement are to be planted to fill the gaps and provide 80% opacity within 1 year of planting.

3. Deviation from Section 4.06.03.B.3. of the LDC which requires a terminal island with a tree at the end of a row of parking, to instead allow some required terminal trees to be located elsewhere on site where site conditions and marina use operations have prevented the creation of a terminal island. The relocated island trees will be located as shown on the Deviation Site Plan.

4. Deviation from Section 4.06.03.B.2. of the LDC which requires a tree no farther than 50' from a parking stall, to instead allow some required trees to be more than 50' from a parking stall due to site conditions and turning radii of equipment integral with the marina operation.

5. Deviation from Section 4.06.03.B.3. of the LDC which requires a row of parking spaces to have a Terminal Landscape Islands, to instead allow some required Terminal Landscape Islands to be paver bricks with no landscaping where site conditions and marina use operations have prevented the creation of a terminal island.

6. Deviation from Section 4.06.03.B.1 of the LDC which requires at least ten percent of the amount of vehicular use area onsite to be devoted to interior landscaping areas, to instead permit five point nine percent (5.9%) of the amount of vehicular use area to be devoted to interior landscaping areas due to existing site restrictions.

7. Deviation from Section 4.06.05.C.1 of the LDC, which requires foundation planting landscaping on at least 3 building facades and along at least 30 percent of each facade, to instead allow for the Ship's Store (Building 1) only one facade for foundation plantings on the eastern facade and all required foundation planting shall be located on this one facade.

REVISIONS

NO.	DESCRIPTION	DATE
5	REV PER CC STAFF COMMENTS	10/13/21

DRAWN BY: GRG
CHECKED BY: GRG
DWG FILE: WALKER COON KEY

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA

GINA R GRFFN P A

Attachment: ATTACHMENT A - DEVIATIONS SITE PLAN (20340 : PL20180002114 DR Walker's Coon Key

PREPARED FOR:
PROJECT: WALKER MARINA COON KEY

SHE

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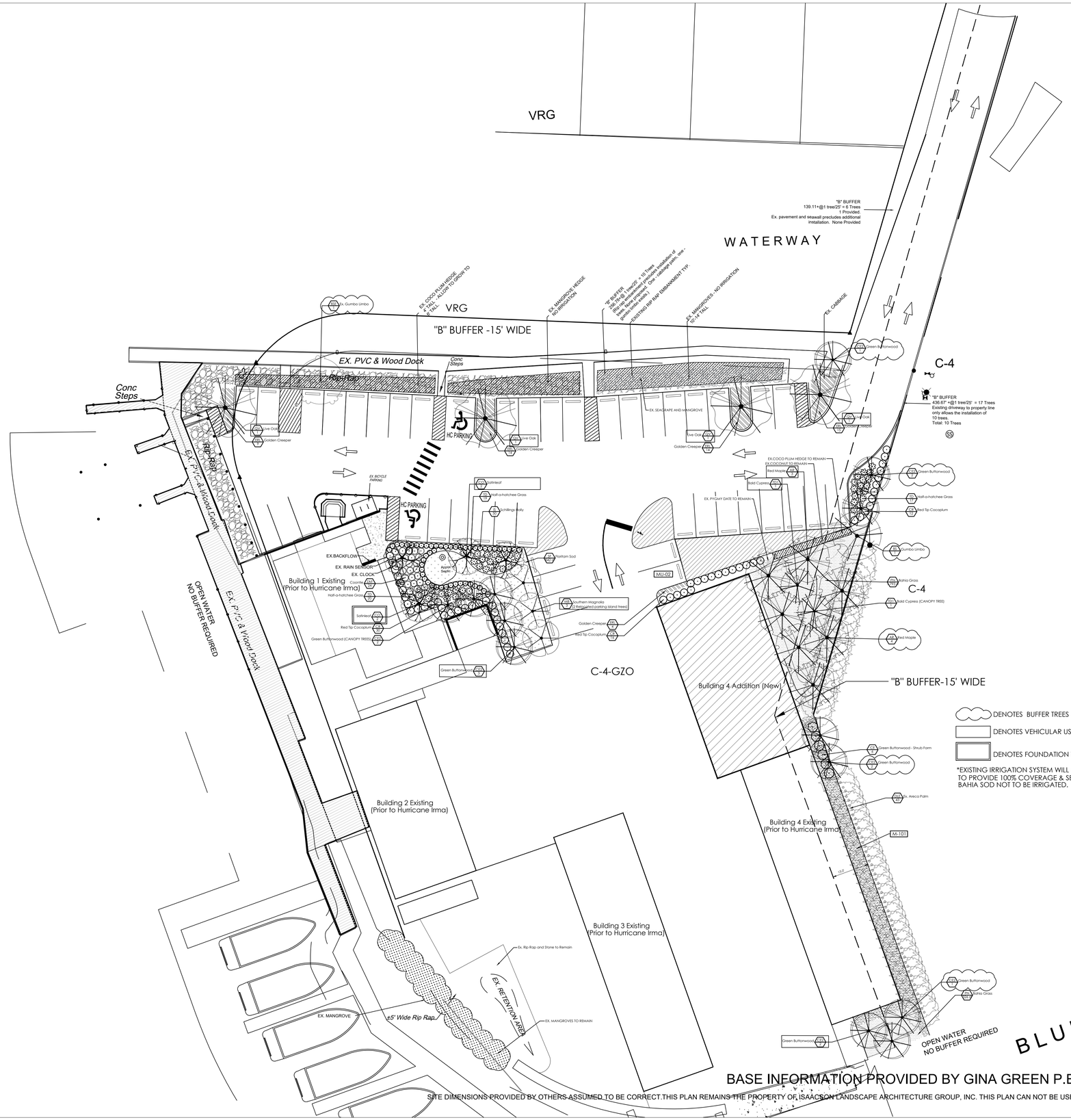


BASE INFORMATION PROVIDED BY GINA GREEN P.E. AND SQUARE'S LANDCAPING INC. - SDPA-2008-AR-13409

SITE DIMENSIONS PROVIDED BY OTHERS ASSUMED TO BE CORRECT.THIS PLAN REMAINS THE PROPERTY OF ISAACSON LANDSCAPE ARCHITECTURE GROUP, INC. THIS PLAN CAN NOT BE USED IN FULL OR IN PART WITHOUT THE WRITTEN APPROVAL OF ISAACSON LANDSCAPE ARCHITECTURE GROUP, INC.

ISAACSON
LANDSCAPE
ARCHITECTURE
GROUP

293 MONTEREY DRIVE
NAPLES, FL 34119
239-353-3505
dan@IsaacsonGroup.com
LC2600464

SDPA LANDSCAPE/IRRIGATION PLAN FOR:

WALKERS COON KEY MARINA

604 PALM AVENUE

Digitally signed by Daniel R. Isaacson
Date: 2019.07.17 16:36:53 -04'00'

DANIEL R. ISAACSON LICENSE No. 0001512 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT

Daniel R. Isaacson, RLA
LA #0001512
Rev: 7/13/2019
Rev: 6/21/2019
Rev: 4/8/2019
Rev: 3/25/2019
Rev: 1/29/2019
Date: 10/27/18

Scale: 1"=20'

North

L-1

Attachment: Attachment B Landscape Plan (20340 : PL20180002114 DR Walker's Coon Key Marina)

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPEC.
AR	7	ACER RUBRUM / RED MAPLE	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
BS	1	BURSERA SIMARUBA / GUMBO LIMBO	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
CE2	13	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
CO	4	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
MB	3	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM / SOUTHERN MAGNOLIA	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
QV	4	QUERCUS VIRGINIANA / LIVE OAK	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
TD1	2	TAXODIUM DISTICHUM / BALD CYPRESS	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
EXISTING	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPEC.**
BSE	1	BURSERA SIMARUBA / EX. GUMBO LIMBO	TO REMAIN		
DLE	43	DYPSIS LUTESCENS / EX. ARECA PALM	TO REMAIN		SHARED
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPEC./SPACING**
CE	6	CONOCARPUS ERECTUS / GREEN BUTTONWOOD - SHRUB FORM	10 GAL	5` OA, 3` SPREAD	4` OC
CR	58	CHRYSOBALANUS ICACO `RED TIP` / RED TIP COCOPLUM	3 GAL	18" -24" OA	3` OC
IS	50	ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS HOLLY	3 GAL	12"-14" OA	2` OC
TD	56	TRIPSACUM X DACTYLOIDES / HALF-A-HATCHEE GRASS	3 GAL	15"-18" OA	3` OC
ZAF	24	ZAMIA PUMILA / COONTIE	3 GAL	15"-18" OA	3` OC
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**
ERL	56	ERNODEA LITTORALIS / GOLDEN CREEPER	1 GAL	12"-15" OA	3` OC
SOD	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**
PN	2,119 SF	PASPALUM NOTATUM / BAHIA GRASS	SOD		PALETTE
SF	842 SF	STENOTAPHRUM SECUNDATUM / FLORITAM SOD	SOD		PALETTE

REFERENCE NOTES SCHEDULE

SYMBOL	MULCH DESCRIPTION	QTY	DETAIL
M-101	2" CRUSHED SEASHELL.	890 SF	(9.5% of pervious)

SYMBOL	DESCRIPTION	QTY	DETAIL
MU-02	3" SHREDDED COCO BROWN MULCH.	20.13 CY	

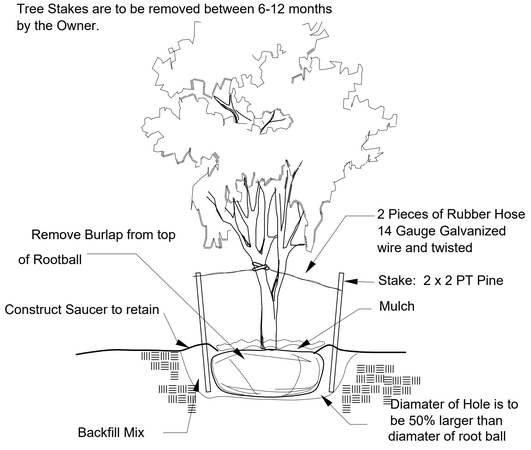
*ALL NEW PLANTINGS ARE TO BE 100% NATIVE
*EXISTING IRRIGATION SYSTEM WILL BE REPAIRED AND/OR RETROFITTED AS NECESSARY TO PROVIDE 100% COVERAGE & SEPARATION OF HIGH AND LOW WATER USE. BAHIA SOD NOT TO BE IRRIGATED.
*INVASIVE PLANTS SHALL BE REMOVED AND MAINTAINED IN PERPETUITY.
*MULCH NOT TO CONTAIN MORE THAN 25% CYPRESS.

Tree Availability/Substitution and Future Replacements:
If specified trees are unavailable or need to be replaced in the future, the following varieties of trees may be used as substitutions, or interchanged, for the trees listed above: Green or Silver Buttonwood, Satin Leaf, Pigeon Plum, Geiger, Gumbo Limbo, Live Oak, Red Maple, Southern Magnolia and Bald Cypress. Trees species specified in SDPA-2008-AR-13409 may aslo be replaced with the trees listed above. All trees are to be Code minimum at planting.

Shrub-Groundcover Availability/Substitution and Future Replacements:
Shrub-Groundcover replacements in the future may be any 100% native variety that grows in SW Florida.

Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



Total Site Area	73,181 sf	
Building Area	18,209 sf	
Pavement Area	45,564 sf	
Pervious Area	9,408 sf	

LANDSCAPE CALCULATIONS

MINIMUM NUMBER OF CANOPY TREES REQUIRED 3 (Required) 3 (Provided)
Based on 1 tree / 3000 sf of pervious lot area - 9,408 sf

I. VEHICULAR USE AREA (Section 4.06.03 B.1)
10% x 45,564 (Pavement Area) S.F. = 4,556.4 S.F. (Required Interior Landscape Area) 2,687 S.F. (Provided Interior Landscape Area)
4,556.4 (Required Interior Landscape Area) S.F. / 250 = 18 Trees 18 (# Trees Required) 18 (# Trees Provided)

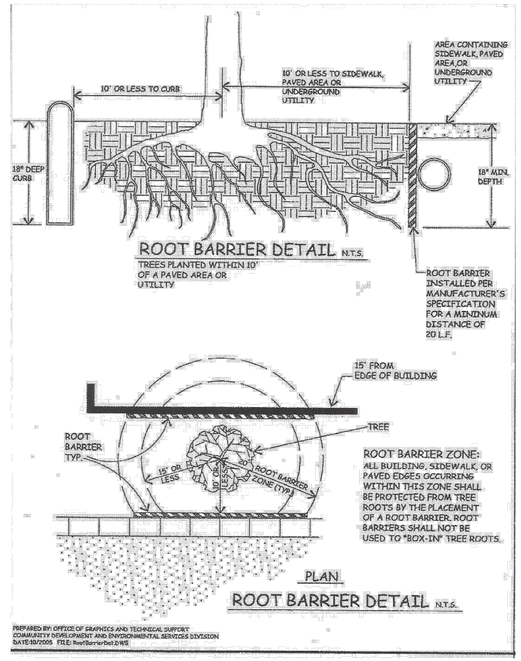
II. RIGHT-OF-WAY LANDSCAPING(Alternative "D")
(Section 4.06.02 C.4)
NA (Perimeter of Site adjacent to R.O.W.) L.F. / 30 = NA Trees NA (# Trees Required) NA (# Trees Provided)

III. PERIMETER BUFFERING (Alternatives "A,B,C")
(Section 4.06.02 & Table 2.4)
Type "A" - Minimum Width = 10 ft.
NA (Perimeter L.F.) L.F. / 30 = xx Trees xx (# Trees Required) xx (# Trees Provided)
Type "B" - Minimum Width = 15ft. 80% Opaque within one year - 6' tall. May include a fence.
833± (Perimeter L.F.) L.F. / 25 33 Trees 33 (# Trees Required) 12 (Including 1 ex. tree) (# Trees Provided)

IV. BUILDING PERIMETER PLANTINGS - Building 1
(Based on 4.06.05.B.4)
226 (Building Perimeter) L.F. x 25%. x 10' 565 SF (SF Foundation Plantings Req.) 565 SF (Provided)
565 (SF Foundation Plantings Req.) S.F./300 = 2 (# Trees Required) 2 (# Trees Provided)

VII. TREES AND SHRUBS
(Sections 4.06.05 C.4) Tree Species Required 5
a. Trees < 100%> 10', 1.75" Cal., 4' spd.
65 Trees Required x 100% 65 Native Trees Required
35 Native Trees Provided (Include one existing tree)

b. Shrubs 100% Native



SPECIFICATIONS

The Contractor shall be responsible for providing a complete and operable system for the irrigation of all new landscape plantings on site. Plans and specifications may not indicate all items necessary for the proper irrigation of the project. This shall not relieve the contractor of his responsibility to furnish labor, materials and equipment required for a complete and proper system.

The Contractor shall be responsible for adjusting head location, type, size, and any other system components to comply with the requirements of the landscape planting as installed. Such adjustments shall be made when authorized in writing by owner. Such adjustments will be compensated at the prices indicated in the proposal.

Contractors shall personally examine the site and fully acquaint themselves with all of the existing conditions in order that no misunderstanding may afterwards arise to the character or as to the extent of the work to be done and, likewise, in order to advised and acquaint themselves with all precautions to be taken in order to avoid injury to person or property.

PLANTING MATERIAL: The contractor shall make every possible effort to avoid existing plant material that has been tagged for preservation. Where such material falls in the path of trenching, the Contractor shall reroute the pipe or hand trench as necessary, to protect the designated plant material. Any damage caused by the contractor to newly introduced plant material or sod shall be restored to its original condition prior to final acceptance.

NOTES

All Plants shall be Florida No.1 or better.
Contractor shall be familiar w/ Collier County Land Dev. Code
Contractor shall verify all quantities indicated at time of bid.
All contractors working on the project shall be licensed and fully insured as required.
The Contractor is responsible for replacement of all dead plant materials that occurs during the warrantee period.
Tress and palm staking shall be removed between 6 and 12 months by the Contractor.
WARRANTEE:
*All trees and palms shall be warranted for one year from final acceptance.
*Shrubs shall be warranted for six months from final acceptance.
*Sod and annuals shall be warranted for three months from final acceptance.
Contractor is responsible to fertilize all new trees, palms, shrubs, and ground covers with low release fertilizer w/minors at installation.

BASE INFORMATION PROVIDED BY GINA GREEN P.E AND SQUARE'S LANDCAPING INC. - SDPA-2008-AR-13409

SITE DIMENSIONS PROVIDED BY OTHERS ASSUMED TO BE CORRECT.THIS PLAN REMAINS THE PROPERTY OF ISAACSON LANDSCAPE ARCHITECTURE GROUP, INC. THIS PLAN CAN NOT BE USED IN FULL OR IN PART WITHOUT THE WRITTEN APPROVAL OF ISAACSON LANDSCAPE ARCHITECTURE GROUP, INC.

ISAACSON LANDSCAPE ARCHITECTURE GROUP
293 MONTEREY DRIVE
NAPLES, FL 34119
239-353-3505
dan@IsaacsonGroup.com
LC2600464

SDPA LANDSCAPE/IRRIGATION- SITE DATA AND DETAILS

WALKERS COON KEY MARINA

Digitally signed by Daniel R. Isaacson
Date: 2019.07.17 16:36:02 -04'00'

Daniel R. Isaacson, RLA
LA #0001512
Rev: 7/13/2019
Rev: 6/21/2019
Rev: 4/8/2019
Rev: 3/25/2019
Rev: 1/29/2019
Date: 10/27/2018

Scale: N.T.S

North

L-2

Attachment: Attachment B Landscape Plan (20340 : PL20180002114 DR Walker's Coon Key Marina)

Collier County
Zoning Ordinance
January 1982

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

cial General:

ct Purpose: The C-4 - Commercial General ct is intended to provide for a greater y of commercial services and sales than is ted in the C2 - Commercial Convenience ct and C-3 Commercial Intermediate District. -4 - Commercial General District is also ed to serve a larger trade area of the nity than the C-2 and C-3 Districts and is ed to accommodate the motoring public as s the local pedestrian consumers. This dis- will be utilized in the implementation of omprehensive Plan by limiting its amount and on in accordance with the policies and ives of the Comprehensive Plan.

and Structures: No building or structure, or thereof, shall be erected, altered or used, and or water used, in whole or in part, for than the following:

Permitted Principal Uses and Structures:

(a) Antique shops; appliance stores; art studios; art supply shops; automobile parts stores; automobile service stations without repairs (see Section 9.8); awning shops.

(b) Bakery shops; bait and tackle shops; banks and financial institutions; barber and beauty shops; bath supply stores; bicycle sales and services; blueprint shops; bookbinders; book stores; business machine services.

(c) Carpet and floor covering sales - which may include storage and installation; churches and other places of worship (See Section 8.11); clothing stores; cocktail lounges (See Section 8.11); commercial recreation uses - indoor; commercial schools; confectionery and candy stores.

(d) Delicatessens; department stores; drug stores; dry cleaning shops; dry goods stores; and drapery shops.

(e) Electrical supply stores; equipment rentals including lawn mowers and power saws.

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

(f) Fish market - retail only; florist shops; fraternal and social clubs (See Section 8.11); funeral homes; furniture stores; furrier shops.

(g) Garden supply stores - outside display in side and rear yards; gift shops; glass and mirror sales -including storage and installation; gourmet shops.

(h) Hardware stores; hat cleaning and blocking; health food stores; homes for the aged; hospitals and hospices.

(i) Ice cream stores.

(j) Jewelry stores.

(k) Laundries - self service only; leather goods; legitimate theatres; liquor stores; locksmiths.

(l) Marinas; markets - food; markets - meat, medical offices and clinics; millinery shops; motion picture theatres; museums; music stores.

(m) New car dealerships - outside display permitted; news stores.

(n) Office - general; office supply stores.

(o) Paint and wallpaper stores; pet shops; pet supply shops; photographic equipment stores; pottery stores; printing; publishing and mimeograph service shops; private clubs (See Section 8.11); professional offices.

(p) Radio and television sales and services; research and design labs; rest homes; restaurants - including drive-in or fast food restaurants (See Section 8.11).

(q) Shoe repair; shoe stores; shopping centers (See Section 10.5); souvenir stores; stationery stores; supermarkets and sanitoriums.

(r) Tailor shops; taxidermists; tile sales - ceramic tile; tobacco shops; toy shops; tropical fish stores.

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

Upholstery shops.

Variety stores; vehicle rental - automobiles only; veterinarian offices and clinics - no outside kennels.

Watch and precision instrument repair shops.

Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in the district.

rmitted Accessory Uses and Structures:
cessory uses and structures customarily sociated with the uses permitted in this istrict.

a) Caretaker's residence (see Section 8.40).

Permitted Provisional Uses and Structures:

(a) Car wash.

(b) Child care center

(c) Commercial recreation - outdoor.

(d) Detached residence in conjunction with a business -One (1) per business.

(e) Drive-in theatres.

(f) Permitted use with less than 1,000 square feet gross floor area in the principal structure.

(g) Used car lots and outdoor boat sales.

(h) Vehicle rentals.

(i) hotels and motels.

(j) Time share facilities.

3) Prohibited Uses and Structures: Any use or structure not specifically, provisionally or by reasonable implication permitted herein, or permissible by special exception:

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

(a) Mobile homes or mobile offices, except as provided for in Section 10.6.

Development Standards:

1) Minimum Lot Area: Ten thousand (10,000) square feet.

2) Minimum Lot Width: One hundred (100) feet.

3) Minimum Yard Requirements:

(a) Front yard - Twenty-five (25) feet plus one (1) foot for each two (2) feet of building height over fifty (50) feet.

(b) Side yard - None, or a minimum of five (5) feet with unobstructed passage from front to rear yard.

(c) Rear yard - Twenty-five (25) feet.

(d) No setback is required from a railroad siding easement or railroad right-of-way.

(e) Waterfront - Twenty-five (25) feet, except none for marinas. (See Section 9.6)

4) Maximum Height: One hundred (100) feet.

5) Minimum Floor Area of Structures: One thousand (1,000) square feet per building on the ground floor.

6) Maximum Density: Sixteen (16) units per acre for transient lodging facilities, hotel, motels and time share facilities with a maximum floor area of 500 square feet.

7) Distance Between Structures: Same as for side yard setback.

Signs: As required in Section 8.31.

Minimum Off-Street Parking and Off-Street Loading Requirements: As required in Section 8.

Minimum Landscaping Requirements: As required in Section 8.30.

Required Landscaped Buffer Area: When abutting residentially zoned district, as required in Section 8.37.

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

Bus stop benches may be located in any district. advertising sign shall be permitted on such structs. Telephone booths may be located in any district. District setbacks are waived. Mail (and newser) delivery boxes may be placed in accord with U.S. tal Service Regulations, and are exempt from dist setbacks.

dscaped Buffer Area. Where this Zoning Ordinance ires a landscaped buffer area, the following rements shall be met unless otherwise specifically ired elsewhere:

The landscaped buffer area shall not be less than ten (10) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines;

The area shall be so designed, planted, and maintained as to be eighty (80%) percent or more opaque between three (3) and eight (8) feet above average ground level when viewed horizontally. Plantings shall be of a size and type which will insure the meeting of the eighty (80%) percent opacity requirement within no longer than twelve (12) months of the date of first planting;

Types and numbers of plantings for landscaped buffers shall be submitted with application for building permit, along with plans and statements demonstrating how the buffer will be irrigated and maintained in the future. Where this Zoning Ordinance requires a landscaped buffer area or areas, no building permit shall be issued without such data;

Failure to maintain the landscaped buffer area as set out above shall be a violation of this Zoning Ordinance.

Substitution for Landscaped Buffer Area. Except when otherwise specifically provided by these regulations, a six (6) foot high opaque structure set in a five (5) foot wide landscaped buffer area may be substituted for the planted buffer in a. above.

Waiver by Zoning Director. When the Zoning Director finds that the public safety requires, he may waive or modify the buffer requirements set out above at street and alley frontages adjacent to any entrance; the finding of the Zoning Director shall be in writing and shall be filed with the

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

proved building permit. The finding shall demonrate that the buffer is not required for a rtain number of feet back from the street or ley entrance, in order to afford protection to destrian or vehicular traffic entering or leav- the lot on which the landscaped buffer area is equired by this Zoning Ordinance.

pplication Where Regulations Set Out Different quirement. In those instances where this Zoning dinance sets out a different buffering requirent (e.g., a greater width of landscaped buffer, a different type of buffer), then the specific ovisions of those regulations applicable to the rticular type of use shall govern.

ouse. No guest accommodation facility which is ory to a single-family dwelling, whether a free g guest house or guest accommodations which are ally integrated with the main dwelling, may be d for commercial purposes. Leasing or renting a ccommodation facility shall constitute a violaf this Zoning Ordinance. Similarly, if a main nce is leased or rented, a guest accommodation ty accessory to it may not be occupied by the y owner, since that would constitute the unlawlization of single-family zoned property for two dwelling purposes. Guest houses which are physieparate from the main residence to which they essory shall not be constructed on lots which ller than 43,560 square feet in area nor shall constructed on lots which have a frontage less 05' in width, nor shall a guest house be larger 40% of the size of the principal dwelling. Deguest houses shall not be closer than 20 feet to rincipal dwelling. A guest house may be coned prior to a principle dwelling provided the house meets the minimum requirements of a single residence in the district in which it is being ucted.

t such time as a principle residence is constructhen the floor area percentages listed above shall

ge Dumpster. Garbage dumpsters shall be permitted districts subject to the following conditions:

ll dumpsters must be screened from view of adjoining property owners or streets at first floor level.

The following structures may be permitted as Screening for dumpsters:

Attachment: Attachment C - Ord 82-2 1982 LDC Code (20340 : PL20180002114 DR Walker's Coon Key Marina)

SITE DEVELPMENT PLAN AMENDMENT

TO SDPA-2008-AR-13409, SDPI-PL2009002522 & SDPI-PL20180002423

FOR

WALKER COON KEY MARINA

SECTION 18, TOWNSHIP 52 , RANGE 27
COLLIER COUNTY, FLORIDA
ZONED "C-4 GZO" & DR-PL20180002114
(ORIGINAL SDP-89-159) 1

BASE MAP SOURCE: MAPQUEST

LOCATION MAP

N.T.S.

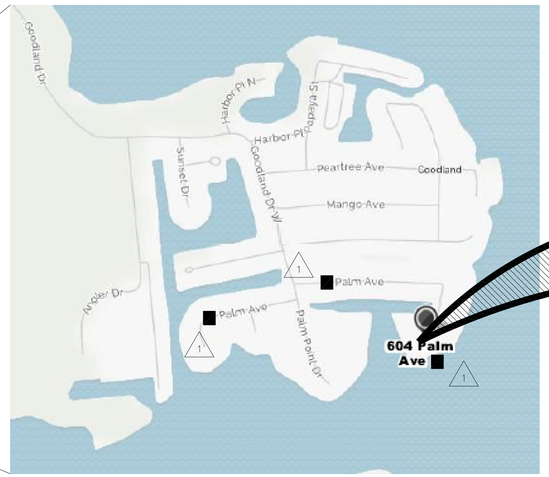
FOLIO NUMBER

46372720001

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20 BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43' WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.358 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA. (PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)

BASE MAP SOURCE: MAPQUEST



VICINITY MAP

N.T.S.

SHEET INDEX

SHEET NO.	DRAWING
1.	AERIAL MAP/EX. CONDITIONS
2.	SITE PLAN
3.	UTILITY & DRAINAGE PLAN
4.	EROSION CONTROL/PAVING & GRADING DETAILS

Gina R. Green, P.E.
FL Reg No. 46608

Digitally signed by Gina R. Green, P.E. FL Reg No. 46608
Date: 2019.08.27 11:31:13 -04'00'

BUILDING CONSTRUCTION INFORMATION

Occupancy:	RETAIL (BLDG #1) STORAGE (BLDG #2, 3 & 4)
Mixed Occupancy:	NO
Const. Type:	II-B, Unsprinklered (FBC 2017)
Interior Finishes:	OPEN BEAM STORAGE - DRY STORAGE RETAIL - SHIPS STORE

SITE

2 BUILDING FLOOR CALCULATIONS (TOTAL 12,766.2 SF)

BOAT STORAGE - ALL NON-A/C
FLOOR AREA, LDC. (TOTAL 12,766.2 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	2,451.2 SF
STORAGE BUILDING #4	5,692 SF

FLOOR AREA, LDC., PARKING ONLY (TOTAL 12,766.2 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	2,451.2 SF
STORAGE BUILDING #4	5,692 SF

3 BUILDING AREA, FBC. (TOTAL 14,279 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 12,246 SF)	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	3,038 SF
STORAGE BUILDING #4	6,618 SF

SQUARE FOOTAGE(IMPACT FEES) (TOTAL 12,766.2 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	2,451.2 SF
STORAGE BUILDING #4	5,692 SF

*BUILDING FLOOR AREA DOES NOT INCLUDE 5' OVERHANG ON FRONT OF STORAGE BUILDINGS

PREPARED FOR:
W.R. REAL ESTATE LLP
785 BALD EAGLE DRIVE
MARCO ISLAND, FLORIDA 34145
(239) 642-6764
FAX: (239) 642-4323

PREPARED BY:
GINA R. GREEN, P.A.
3310 1ST AVENUE NW
NAPLES, FL 34120
(239) 348-0500
(866) 720-4823 (FAX)

PROJECT ADDRESS:
WALKER COON KEY MARINA
604 PALM AVENUE
GOODLAND, FLORIDA 34140

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19
2	REV PER CC STAFF COMMENTS	7/17/19
3	REV PER CC STAFF COMMENTS	8/26/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: N.T.S.
PROJECT NO. 18255
DWG FILE: WALKER COON KEY

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR: W.R. REAL ESTATE LLP
PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: TITLE PAGE

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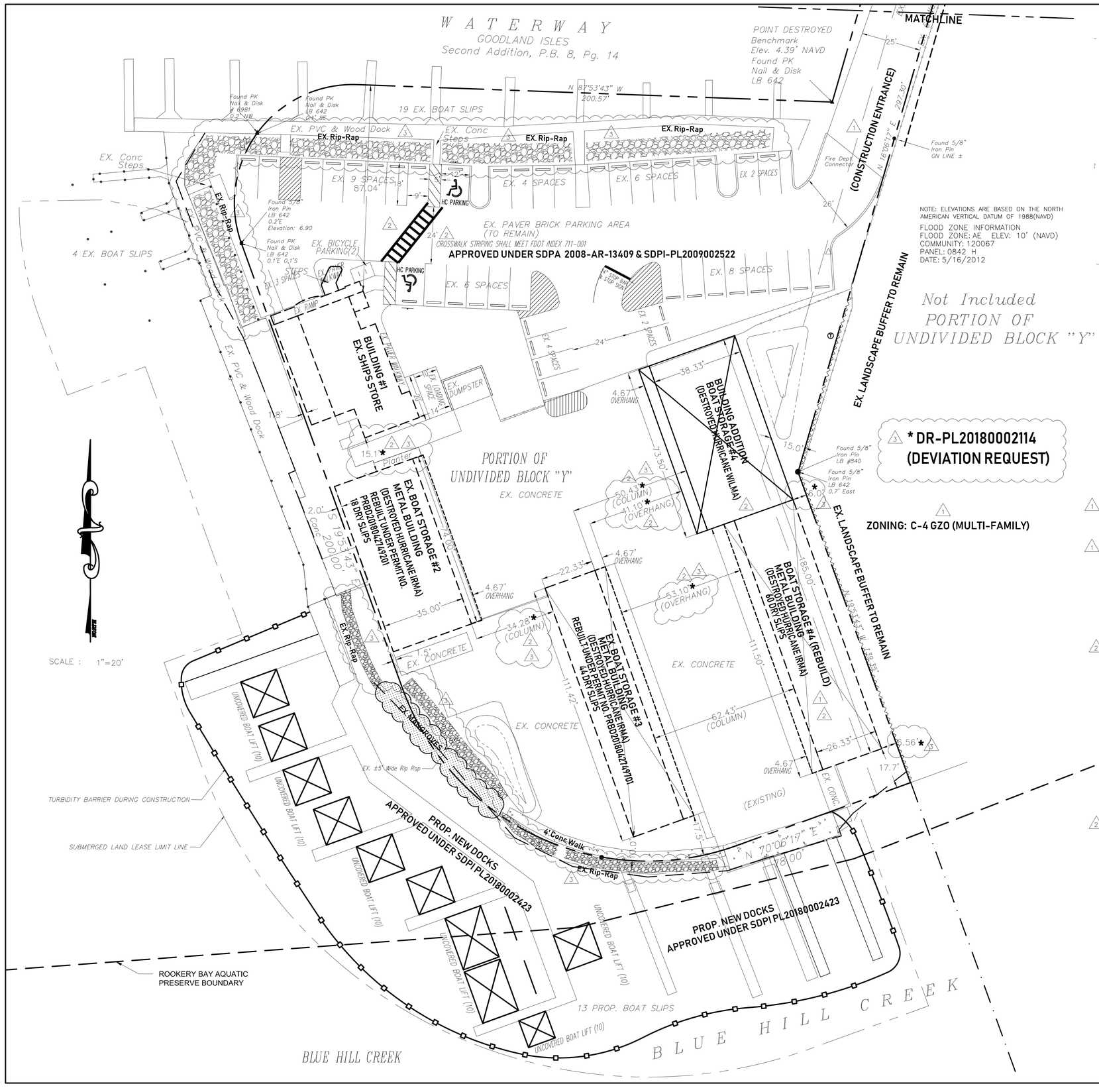
SHEET:

Attachment: Attachment D SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

EX. DOCKS TO REMAIN
4 EX. BOAT SLIPS
EX. DOCKS TO REMAIN
EX. RAISED BRICK PARKING AREA APPROVED UNDER SDPA 2008-AR-13409 & SDPI-PL20090023222
EX. CONCRETE DRIVEWAY
EX. BOAT STORAGE #2 METAL BUILDING (DESTROYED HURRICANE IRMA) REBUILT UNDER PERMIT NO. PRBD20182174201
BUILDING #1 EX. SHIPS STORE
EX. BOAT STORAGE #3 METAL BUILDING (DESTROYED HURRICANE IRMA) REBUILT UNDER PERMIT NO. PRBD20182174701
BUILDING ADDITION BOAT STORAGE #4 (DESTROYED HURRICANE IRMA)
BOAT STORAGE #4(REBUILD) METAL BUILDING (DESTROYED HURRICANE IRMA)
PROP. NEW DOCKS APPROVED UNDER SDPI PL20180002423
PROP. NEW DOCKS APPROVED UNDER SDPI PL20180002423
ROOKERY BAY AQUATIC PRESERVE BOUNDARY
SUBMERGED LAND LEASE LIMIT LINE
TURBIDITY BARRIER DURING CONSTRUCTION
MOORED BOAT LIFT (TYP)
13 PROP. BOAT SLIPS
EX. PVC & WOOD DOCK
EX. CONC. DOCK
EX. BOAT SLIPS
EX. PVC & WOOD DOCK
EX. CONC. DOCK
EX. PVC & WOOD DOCK
EX. CONC. DOCK
EX. PVC & WOOD DOCK
EX. CONC. DOCK



PARKING REQUIREMENTS TABLE Facility Parking Computation Basis - COLLIER COUNTY LDC Code - 4.05.04				
Facility Type	RETAIL SHOP OR STORE	Total Spaces Req'd		
Facility Use Area – Breakdown	2,033			
LDC Parking Requirement Ratio (1 space / 250 SF)	1/250			
No. Spaces Req'd	8.1	0	not part of this calc*	
Facility Type	MARINA-DRY STORAGE			
Facility Use Area – Breakdown	122			
LDC Parking Requirement Ratio (1 space / 5 units)	1/5			
No. Spaces Req'd	24.4	24.4		
Facility Type	MARINA-WET SLIPS			
Facility Use Area – Breakdown	36			
LDC Parking Requirement Ratio (1 space / 2 units)	1/2		# Spaces Prov'd	
No. Spaces Req'd	18.0	18	STD.	HDCP
Total No. Spaces Req'd		42.4	42	2
		Total Parking Provided*		44
*Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements of the marina or any permitted marina-related activities excluding restaurants, lounges/bars and private clubs.				
Total No. Loading Spaces Req'd (5000 but less than 10,000)		1	1 Provided	

OVERALL SITE LAND USE SUMMARY	LAND DESCRIPTION				
EXISTING / PROPOSED USES	AREA (ac.)	BLDGS (ac.)	PVMT (ac.)	LAKES/WET (ac.)	OPEN (ac.)
BUILDINGS / ROOF AREA	0.268	0.268	0.000	0.000	0.000
VEHICULAR PVMT/PARKING	1.046	0.000	1.046	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY DETENTION	0.072	0.000	0.000	0.000	0.072
BALANCE OF OPEN SPACE	0.268	0.000	0.000	0.000	0.268
Subtotals	*1.681*	*0.268*	*1.073*	*0.000*	*0.340*
PERCENTAGE OF TOTAL SITE	*100%*	*16%*	*64%*	*0%*	*20%*

SITE DESIGN STANDARDS TABLE COLLIER COUNTY LDC CODE - 4.02.01 & *DR-PL20180002114	REQUIRED	PROVIDED/ZONED EXISTING/PROPOSED
1. MINIMUM LOT AREA (SF)	10,000	73,243
2. MINIMUM LOT WIDTH (FT)	100	140
3. BUILDING SETBACKS (FT) – WATERFRONT		
Building No. 1	0	1.8
Building No. 2	0	1.5
Building No. 3	0	10
Building No. 4	0	17.7
4. SETBACKS (FT) – ACCESSORY STRUCTURES(NON-RESIDENTIAL)	0	1.8
5. SEPARATION BETWEEN STRUCTURES (FT)*	50% OF BLDG HT OR 15' MIN.	151, 50.43' (BLDG#3 & BLDG #4 ADD)*
6. BUILDING HEIGHT (FT)	75' MAX	59
7. MINIMUM BUILDING GROUND AREA (SF)	700	2,033
8. MINIMUM SETBACK TO RESIDENTIAL USE (FT)	25'	*6'

ZONING DATA		
ZONING		C-4 GZO
USE		MARINA STORAGE FACILITY
SURROUNDING ZONING	N	WATERWAY, THEN VR GZO
	S	WATER WAY – BLUE HILL CREEK
	E	C-4 GZO (MULTI-FAMILY)
	W	WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)			
DESCRIPTION	EXISTING, SQ.FT/SPACES	PROPOSED, SQ.FT/SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
BOAT STORAGE #2	2,580 SF/20 SPACES	2,590.0 SF/18 SPACES	55
BOAT STORAGE #3	3,310 SF/48 SPACES	3,038.0 SF/44 SPACES	59
BOAT STORAGE #4	3,310 SF/42 SPACES	6,618.0 SF/60 SPACES	59
TOTAL	*11,233 SF/130 SPACES***	*12,279.0 SF/122 SPACES***	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

GENERAL NOTES

1. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH THE EXISTING EASEMENTS OF RECORD.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES THAT ARE ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE AND MANAGEMENT OF INFRASTRUCTURE, COMMON AREAS, OPEN SPACE, DRIVEWAYS & PARKING & EASEMENTS.
5. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE(3.05.08) SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. IF DURING THE COURSE OF SITE CLEARING, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY, A HISTORIC OR ARCHAEOLOGICAL ARTIFACT OR OTHER INDICATOR IS FOUND, ALL DEVELOPMENT WITHIN THE AREA NECESSARY TO PROTECT THE DISCOVERY SHALL BE IMMEDIATELY STOPPED, AND THE PROCEDURES OUTLINED IN THE COLLIER COUNTY LAND DEVELOPMENT CODE (LDC) SHALL BE FOLLOWED.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
8. LANDSCAPING & IRRIGATION IS EXISTING AND WILL REMAIN.

REVISIONS			
NO.	DESCRIPTION	DATE	
1	REV PER CC STAFF COMMENTS	4/24/19	
2	REV PER CC STAFF COMMENTS	7/17/19	
3	REV PER CC STAFF COMMENTS	8/26/19	
DRAWN BY:	GRG		
CHECKED BY:	GRG		
DATE:	NOV 2018		
SCALE:	1"=20'		
PROJECT NO.	18250		
DWG FILE:	WALKER COON KEY		

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR: WALKER MARINA COON KEY
PROJECT: WALKER MARINA COON KEY
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: SITE PLAN

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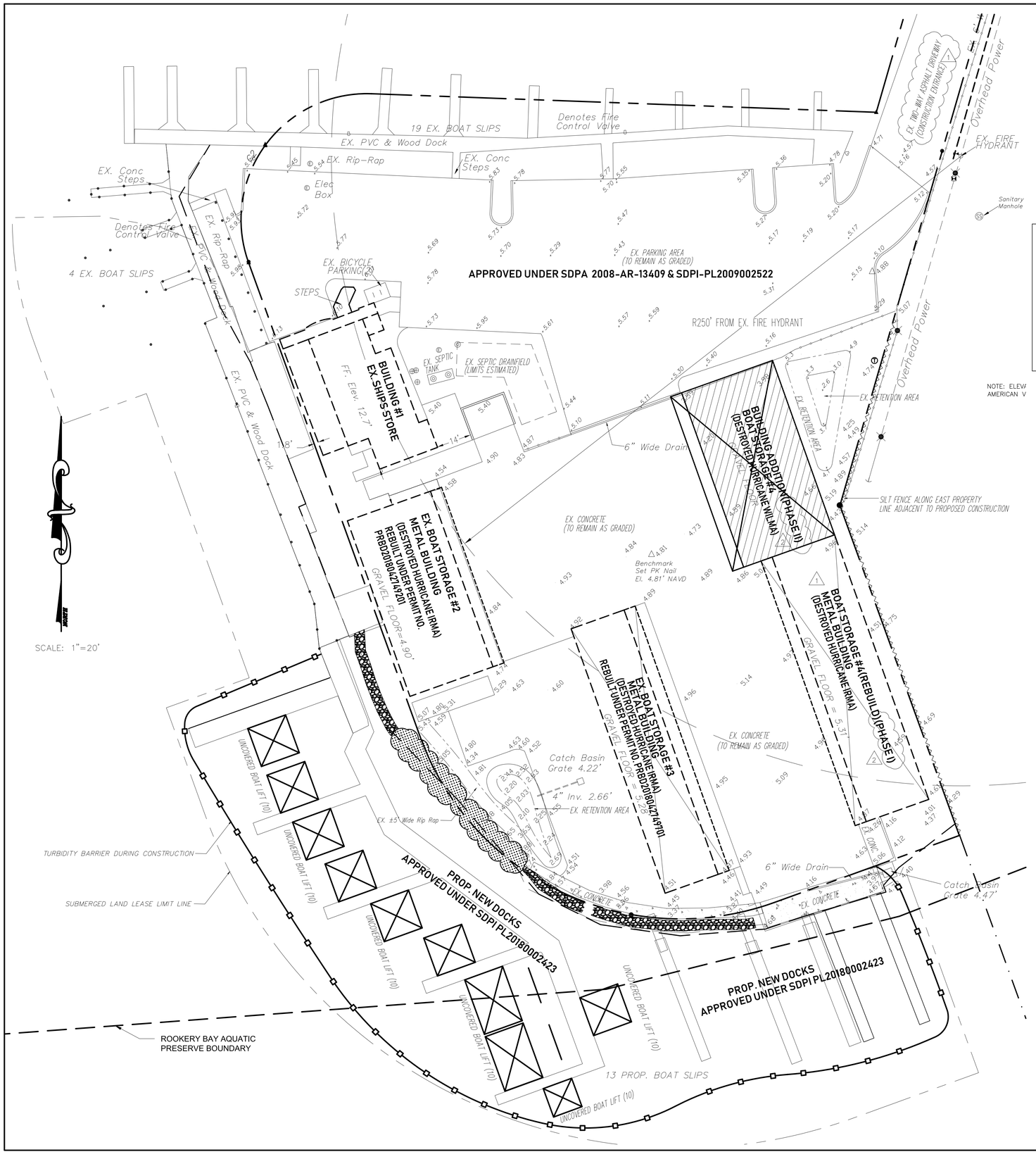
SHEET: 2 of 4

Attachment: Attachment D SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



DRY RETENTION CALCULATIONS

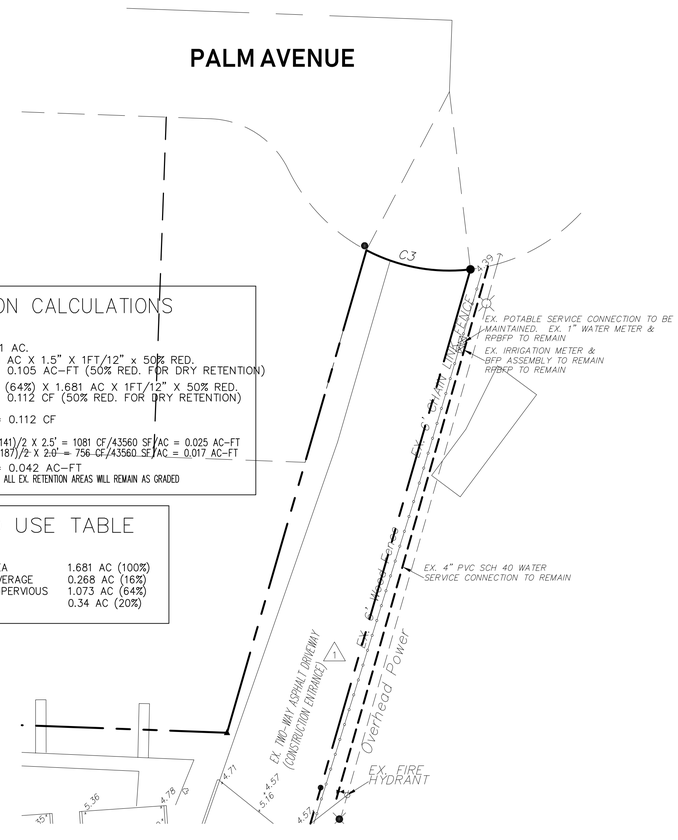
PROJECT AREA 1.681 AC.
1-1/2" OF RUNOFF = 1.681 AC X 1.5" X 1FT/12" x 50% RED.
= 0.105 AC-FT (50% RED. FOR DRY RETENTION)

2.5"x% IMPERVIOUS = 2.5"X (64%) X 1.681 AC X 1FT/12" X 50% RED.
= 0.112 CF (50% RED. FOR DRY RETENTION)

DRY RETENTION REQUIRED = 0.112 CF
DRY RETENTION AREA
RETENTION AREA #1 = (724+141)/2 X 2.5' = 1081 CF/43560 SF/AC = 0.025 AC-FT
RETENTION AREA #2 = (569+187)/2 X 2.0' = 756 CF/43560 SF/AC = 0.017 AC-FT
DRY RETENTION PROVIDED = 0.042 AC-FT
THIS SYSTEM IS AN EXISTING SYSTEM. ALL EX. RETENTION AREAS WILL REMAIN AS GRADED

LAND USE TABLE

PROJECT AREA	1.681 AC (100%)
BUILDING COVERAGE	0.268 AC (16%)
PAVEMENT/IMPERVIOUS	1.073 AC (64%)
PERVIOUS	0.34 AC (20%)



UTILITY, DRAINAGE & PAVING LEGEND

- EXISTING FIRE HYDRANT ASSEMBLY W/ GATE VALVE
- EXISTING GATE VALVE
- EXISTING UTILITY (WATER, SEWER, OR DRAINAGE) LINE
- PROPOSED (SINGLE) METER W/ PVC SERVICE LINE AND REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- XXX DENOTES EXISTING ELEVATION (NGVD)
- DENOTES FLOW DIRECTION

A.E.	DENOTES ACCESS EASEMENT
D.E.	DENOTES DRAINAGE EASEMENT
U.E.	DENOTES UTILITY EASEMENT
L.E.	DENOTES LANDSCAPE EASEMENT
F.F.	DENOTES PROPOSED FINISHED FLOOR
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
WM	DENOTES WATER METER/WATER MAIN
IM	DENOTES IRRIGATION WATER METER
BFP	DENOTES BACKFLOW PREVENTER
FDC	DENOTES FIRE DEPARTMENT CONNECTION
GV	DENOTES GATE VALVE
FH	DENOTES FIRE HYDRANT
GV	DENOTES GATE VALVE

GENERAL DRAINAGE & PAVING NOTES

1. FEMA FIRM MAP – ZONE "AE"(EL10.0), COLLIER COUNTY PANEL No. 12021C0842H, NATIONAL FLOOD INSURANCE RATE MAPS, MAY 16, 2012.
2. MINIMUM PARKING ELEVATION 4.5' N.A.V.D. 88
3. EXISTING GROUND ELEVATIONS VARY FROM 2.0' – 6.0' N.A.V.D.
4. EX. CONCRETE & ASPHALT PARKING AREAS SHALL REMAIN AS CONSTRUCTED.
5. SOD IS CONSIDERED FINISHED GRADE AND SHALL NOT INHIBIT DRAINAGE FLOW PATTERNS. FINAL GRADE PRIOR TO SODDING SHALL BE 2" BELOW EDGE OF PAVEMENT.
6. ALL OPEN AREAS W/ FLOW ARROWS SHALL BE FILLED AND GRADED TO ALLOW FOR POSITIVE DRAINAGE TO THE RIGHTS-OF-WAY, AND/OR INTERNAL ROADWAYS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
8. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND THE CONTRACT DOCUMENTS, AND SHALL CONDUCT HIS WORK IN STRICT ACCORDANCE WITH ALL PERMITS AND APPROVALS OBTAINED FOR THIS PROJECT.
10. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO COMMENCING WORK WITHIN SUCH AGENCY'S JURISDICTION.
11. ALL MATERIAL, DEBRIS, UNSUITABLE EARTH, ETC. OF NO SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
12. SEE SHEET 4 OF 4 FOR EROSION CONTROL/PAVING & DRAINAGE DETAILS OF CROSS-SECTIONS.
13. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
14. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
15. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
16. EX. ADA ACCESSIBILITY IS PROVIDED BY THE INTERNAL SIDEWALK SYSTEM AND ARE NO STEEPER THAN 1:20 RUNNING SLOPE AND 1:48 CROSS SLOPE.

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19
2	REV PER CC STAFF COMMENTS	7/17/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: 1"=30'
PROJECT NO. 18255
DWG FILE: WALKER COON KEY

R. GREEN LICENSE NO. 46608 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (863) 720-4823

APPROVED:
DATE:

PREPARED FOR: W.R. REAL ESTATE LLP
PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: UTILITY & DRAINAGE PLAN

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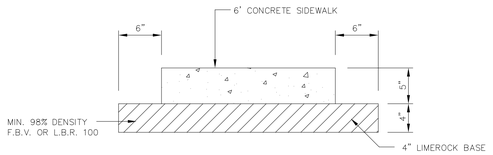
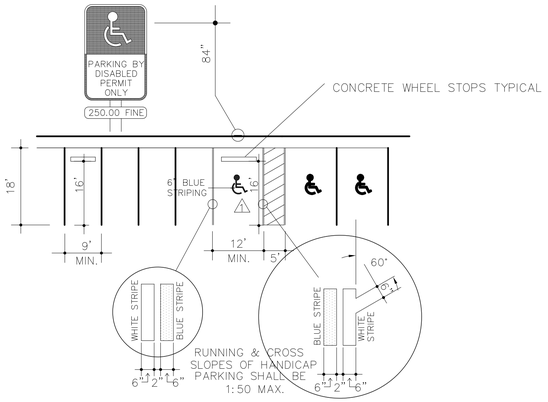
SHEET: 3 OF 4

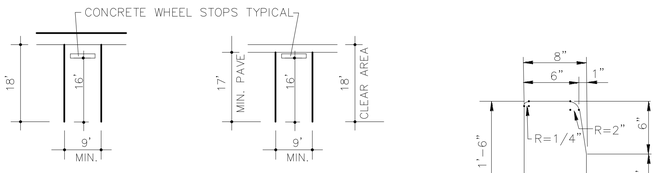
Attachment: Attachment D SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



SIDEWALK DETAIL
N.T.S.



HANDICAPPED PARKING DETAIL
N.T.S

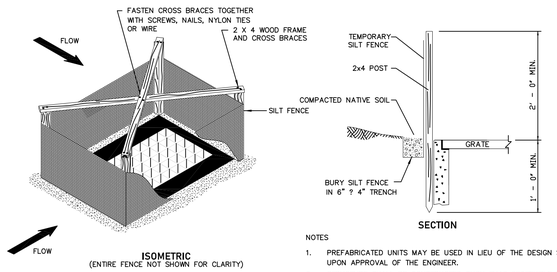


9' X 18' SPACE

1 9' X 16' SPACE
CAR MAY NOT OVERHANG INTO LANDSCAPING

TYPICAL PARKING DETAIL
N.T.S

EX. TYPE "D" CURB/ROOT BARRIER
N.T.S.

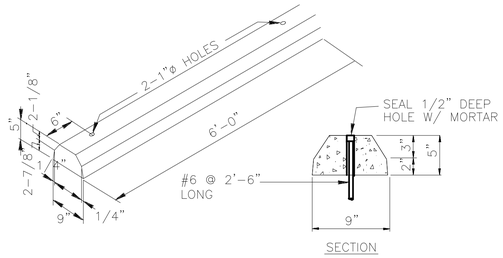


ISOMETRIC
(ENTIRE FENCE NOT SHOWN FOR CLARITY)

SECTION

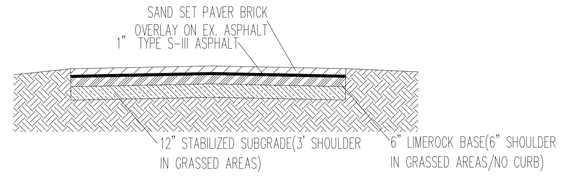
NOTES
1. PREFABRICATED UNITS MAY BE USED IN LIEU OF THE DESIGN SHOWN ON THIS PLAN UPON APPROVAL OF THE ENGINEER.
2. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO 2 X 4 POSTS CREATING A SEAMLESS JOINT.
3. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

SILT FENCE
STORM DRAIN PROTECTION DETAIL
N.T.S.

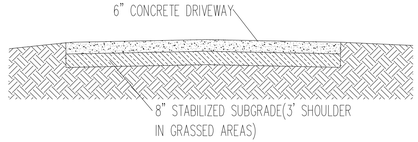


SECTION

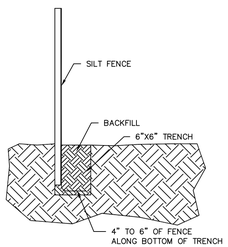
PRECAST CONCRETE WHEEL STOP
N.T.S.



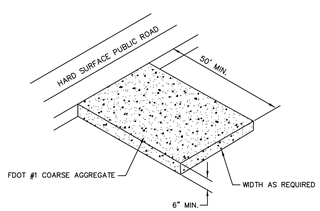
TYPICAL EXISTING ASPHALT PARKING/AISLEWAY CROSS SECTION
N.T.S.



TYPICAL EXISTING CONCRETE PARKING/AISLEWAY CROSS SECTION
N.T.S.



SILT FENCE DETAIL
N.T.S.



GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

GENERAL EROSION CONTROL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
2. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. ALL EXPOSED AREAS AT FINAL GRADE WILL RECEIVE SEED AND MULCH WITHIN 30 DAYS OF PAVEMENT CONSTRUCTION PER F.D.E.P. "GUIDELINESFOR USING EROSION AND SEDIMENT CONTROL PRACTICES"
5. THE CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPS) DURING CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION AND TO PROPERLY MANAGE RUNOFF FOR BOTH STORM WATER GUARANTY AN QUALITY.
6. BEFORE SITE DISTURBANCE OCCURS PERIMETER CONTROL, SEDIMENT TRAPS, BASINS, AND DEVERSIONS SHOULD BE IN PLACE TO CONTROL RUNOFF AND CAPTURE SEDIMENT.
7. INLETS TO STORM SEWERS SHOULD BE PROTECTED BY SUITABLE FILTRATION DEVICES DURING CONSTRUCTION TO KEEP POLLINATES FROM ENTERING CONVENIENT SYSTEM.
8. TEMPORARY SEEDING SHALL BE APPLIED TO AREA THAT WILL NOT BE BROUGHT UP TO FINAL GRADE FOR 14 DAYS OR MORE TO REDUCE EROSION IN SEDIMENTATION.
9. SILT FENCE SHALL BE PLACED ALONG ALL PROPERTY LINES ADJACENT TO THE PROPOSED CONSTRUCTION PRIOR TO COMMENCE OF CONSTRUCTION,

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: N.T.S.
PROJECT NO. 16030
DWG FILE: WALKER MARINA

R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-4500 / FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR:
PROJECT:
WALKER MARINA
WALKER MARINA SERVICE CENTER
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION:
EROSION CONTROL/PAVING & GRADING DETAILS

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SHEET: 4 of 4

Attachment: Attachment D SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

SDPA-2008-AR-13409 REV: 5
WALKERS COON KEY MARINA
Project: 19991101
Date: 6/22/09 DUE: 7/21/09

WALKERS COON KEY MARINA

SITE DEVELOPMENT PLAN AMENDMENT

(ORIGINAL SDP - 89-159)

LOCATION

LOCATED IN SECTION 18, TOWNSHIP 52 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PROPERTY ID. & FOLIO No. : 46372720001

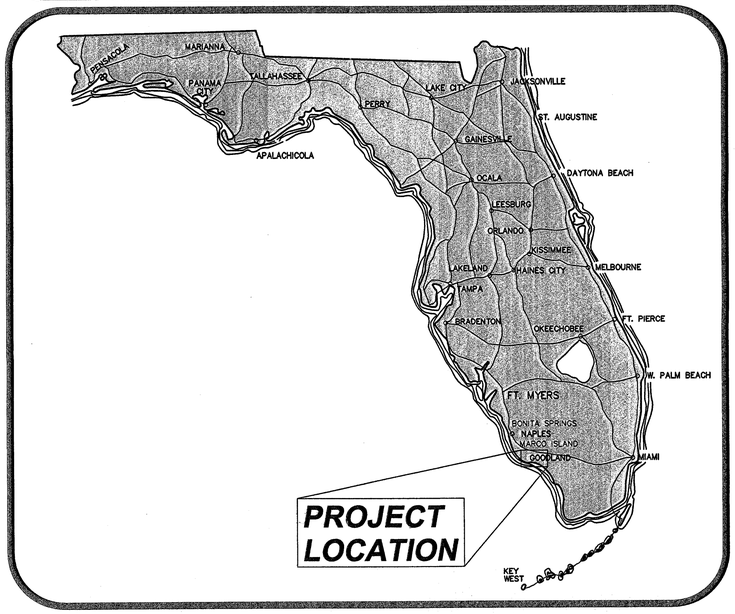
STRAP No. : 380200 Y 1.17C18

CURRENT ZONING :

GENERAL COMMERCIAL DISTRICT (C-4 GZO)

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING. CONTAINING 1.67 ACRES, MORE OR LESS. LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA.(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)



PREPARED BY

ENGINEERING : GULFSHORE ENGINEERING, INC.
2375 Tamiami Trail North
Suite 207
Naples, Florida 34103
Tel: (239) 261-2290
Fax: (239) 261-6530

ARCHITECT : DAVE WAINSCOTT DESIGNS
5881 Painted Leaf Lane
Naples, Fl 34116
Tel: (239) 572-2124
Fax: (239) 353-3405

SURVEYOR : A. TRIGO & ASSOCIATES, INC.
2223 Trade Center Way
Naples, Florida 34109
Tel: (239) 594 0554

REGULATORY AGENCY

Collier County Development Services
2800 N. Horseshoe Drive
Naples, Florida 34104
Tel: (239) 403-2400

UTILITY PROVIDERS

WATER: Collier County Public Utilities
3301 E. Tamiami Trail,
Naples, Florida 34112
Tel: (239) 252-2380

SEWER : Private Owned Septic System

POWER : Florida Power & Light
15834 Wincler Road
Fort Myers, Florida 33912
Tel: (239) 334-7754

FIRE : Marco Island Fire Rescue
1280 San Marco Blvd.
Marco Island, Florida 34145
Tel: (239) 389-5040

PHONE: Embarq
2820 Cargo Street,
Fort Myers, Florida 33916
Tel: (239) 336-2030

REFUSE : Collier County Solid Waste Management
3301 East Tamiami Trail
Naples, Florida 33412
Tel: (239) 252-2380

CONTRACTOR NOTE!
PLEASE NOTIFY ALL UTILITIES BEFORE YOU DIG!!

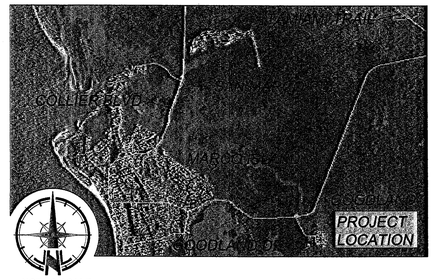
" INVESTIGATE BEFORE YOU EXCAVATE "
CALL SUNSHINE STATE ONE
1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES MIN. 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE

PREPARED FOR

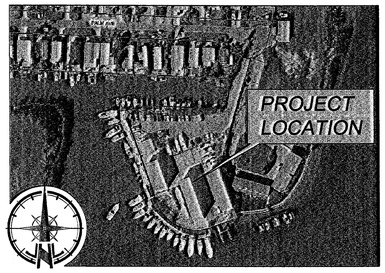
W.R. REAL ESTATE, LLP
MR. JIM WALKER
785 BALD EAGLE DRIVE,
MARCO ISLAND, FL 34145
TEL: (239)-642-6764
FAX: (239)-642-4323

WALKER'S MARINE & YACHT SALES

LOCATION MAP



NOT TO SCALE



NOT TO SCALE

SHEET INDEX

No.	SHEET TITLE
1	COVER SHEET
2	AERIAL PHOTO OVERLAY / EXISTING CONDITIONS
3	SITE DEMOLITION PLAN
4	MASTER SITE SIGNING, STRIPING & PARKING PLAN
5	MASTER SITE PAVING, GRADING & DRAINAGE PLAN
6	X - SECTIONS, PAVING & GRADING DETAILS
7	MASTER SITE UTILITY PLAN
8	WATER & SEWER DETAILS
9	EROSION CONTROL & INLET PROTECTION PLAN
	SURVEY (BY OTHERS)

No.	PROJECT STATUS - PLAN REVISIONS	
1	09-04-08 - RESUBMIT 2	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)
2	02-11-09 - RESUBMIT 3	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)

APPROVED
SUFFICIENCY WITH COLLIER COUNTY'S LAND DEVELOPM
CODE. THE ENTITY/ENGINEER OF RECORD SIGNING
SEALING THESE PLANS WILL BE ACCOUNTABLE
ADEQUACY OF DESIGN OF ALL INFRASTRUCT
FACILITIES AS EXHIBITED BY THESE DRAWINGS.
APPROVED
APPROVED
PAVEMENT MARKING & SIGNAGE
RIGHT-OF-WAY PERMIT
N.I.E. COMMENTS
SITE CLEARING (INFRASTRUCTURE)
ENGINEERING SERVICES

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED BELOW.

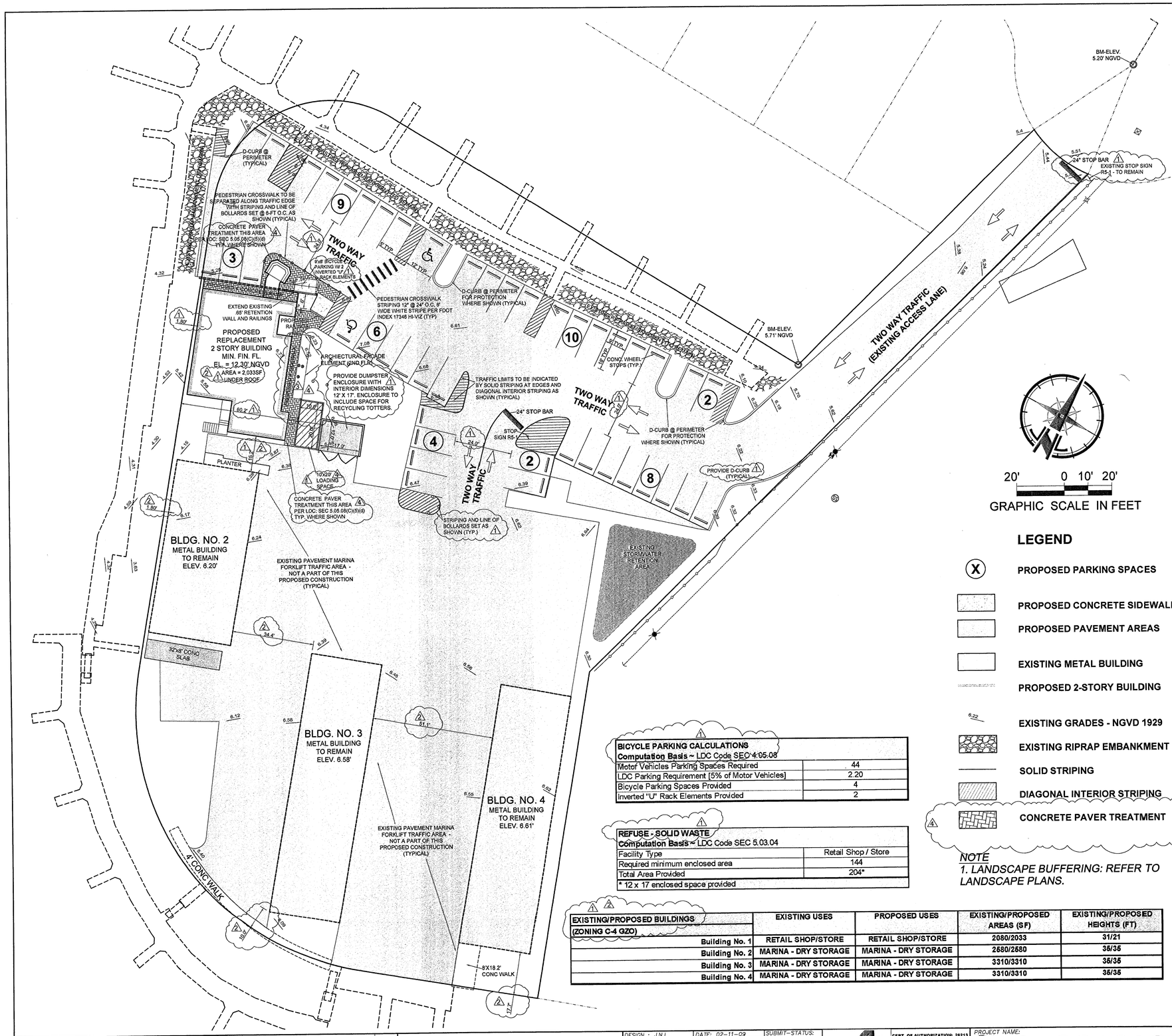
GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 26213
2375 Tamiami Trail N.,
Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

Jocelyn Nguyen De Lestang, P.E. #53450
JUN 17 2009

BUILDING DATA
TOTAL PROPOSED BUILDINGS: 1
BLDG. AREA : 2033 S.F. Under Roof
MIN.FIN.FLR = 12.30 NGVD '29
BLDG. CONST. TYPE : III(B)- 2004 FBC
NO. STORIES : 2
NON-SPRINKLERED

PROJECT NAME: WALKERS COON KEY MARINA
SHEET TITLE: COVER SHEET
PLANSET TITLE: ENGINEERING SITE PLANS
SUBMIT-STATUS: SUBMIT- 3
SUBMIT-DATE: FEB 2009
GEI PROJECT NO. 206
SHEET NO. 1 OF 9

P:\NEW PROJECT LIST\206-COON KEY MARINA\DWGS\OUTSD\PUBMITTAL\3COVER-10-08.dwg, 2/11/2009 2:26:38 PM
Attachment: Attachment D.1 SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



LEGEND

- (X) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT AREAS
- EXISTING METAL BUILDING
- PROPOSED 2-STORY BUILDING
- 6.22 EXISTING GRADES - NGVD 1929
- EXISTING RIPRAP EMBANKMENT
- SOLID STRIPING
- DIAGONAL INTERIOR STRIPING
- CONCRETE PAVER TREATMENT

NOTE
1. LANDSCAPE BUFFERING: REFER TO LANDSCAPE PLANS.

BICYCLE PARKING CALCULATIONS
Computation Basis ~ LDC Code SEC 4.05.08

Motor Vehicles Parking Spaces Required	44
LDC Parking Requirement [5% of Motor Vehicles]	2.20
Bicycle Parking Spaces Provided	4
Inverted "U" Rack Elements Provided	2

REFUSE - SOLID WASTE
Computation Basis ~ LDC Code SEC 5.03.04

Facility Type	Retail Shop / Store
Required minimum enclosed area	144
Total Area Provided	204*
* 12 x 17 enclosed space provided	

EXISTING/PROPOSED BUILDINGS (ZONING C-4 GZO)

	EXISTING USES	PROPOSED USES	EXISTING/PROPOSED AREAS (SF)	EXISTING/PROPOSED HEIGHTS (FT)
Building No. 1	RETAIL SHOP/STORE	RETAIL SHOP/STORE	2080/2033	31/21
Building No. 2	MARINA - DRY STORAGE	MARINA - DRY STORAGE	2680/2680	35/35
Building No. 3	MARINA - DRY STORAGE	MARINA - DRY STORAGE	3310/3310	35/35
Building No. 4	MARINA - DRY STORAGE	MARINA - DRY STORAGE	3310/3310	35/35

PARKING REQUIREMENTS TABLE
Facility Parking Computation Basis ~ COLLIER COUNTY LDC Code - 4.05.04

Facility Type	RETAIL SHOP OR STORE	Total Spaces Required		
Facility Use Area ~ Breakdown	2,033			
LDC Parking Requirement Ratio [1Spaces / 250 SF]	1/250			
No. Spaces required	8.1	0	not part of this calculation*	
Facility Type	MARINA-DRY STORAGE			
Facility Use Units ~ Breakdown	130			
LDC Parking Requirement Ratio [1Spaces / 5Units]	1/5			
No. Spaces required	26.0	26		
Facility Type	MARINA-WET SLIPS			
Facility Use Units ~ Breakdown	36			
LDC Parking Requirement Ratio [1Spaces / 2Unit]	1/2		# Spaces Provided	
No. Spaces required	18.0	18	Standard	Handicap
Total No. Spaces required	44.0	44	42	2
		Total Parking Provided* =		44

** "Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements for the marina or any permitted marina-related activities excluding restaurants, lounges/bars and*

OVERALL SITE LAND USE SUMMARY

EXISTING / PROPOSED USES	AREA	LAND DESCRIPTION: BUILDINGS	PAVEMENT	LAKES / WET	OPEN
	[ac]	[ac]	[ac]	[ac]	[ac]
BUILDINGS / ROOF AREA	0.258	0.258	0.000	0.000	0.000
VEHICULAR PVMT/ PARKING	1.046	0.000	1.046	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY DETENTION AREA	0.072	0.000	0.000	0.000	0.072
BALANCE OPEN SPACE	0.278	0.000	0.000	0.000	0.278
subtotals ===>	1.681	0.258	1.073	0.000	0.350
PERCENTAGE OF TOTAL SITE	100%	15%	64%	0%	21%

SITE DESIGN STANDARDS TABLE
COLLIER COUNTY LDC Code - 4.02.01

	Required	Provided: Existing	Proposed
1. MINIMUM LOT AREA [SF]	10,000	73,243	73,243
2. MINIMUM LOT WIDTH [FT]	100	140	140
3. BUILDING SETBACKS [FT] - WATERFRONT			
Building No. 1*	0	1.8	1.8
Building No. 2	0	1.8	1.8
Building No. 3	0	10	10
Building No. 4	0	17.7	17.7
4.SETBACKS [FT] - ACCESORY STRUCTURES			
	0	0	58
5. SEPARATION BETWEEN STRUCTURES [FT]	15 Min.	13.2	15.2
6. BUILDING HEIGHT [FT]	75 Max.	31	21
7. MINIMUM BUILDING GROUND AREA [SF]	700	2,080	2,033

* Building No. 1 proposed for demolition and reconstruction.

GENERAL NOTES:

1. PLEASE NOTE THAT ALTHOUGH THE EXISTING INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER, LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO ADEQUATELY LOCATE OR PROTECT THE INTEGRITY OF EXISTING UNDERGROUND LINES AND UTILITIES DURING THE COURSE OF THIS JOB.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES (PHONE, POWER, POTABLE WATER, CABLE, SANITARY SEWER, IRRIGATION, FORCE MAIN & ANY OTHERS) LOCATED AND FLAGGED PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF LINES, AND ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER EACH INDIVIDUAL UTILITY.
4. ALL DRIVEWAYS, LANDSCAPING FEATURES, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE- CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY OFFICIAL.
5. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
6. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL GIVEN DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES BECOME APPARENT IN THE PLAN DIMENSIONS OR ELEVATIONS. IF REQUIRED PLAN DEVIATIONS HAVE BEEN OMITTED OR ARE OTHERWISE UNCLEAR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) IF SUCH IS REQUIRED.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO THE PROJECT AREA. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. IT IS THE RESPONSABILITY OF THE CONTRACTOR TO APPLY AND OBTAIN LOCAL GOVERNMENT APPROVAL FOR WORK IN THE EXISTING PUBLIC R.O.W.
10. CONTRACTOR WORKING ON UNDERGROUND & UTILITIES SHALL KEEP THE WORK AREA AND REQUIRED TRENCHING TO A MINIMUM TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE ENGINEER OR COUNTY. THE CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
11. TYPICAL 12' X 18' HANDICAPPED PARKING SPACE WITH 5' ACCESS AISLE, FDOT STANDARD WHITE HANDICAPPED PARKING SYMBOL AND HANDICAPPED SIGN PER MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
12. IF REQUIRED, GUARD POSTS SHALL BE LOCATED AS PER PLAN TO PROTECT UTILITES FROM ERRANT TRAFFIC.
13. THE REVIEW & APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
14. ANY NATURAL VEGETATION TO BE RETAINED SHALL BE BARRICADED WITH ENVIROFENCE AT THE VEGETATION DRIP LINE. ENVIRO FENCING SHOULD BE PLACED AT THE LIMITS OF CLEARING AND FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
15. ALL SIGNING STRIPING AND MARKING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [MUTCD] AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 700 & 708 LATEST EDITION.
16. THE CONTRACTOR SHALL BE FULLY FAMILIAR WITH THE SITE AND CONTRACT DOCUMENTS AND SHALL REMAIN VIGILANT DURING THE CONSTRUCTION PROCESS TO ENSURE THAT ALL WORK IS CARRIED OUT CONSISTENT WITH APPROVED PERMITS.
17. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY." (LDC 3.05.08)
18. TEMPORARY SIGNS IDENTIFYING THE PRESERVE SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
19. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
20. SOLID WASTE MANAGEMENT FOR THE EXISTING FACILITIES IS PROVIDED VIA CURB SIDE PICK-UP BY COLLIER COUNTY. ALL PROPOSED IMPROVEMENTS WILL CONTINUE TO RELY ON THE COUNTY CURB SIDE PICK-UP SERVICE. NO ONSITE DUMPSTER IS REQUIRED, NOR PROPOSED AS PART OF THIS PROJECT.
21. BASKETBALL COURT IS TO BE ASPHALT PAVED AS A TRAFFIC BEARING DRIVE ISLE.

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

Joseph Register De Lestang, P.E. #55402
JUN 17 2009

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL
2	02-11-09	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)	JNL
3	05-05-09	REVISED PER COLLIER COUNTY COMMENTS (04-22-09)	JNL
4	06-16-09	REVISED PER COLLIER COUNTY COMMENTS (06-17-09)	JNL

FOR: WALKER'S MARINE & YACHT SALES

DESIGN : J.N.L.	DATE: 02-11-09	SUBMIT-STATUS:	SUBMIT- 3
DRAWN : C.M.	DATE:	GEI ACAD FILE:	PLANS
CHECKED :	DATE:	LAYOUT TAB:	SITE
REVIEW :	DATE:		
SCALE HORIZ: 1" = 20'	SCALE VERT: N/A		

GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207, Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

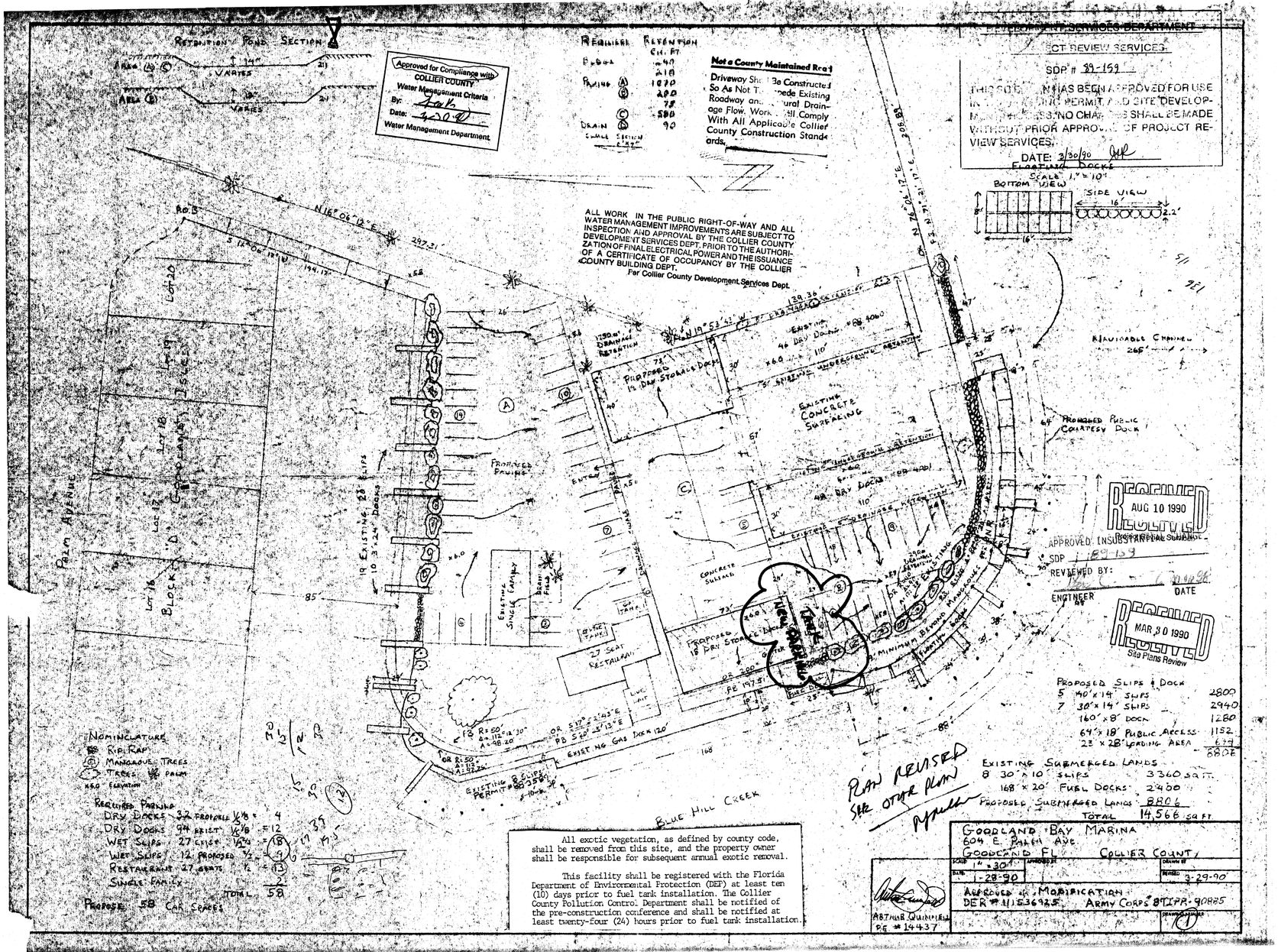
PROJECT NAME: WALKERS COON KEY MARINA

SHEET TITLE: MASTER SITE SIGNING, STRIPING & PARKING PLAN
PLANSET TITLE: ENGINEERING SITE PLANS

GEI PROJECT NO. 206
SHEET NO. 4 OF 9

P:\NEW PROJECT-LIST\206-COON KEY MARINA\WORKOUT\SDP\SUBMITTAL DIPLANS - 08-09-09.dwg 07/7/2009 2:21:50 PM

Attachment: Attachment D.1 SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



3.B.g
Attachment: Attachment D.2 SDPA documents (20340 : PL20180002114 DR Walker's Coon Key Marina)
Packet Pg. 189

Attachment: Attachment E Survey (20340 : PL20180002114 DR Walker's Coon Key Marina)

NOTE:
NO OTHER IMPROVEMENTS LOCATED OR SHOWN UNDER THE SCOPE OF THIS SURVEY.

Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	172.79'	155.56'	S 64°53'43" E	90°00'00"
C2	50.00'	97.74'	82.90'	S 36°06'17" W	112°00'00"
C3	50.00'	30.03'	29.58'	N 79°33'46" W	34°24'33"

Legal Description

As provided by client

(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)
BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING.
CONTAINING 1.67 ACRES, MORE OR LESS.
LYING AND BEING SITUATED IN
SECTION 18, T-52-S, R-27-E,
COLLIER COUNTY, FLORIDA.

LEGEND:

■ = FOUND CONCRETE MONUMENT
□ = SET CONCRETE MONUMENT (LB # 3964)
⊕ = FOUND IRON PIN
○ = SET 5/8" IRON PIN (LB # 3964)
▲ = FOUND NAIL
△ = SET NAIL
⊗ = FOUND DRILL HOLE
◉ = SET DRILL HOLE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.I. = POINT OF INTERSECTION
L.B. = LAND SURVEYING BUSINESS
C.B.S. = CONCRETE BLOCK STRUCTURE
L.M.E. = LAKE MAINTENANCE EASEMENT
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
⊛ = SANITARY CLEAN OUT
☼ = CONC POWER POLE
☓ = WOOD POWER POLE

MEAS = MEASURED = M
CALC = CALCULATED
Δ = DELTA ANGLE
R = RADIUS
CH = CHORD
CB = CHORD BEARING
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CONC = CONCRETE
R/W = RIGHT-OF-WAY
℄ = CENTERLINE
L.S. = LAND SURVEYOR
ELEV = ELEVATION
PL = PLAT
TV = CABLE TV SERVICE
= WOOD LIGHT POLE
= TELEPHONE SERVICE
= ELECTRIC SERVICE
= SANITARY MANHOLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT

WE HEREBY CERTIFY TO

W.R. REAL ESTATE, LLP

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 668.001, 668.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.

5J-17.051(3)(b)8 -- ADDITION 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.

THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH I HAVE KNOWLEDGE, EXCEPT AS SHOWN.

Antonio Trigo,
PLS No.2982

Digitally signed by Antonio Trigo, PLS No.2982
Date: 2018.11.19 13:25:35 -05'00'

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCE. ABSTRACT NOT REVIEWED. UNDERGROUND IMPROVEMENTS NOT LOCATED UNLESS NOTED.

ABSTRACT NOT REVIEWED

NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD)

FLOOD ZONE INFORMATION
FLOOD ZONE: AE ELEV: 10' (NAVD)
COMMUNITY: 120067
PANEL: 0842 H
DATE: 5/16/2012

MAP OF RECORD SURVEY

REVISIONS:
3/11/08 Update Survey DWG
4/9/08 Update Survey DWG
10/30/09 Foundation Survey
11/4/09 Building Dimension & setback
12/1/16 Add Elevations and Locations
11/15/18 Update for Boat Storage

ACAD FILE: X:\Goodland\Tr2Marina.dwg

FOR: W.R. REAL ESTATE, LLP

See Description Above

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109.
LAND SURVEYING BUSINESS # 3964

DATE:	SCALE:	DRAWN:	CHECKED:	BOOK/PAGE	FILE NO:
08/09/06	1" = 30'	H.L.G.	A.T.	BOOK 524 PAGE 67-68	C 06.0337.09

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

SITE PLAN WITH DEVIATIONS FOR REDEVELOPMENT
LDC Section 10.02.03 F
Ch. 6 I of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): W R REAL ESTATE LLP

Name of Applicant if different than owner: Gina R. Green, P.E.

Address: 785 BALD EAGLE DR **City:** MARCO ISLAND **State:** FL **ZIP:** 34145

Telephone: 239-642-6764 **Cell:** 239-825-6065 **Fax:**

E-Mail Address: JWALKER@WALKERSMARINA.COM

Name of Agent: Gina R. Green, P.E.

Firm: Gina R. Green, P.A.

Address: 3310 1st Ave NW **City:** Naples **State:** FL **ZIP:** 34120

Telephone: 239-348-0500 **Cell:** 239-229-6238 **Fax:** 866-720-4823

E-Mail Address: ggreeneng@aol.com

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

CORRESPONDING SDP, SDPA, SIP INFORMATION

This application shall be submitted in conjunction with one of the following: site development plan, site development plan amendment, or site improvement plan.

PROJECT NAME/PL# IF KNOWN: Walkers Coon Key Marina

PLANNER/PROJECT MANAGER, IF KNOWN:

DATE OF SUBMITTAL:

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

INFORMATION REGARDING DEVIATION REQUESTS

A site plan with deviations for redevelopment provides a means for a redevelopment project to seek dimensional deviations (excluding height), architectural deviations, and deviations from site features, such as but not limited to, landscaping, parking, and buffers, from the standards established in the LDC when the passing of time has rendered certain existing buildings, structures, or site features nonconforming.
A site plan with deviations may be requested for the redevelopment of a site which meets the criteria for a site development plan, site development plan amendment or a site improvement plan as established in LDC section 10.02.03. Except for the requested deviations, the site plan shall comply with LDC section 10.02.03.
In accordance with LDC section 10.02.03 F, "redevelopment" shall mean the renovation, restoration, or remodeling of a building or structure, or required infrastructure, in whole or in part, where the existing buildings, structures or infrastructure were legally built and installed.

DEVITATION REQUESTS

The application must address the follow requirements. Please attach the required narratives and explanations.

1. A narrative of the redevelopment project and how it is consistent with the standards for approval, LDC section 10.02.03 F.7.

2. Description of each requested deviation and justification for each request. Requested deviations shall be clearly delineated in the petition. The LDC section for which the deviation seeks relief from shall be identified.

3. Project enhancements to offset or minimize the deviations shall be clearly identified on the site plan and explanation provided.

4. Deviation Request types:

Zoning Deviation Requests - Check all that may be impacted by the request.

- ☑ Dimensional standards (excluding height)
- ☐ Parking
- ☐ Architectural
- ☑ Landscape / Buffers
- ☐ Other site features: _____

Engineering Deviation Requests - Check all that may be impacted by the request.

- ☑ Stormwater
- ☐ Pathways
- ☐ Transportation Planning
- ☐ Other site features: _____

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GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

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.

Pre-Application Meeting and Final Submittal Requirement Checklist for: Deviations

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 Site Development Plan with Deviations for Redevelopment Application.	1	☒	☐
Completed SDP/SDPA/SIP application and all associated materials, including all site plan documents.	1	☒	☐
Copy for the Pre-Application Notes, if not submitted with SDP/SDPA/SIP	1	☑	☐
Affidavit of Authorization, signed and notarized	1		
Property Ownership Disclosure Form	1	☒	
Electronic copy of all documents and plans *Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☐	☐
☐Unless waived by the Project Manager.			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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

FEE REQUIREMENTS

- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **Site Development Plan for Redevelopment:** $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

Gina R. Green, P.E. Digitally signed by Gina R. Green, P.E. Date: 2018.11.20 10:56:55 -05'00'

Applicant Signature _____ Date _____

Gina R. Green, P.E.

Printed Name

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

December 3, 2018

Intake Team
Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Walker Coon Key Marina - 604 Palm Avenue, Goodland, FL
Site Plan w/ Deviations to 2008-AR-13409, SDPI-PL2009002522 & SDPI-PL20180002423

To Whom It May Concern:

Please accept this letter as a request for review and approval for a Site Plan w/ Deviations for the Walker's Coon Key Marina to add the northern portion of Building #4 that was destroyed in Hurricane Wilma and reconstruct the balance Building #4 that was destroyed in Hurricane Irma at its original location which is 6' from the east property line. This Site Plan with Deviations has a companion item for an SDPA to allow the reconstruction of the added portion along with the replacement of the balance of Building #4 to be located in its existing location of 6' from the east property line.

This marina sustained substantial damage to the boat storage structures and the docks during Hurricane Irma. The site was already redeveloped with new parking, landscaping and water management in 2009 when the ships store was reconstructed. These site improvements will remain. There is a reduction in the number of boats that will be stored in the new buildings from 130 spaces to 122 spaces. There is no increase to the impervious area of the site. All existing improvements will remain as constructed. Minor repairs due to Hurricane Irma will be repaired during the building reconstruction.

This application will be electronically submitted and will include the following items:

1. Site Plan w/Deviations Application
2. Cover letter/project description
3. Addressing Checklist
4. Pre-app notes
5. Email from Ray Bellow regarding the S pre-app meeting
6. Site plan w/ Deviations Plans, signed & sealed
7. Affidavit of Authorization
8. Disclosure of Interest Form
9. SDPA package as a supplement

Please call me if you have any questions or need additional information.

Sincerely,

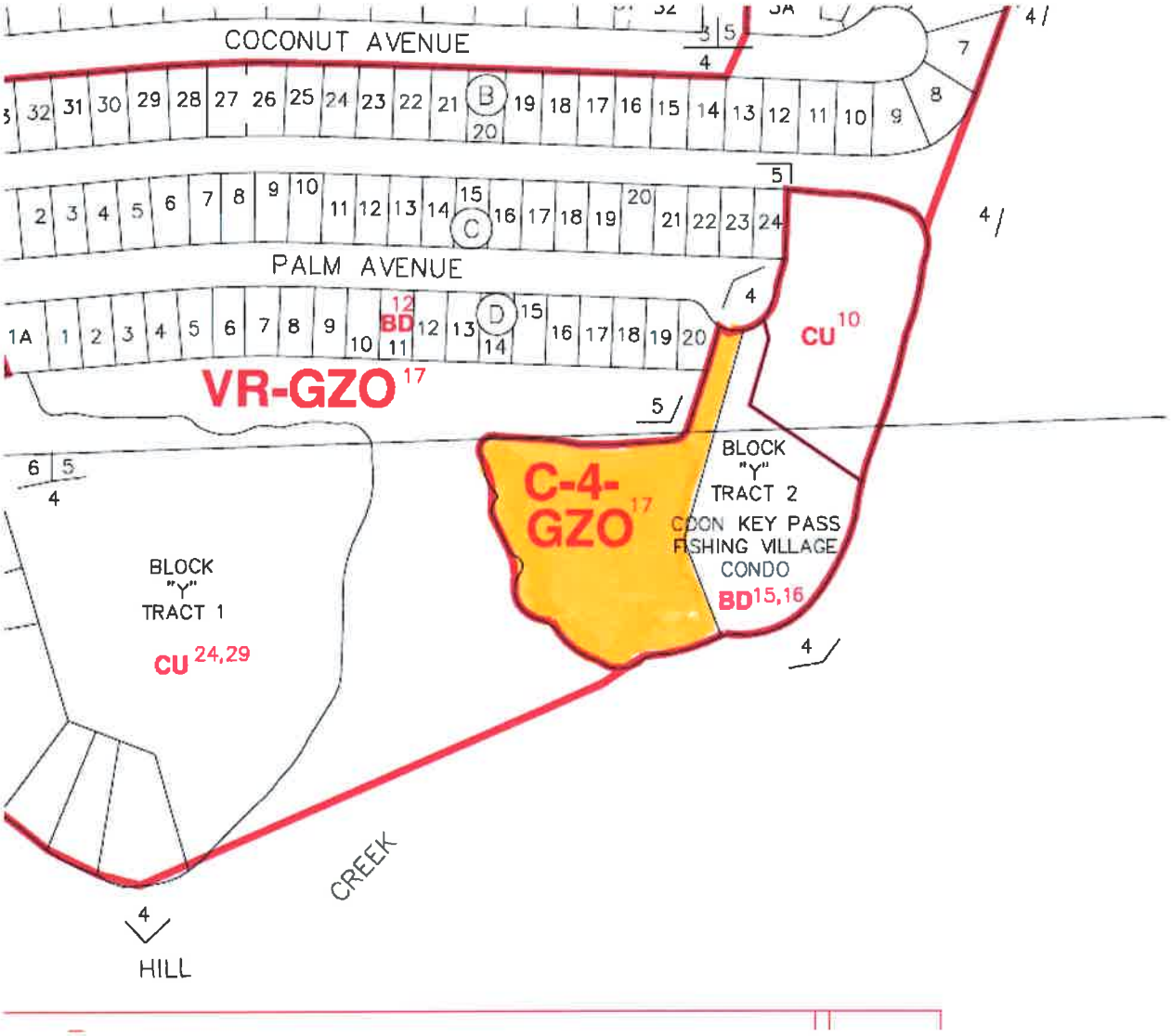
PROFESSIONAL CIVIL ENGINEER

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Search Results for "604 Palm Ave E, Goodland, FL 34140"

1. 604 Palm Ave E
   604 Palm Ave E,
   Goodland, FL 34140

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Collier County Property Appraiser
Property Summary

Parcel No.	46372720001	Site Adr.	604 PALM AVE, GOODLAND, FL 34140

Name / Address	W R REAL ESTATE LLP
	785 BALD EAGLE DR

City	MARCO ISLAND	State	FL	Zip	34145-2540

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
7C18	380200 Y 1.17C18	18	52	27	1.75

Legal	GOODLAND ISLES BLK Y BEG AT NE CNR OF LOT 20 BLK O GOODLAND ISLES 1ST ADD, S 16 DEG 144.17FT, N 87 DEG W 200FT, SWLY ALG CURVE TO THE LEFT 97.74FT, S 19 DEG E 200FT, SELY AL CURVE TO THE LEFT 172.78FT, N 70 DEG E 78FT, N 19 DEG W 139.35FT, N 16 DEG E 297.31FT, WL 30.03FT TO POB OR 1361 PG 1890 AND THE LAND AS DESC IN OR 5081 PG 3103

		Millage Rates *Calculations		
Millage Area	24			
Sub./Condo	380200 - GOODLAND ISLES	School	Other	Total
Use Code	20 - AIRPORTS, BUS TERM, PIERS, MARINAS	5.245	6.209	11.454

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
08/22/03	3377-1253	$ 3,551,000
06/22/88	1361-1890	$ 767,000
10/01/85	1159-895	$ 554,800
06/01/83	1025-1976	$ 683,800
07/01/79	821-1489	$ 0

2016 Certified Tax Roll

(Subject to Change)

	Land Value	$ 1,029,
(+)	Improved Value	$ 879,
(=)	Market Value	$ 1,908,
(=)	Assessed Value	$ 1,908,
(=)	School Taxable Value	$ 1,908,
(=)	Taxable Value	$ 1,908,

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20160003462 & PL20180002114

I, JAMES WALKER (print name), as PRESIDENT (title, if applicable) of WR Real Estate LLP (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 GINA R. GREEN, P.E. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Signature — **Date** 4/5/2019

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 4/5/2019 (date) by JAMES WALKER (name of person providing oath or affirmation), as PRESIDENT of WR Real Estate LLP who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

DEBRA EATON
Notary Public - State of Florida
Commission # GG 062941
My Comm. Expires Jan 17, 2021
Bonded through National Notary Assn.

Signature of Notary Public

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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

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

Name and Address	% of Ownership
W.R. Real Estate LLP	
James B. Walker	50%
Michael V. Raisor	50%

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 8/15/2003

☐ **Leased: Term of lease** 16 **years/months**
1/1/2015 - 12/31/2030

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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

Pre-Application Meeting Notes

Petition Type: DR OR VA

Date and Time: January 31, 2017 at 9:00

Assigned Planner: Fred Reischl

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

Project Information

Project Name: Walker's Marine

PL #: 20170000023

Property ID #: 46372720001 **Current Zoning:** C-4-GZO

Project Address: 604 Palm Av **City:** Goodland **State:** FL **Zip:** 34140

Applicant: Gina R. Green, PA

Agent Name: Gina Green **Phone:** 239-348-0500

Agent/Firm Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Property Owner: W R Real Estate, LLP

Please provide the following, if applicable:

i. **Total Acreage:** 1.75

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#:** _____
A portion of Goodland Isles Block Y

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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(239) 252-2400

Meeting Notes

LANDSCAPE: VERIFY THAT EXISTING PLANT MATERIAL MEETS 'B' BUFFER STANDARDS. PROVIDE ADDITIONAL MATERIAL AS NECESSARY TO MEET 'B' BUFFER STANDARDS.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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Meeting Notes

REVIEW FOR MANATEE PROTECTION PLAN (MPP) WILL OCCUR DURING REVIEW OF SDP FOR THIS PROJECT. EXPANSION OF WET SLIPS AND RECONSTRUCTION OF DRY STORAGE FOR FACILITY IS PROPOSED. APPLICANT IS COORDINATING APPLICATION WITH DEP.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

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

D-R

SUBMITTAL REQUIREMENTS CHECKLIST

SUBMIT ONE COPY THROUGH PORTAL

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Site Development Plan with Deviations for Redevelopment Application	9	☑	☐
Completed SDP/SDPA/SIP application and all associated materials, including all site plan documents.	9+	☑	☐
Copy for the Pre-Application Notes, if not submitted with SDP/SDPA/SIP	1	☑	☐
Affidavit of Authorization, signed and notarized	1	☑	☐
Electronic Copy of all documents and plans on CD *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☑	☐

+Unless waived by the Project Manager.

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARNG PROCESS:

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

FEE REQUIREMENTS

☑ **Site Plan for Redevelopment:** $1,000.00
☐ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** ~~$925.00~~ AD: $1250

All checks payable to: Board of County Commissioners

LETTERS: 1^{50} EACH

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Sign-In Sheet

PL #:_____

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Chris Alcorn	Utility Billing	821-8136	chrisalcorn@colliergov.net
☐ David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
☐ Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
☐ Steve Baluch, P.E.	Transportation Planning	252-2361	StephenBaluch@colliergov.net
☐ Laurie Beard	Transportation Pathways	252-5782	Lauriebeard@colliergov.net
☒ Rachel Beasley	Zoning Services	252-8202	rachelbeasley@colliergov.net
☐ Marcus Berman	County Surveyor	252-6885	MarcusBerman@colliergov.net
☐ Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
☐ George Cascio	Utility Billing	252-5543	georgecascio@colliergov.net
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
☐ Sue Faulkner	Comprehensive Planning	252-5715	suefaulkner@colliergov.net
☐ Dale Fey	North Naples Fire	597-3222	dalefey@colliergov.net
☒ Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
☐ Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
☐ Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
☐ John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
☐ Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
☐ Alicia Humphries	Site Plans Reviewer/ROW	252-2326	aliciahumphries@colliergov.net
☐ Eric Johnson, AICP,CFM	Zoning Services	252-2931	ericjohnson@colliergov.net
☐ Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
☑ Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
☐ Garrett Louviere	Stormwater	252-2526	garrettlouviere@colliergov.net
☐ Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
☐ Thomas Mastroberto	Fire Safety	252-7348	Thomasmastroberto@colliergov.net
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
☐ Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
☐ Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
☐ Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
☐ Stefanie Nawrocki	Planning and Zoning	252-2313	StefanieNawrocki@colliergov.net
☐ Jessica Huckeba	CAD Technician	252-2315	JessicaHuckeba@colliergov.net
☐ Brandy Otero	Transit	252-5859	brandyotero@colliergov.net

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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(239) 252-2400

☐	Bill Pancake	North Naples Fire	597-3222	billpancake@colliergov.net
☐	Brandi Pollard	Utility Impact fees	252-6237	brandipollard@colliergov.net
☒	Fred Reischl, AICP	Zoning Services	252-4211	fredreischl@colliergov.net
☐	Brett Rosenblum, P.E.	Utility Plan Review	252-2905	brettrosenblum@colliergov.net
☐	Edwin Sanchez	Fire Review	252-7517	edwinsanchez@colliergov.net
☒	Michael Sawyer	Transportation Planning	252-2926	michaelsawyer@colliergov.net
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corbyschmidt@colliergov.net
☐	Chris Scott, AICP	Planning and Zoning	252-2460	chrisscott@colliergov.net
☐	Peter Shawinsky	Architectural Review	252-8523	PeterShawinsky@colliergov.net
☐	Daniel Smith, AICP	Zoning Services	252-4312	danielsmith@colliergov.net
☐	Ellen Summers	Planning and Zoning	252-1032	EllenSummers@colliergov.net
☒	Scott Stone	Assistant County Attorney	252-8400	scottstone@colliergov.net
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	markstrain@colliergov.net
☐	Chad Sweet	Transportation	252-5687	chadsweet@collierogv.net
☑	Mark Templeton	Landscape	252-2475	marktempleton@colliergov.net
☐	Jon Walsh	Building Review	252-2962	jonathanwalsh@colliergov.net
☐	David Weeks, AICP	Comprehensive Planning	252-2306	davidweeks@colliergov.net
☐	Kirsten Wilkie	Environmental Review	252-5518	kirstenwilkie@colliergov.net
☐	Christine Willoughby	Planning and Zoning	252-5748	ChristineWilloughby@colliergov.net

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Gina Green	Gina R Green	348-0500	GGreeneng@aol.com
Rick Orth	CC Stormwater	252-9052	Richard.Orth@CollierGov.net
Camden Smith	Zoning	252-1042	

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

See attached. S18 T52 R27 /19

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

46372720001

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

604 Palm Ave, Goodland., FL

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

CURRENT PROJECT NAME *(if applicable)*

~~Walker Hideaway Marina Coon Key~~ Walker's Coon Key Marina

PROPOSED PROJECT NAME *(if applicable)*

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # 2008-AR13409

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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

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

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

Applicant Name: Gina R. Green, P.A.

Phone: 239-348-0500 **Email/Fax:** ggreeneng@aol.com

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

FOR STAFF USE ONLY

Folio Number 46372720001

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: J. Voiles **Date:** 1/27/2017

Updated by: J. Voiles **Date:** 11/14/2018

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

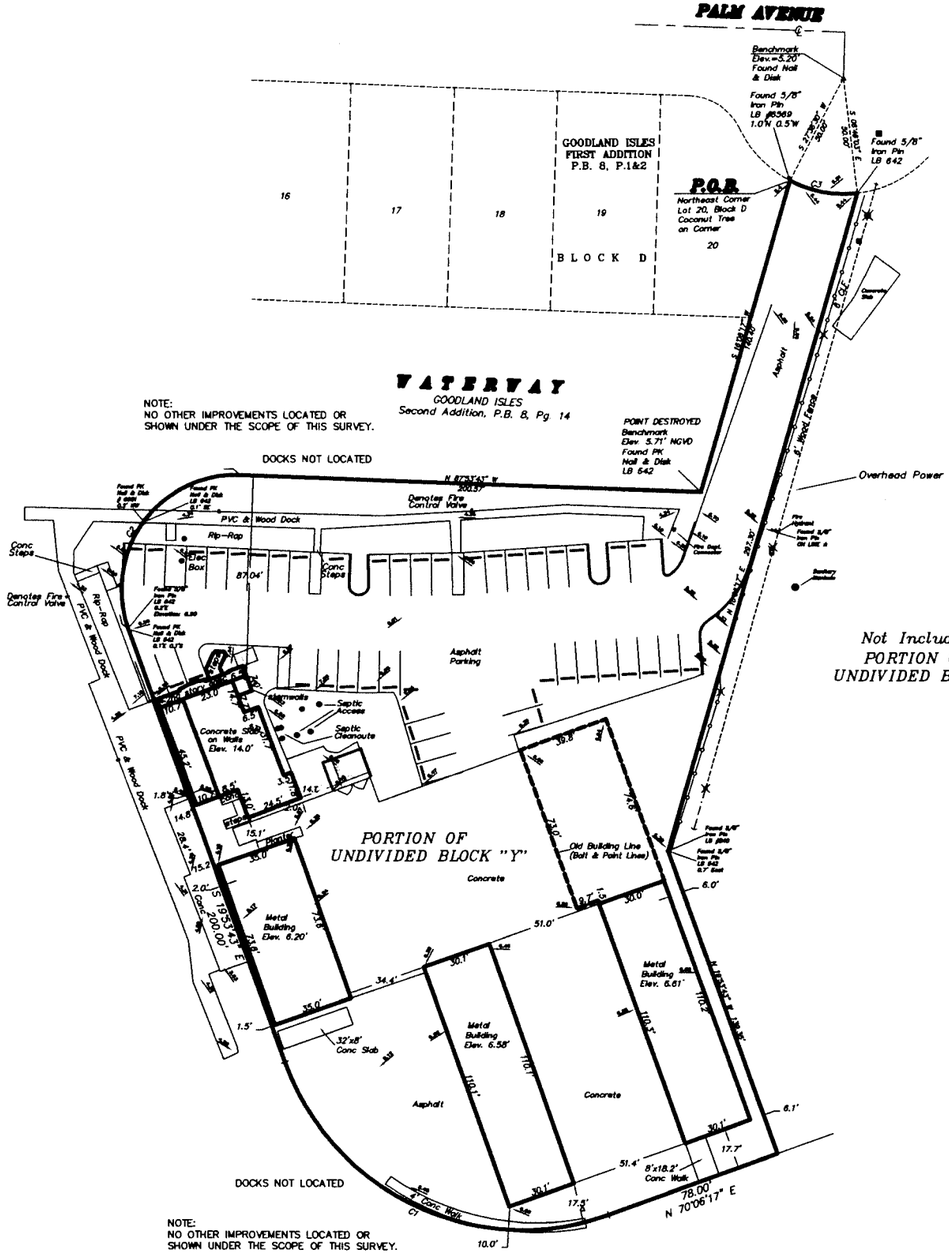
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Legal Description

As provided by client

(PROPERTY DESCRIPTION AS RECORDED IN
OFFICIAL RECORDS BOOK 1827, PAGE 1307)
BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING.
CONTAINING 1.67 ACRES, MORE OR LESS.
LYING AND BEING SITUATED IN
SECTION 18, T-52-S, R-27-E,
COLLIER COUNTY, FLORIDA.



Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

N
W E
S

SCALE
0 30 60 90 120

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	172.79'	155.56'	S 64°53'43" E	90°00'00"
C2	50.00'	97.74'	82.90'	S 36°06'17" W	112°00'00"
C3	50.00'	30.03'	29.58'	N 79°53'46" W	34°24'39"

Legal Description
As provided by client

(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)
BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING.
CONTAINING 1.67 ACRES, MORE OR LESS.
LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA.

LEGEND:

● = FOUND CONCRETE MONUMENT	MEAS = MEASURED = M
⊡ = SET CONCRETE MONUMENT (LB # 3864)	CALC. = CALCULATED
⊕ = FOUND IRON PIN	Δ = DELTA ANGLE
○ = SET 5/8" IRON PIN (LB # 3864)	R = RADIUS
▲ = FOUND NAIL	CH = CHORD
△ = SET NAIL	CB = CHORD BEARING
◉ = FOUND DRILL HOLE	D.E. = DRAINAGE EASEMENT
⊙ = SET DRILL HOLE	U.E. = UTILITY EASEMENT
P.C. = POINT OF CURVATURE	CONC. = CONCRETE
P.T. = POINT OF TANGENCY	R/W = RIGHT-OF-WAY
P.I. = POINT OF INTERSECTION	℄ = CENTERLINE
L.B. = LAND SURVEYING BUSINESS	L.S. = LAND SURVEYOR
C.B.S. = CONCRETE BLOCK STRUCTURE	ELEV = ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT	PL. = PLAT
P.C.C. = POINT OF COMPOUND CURVATURE	= CABLE TV SERVICE
P.R.C. = POINT OF REVERSE CURVATURE	= WOOD LIGHT POLE
P.R.M. = PERMANENT REFERENCE MONUMENT	= TELEPHONE SERVICE
P.C.P. = PERMANENT CONTROL POINT	= ELECTRIC SERVICE
S = SANITARY CLEAN OUT	= SANITARY MANHOLE
⊗ = CONC POWER POLE	= WATER METER
X = WOOD POWER POLE	= WATER VALVE
	= FIRE HYDRANT

WE HEREBY CERTIFY TO

W.R. REAL ESTATE, LLP

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER OUR DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN.

A. TRIGO P.L.S. DATE: 10/30/09
FLORIDA CERTIFICATE NO. 2952
NOT VALID UNLESS SEALED

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBERANCE.

ABSTRACT NOT REVIEWED

RECORD SURVEY

Flood Zone Information

Based on FIRM
Community 120426
Panel No. 8170
Date: 11/17/05
Flood Zone AE
Elevation 12.3' NGVD 1929

REVISIONS:	
3/11/08 Update Survey	OWG
4/9/08 Update Survey	OWG
10/30/09 Foundation Survey	
11/4/09 Building Dimension & setback	

ACAD FILE: X:\Goodland\Tr2Marina.dwg

DATE: | SCALE: | DRAWN:

FOR: WALKERS MARINE

See Description Above

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109.
LAND SURVEYING BUSINESS # 3864

CHECKED: | BOOK 524 | FILE NO:

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

11/20/18
Date

James B. Walker
Agent/Owner Name (please print)

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Collier County
Zoning Ordinance
January 1982

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

cial General:

t Purpose: The C-4 - Commercial General ct is intended to provide for a greater y of commercial services and sales than is ted in the C2 - Commercial Convenience ct and C-3 Commercial Intermediate District. -4 - Commercial General District is also ed to serve a larger trade area of the nity than the C-2 and C-3 Districts and is ed to accommodate the motoring public as s the local pedestrian consumers. This dis- will be utilized in the implementation of omprehensive Plan by limiting its amount and on in accordance with the policies and ives of the Comprehensive Plan.

and Structures: No building or structure, or thereof, shall be erected, altered or used, nd or water used, in whole or in part, for than the following:

Permitted Principal Uses and Structures:

(a) Antique shops; appliance stores; art studios; art supply shops; automobile parts stores; automobile service stations without repairs (see Section 9.8); awning shops.

(b) Bakery shops; bait and tackle shops; banks and financial institutions; barber and beauty shops; bath supply stores; bicycle sales and services; blueprint shops; bookbinders; book stores; business machine services.

(c) Carpet and floor covering sales - which may include storage and installation; churches and other places of worship (See Section 8.11); clothing stores; cocktail lounges (See Section 8.11); commercial recreation uses - indoor; commercial schools; confectionery and candy stores.

(d) Delicatessens; department stores; drug stores; dry cleaning shops; dry goods stores; and drapery shops.

(e) Electrical supply stores; equipment rentals including lawn mowers and power saws.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

(f) Fish market - retail only; florist shops; fraternal and social clubs (See Section 8.11); funeral homes; furniture stores; furrier shops.

(g) Garden supply stores - outside display in side and rear yards; gift shops; glass and mirror sales -including storage and installation; gourmet shops.

(h) Hardware stores; hat cleaning and blocking; health food stores; homes for the aged; hospitals and hospices.

(i) Ice cream stores.

(j) Jewelry stores.

(k) Laundries - self service only; leather goods; legitimate theatres; liquor stores; locksmiths.

(l) Marinas; markets - food; markets - meat, medical offices and clinics; millinery shops; motion picture theatres; museums; music stores.

(m) New car dealerships - outside display permitted; news stores.

(n) Office - general; office supply stores.

(o) Paint and wallpaper stores; pet shops; pet supply shops; photographic equipment stores; pottery stores; printing; publishing and mimeograph service shops; private clubs (See Section 8.11); professional offices.

(p) Radio and television sales and services; research and design labs; rest homes; restaurants - including drive-in or fast food restaurants (See Section 8.11).

(q) Shoe repair; shoe stores; shopping centers (See Section 10.5); souvenir stores; stationery stores; supermarkets and sanitoriums.

(r) Tailor shops; taxidermists; tile sales - ceramic tile; tobacco shops; toy shops; tropical fish stores.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Upholstery shops.

Variety stores; vehicle rental - automobiles only; veterinarian offices and clinics - no outside kennels.

Watch and precision instrument repair shops.

Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Zoning Director determines to be compatible in the district.

rmitted Accessory Uses and Structures:
cessory uses and structures customarily sociated with the uses permitted in this istrict.

a) Caretaker's residence (see Section 8.40).

Permitted Provisional Uses and Structures:

(a) Car wash.

(b) Child care center

(c) Commercial recreation - outdoor.

(d) Detached residence in conjunction with a business -One (1) per business.

(e) Drive-in theatres.

(f) Permitted use with less than 1,000 square feet gross floor area in the principal structure.

(g) Used car lots and outdoor boat sales.

(h) Vehicle rentals.

(i) hotels and motels.

(j) Time share facilities.

3) Prohibited Uses and Structures: Any use or structure not specifically, provisionally or by reasonable implication permitted herein, or permissible by special exception:

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

(a) Mobile homes or mobile offices, except as provided for in Section 10.6.

Development Standards:

1) Minimum Lot Area: Ten thousand (10,000) square feet.

2) Minimum Lot Width: One hundred (100) feet.

3) Minimum Yard Requirements:

(a) Front yard - Twenty-five (25) feet plus one (1) foot for each two (2) feet of building height over fifty (50) feet.

(b) Side yard - None, or a minimum of five (5) feet with unobstructed passage from front to rear yard.

(c) Rear yard - Twenty-five (25) feet.

(d) No setback is required from a railroad siding easement or railroad right-of-way.

(e) Waterfront - Twenty-five (25) feet, except none for marinas. (See Section 9.6)

4) Maximum Height: One hundred (100) feet.

5) Minimum Floor Area of Structures: One thousand (1,000) square feet per building on the ground floor.

6) Maximum Density: Sixteen (16) units per acre for transient lodging facilities, hotel, motels and time share facilities with a maximum floor area of 500 square feet.

7) Distance Between Structures: Same as for side yard setback.

Signs: As required in Section 8.31.

Minimum Off-Street Parking and Off-Street Loading Requirements: As required in Section 8.

Minimum Landscaping Requirements: As required in Section 8.30.

Required Landscaped Buffer Area: When abutting residentially zoned district, as required in Section 8.37.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Bus stop benches may be located in any district. advertising sign shall be permitted on such structs. Telephone booths may be located in any district. District setbacks are waived. Mail (and newser) delivery boxes may be placed in accord with U.S. tal Service Regulations, and are exempt from dist setbacks.

dscaped Buffer Area. Where this Zoning Ordinance ires a landscaped buffer area, the following rements shall be met unless otherwise specifically ired elsewhere:

The landscaped buffer area shall not be less than ten (10) feet in width measured at right angles to property lines and shall be established along the entire length of and contiguous to the designated property line or lines;

The area shall be so designed, planted, and maintained as to be eighty (80%) percent or more opaque between three (3) and eight (8) feet above average ground level when viewed horizontally. Plantings shall be of a size and type which will insure the meeting of the eighty (80%) percent opacity requirement within no longer than twelve (12) months of the date of first planting;

Types and numbers of plantings for landscaped buffers shall be submitted with application for building permit, along with plans and statements demonstrating how the buffer will be irrigated and maintained in the future. Where this Zoning Ordinance requires a landscaped buffer area or areas, no building permit shall be issued without such data;

Failure to maintain the landscaped buffer area as set out above shall be a violation of this Zoning Ordinance.

Substitution for Landscaped Buffer Area. Except when otherwise specifically provided by these regulations, a six (6) foot high opaque structure set in a five (5) foot wide landscaped buffer area may be substituted for the planted buffer in a. above.

Waiver by Zoning Director. When the Zoning Director finds that the public safety requires, he may waive or modify the buffer requirements set out above at street and alley frontages adjacent to any entrance; the finding of the Zoning Director shall be in writing and shall be filed with the

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

proved building permit. The finding shall demonrate that the buffer is not required for a rtain number of feet back from the street or ley entrance, in order to afford protection to destrian or vehicular traffic entering or leav- the lot on which the landscaped buffer area is equired by this Zoning Ordinance.

pplication Where Regulations Set Out Different quirement. In those instances where this Zoning dinance sets out a different buffering requirent (e.g., a greater width of landscaped buffer, a different type of buffer), then the specific ovisions of those regulations applicable to the rticular type of use shall govern.

ouse. No guest accommodation facility which is ory to a single-family dwelling, whether a free g guest house or guest accommodations which are ally integrated with the main dwelling, may be d for commercial purposes. Leasing or renting a ccommodation facility shall constitute a violaf this Zoning Ordinance. Similarly, if a main nce is leased or rented, a guest accommodation ty accessory to it may not be occupied by the y owner, since that would constitute the unlawlization of single-family zoned property for two dwelling purposes. Guest houses which are physieparate from the main residence to which they essory shall not be constructed on lots which ller than 43,560 square feet in area nor shall constructed on lots which have a frontage less 05' in width, nor shall a guest house be larger 40% of the size of the principal dwelling. Deguest houses shall not be closer than 20 feet to rincipal dwelling. A guest house may be coned prior to a principle dwelling provided the house meets the minimum requirements of a single residence in the district in which it is being ucted.

t such time as a principle residence is constructhen the floor area percentages listed above shall

ge Dumpster. Garbage dumpsters shall be permitted districts subject to the following conditions:

ll dumpsters must be screened from view of adjoining property owners or streets at first floor level.

The following structures may be permitted as Screening for dumpsters:

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

WALKER COON KEY MARINA

STANDARDS FOR APPROVAL

7. *Standards for approval.* The petition shall be reviewed for consistency with the following standards:

a. Land uses and densities within the **development** shall be consistent with the permitted and approved **conditional uses** in the zoning district.

The land uses and densities within the development will not change from the existing approved uses that were present on the site prior to Hurricanes Wilma & Irma. The boat storage buildings were approved and constructed under SDP 89-159. The destruction of the north end of building #4 during Hurricane Wilma was omitted in error as a future reconstruction when the Ship's Store was reconstructed under SDPA 2008-AR13409. This submittal will reinstate this storage area into the site.

b. The proposed **development** is consistent with the Growth Management Plan.

The site is an existing development, not a proposed development. The existing buildings were destroyed by Hurricane's Wilma and Irma. The new structures are within the same footprint as the structures that were destroyed, and the new structures will not contain as many dry slips as the existing structures contained. This reconstruction is consistent with the Growth Management Plan.

c. The **development** shall have a beneficial effect both upon the area in which it is proposed to be established and upon the unincorporated area as a whole.

This facility is beneficial to the Goodland area because it provides jobs for this small fishing village. It also provides a place for boat storage with water access that draws people outside this small community to this small fishing village to visit the local restaurants and retail shops. This adds to the economy of the local area and also provides tax dollars to Collier County for the land and its commercial use.

d. The total land area within the **development** and the area devoted to each functional portion of the **development** shall be adequate to serve its intended purpose.

This is an existing business that has been located on this site since the late 1980's. This petition is for the reconstruction of the facility that was damaged by Hurricane's Wilma & Irma.

e. Streets, utilities, drainage facilities, recreation areas, sizes and yards, architectural features, vehicular parking and loading facilities, sight distances, landscaping and buffers shall be appropriate for the particular use involved.

The use is existing, and this petition will reconstruct all components that were damaged by the Hurricane's Wilma & Irma. All of these components were existing and will be replaced and/or repaired with this reconstruction.

f. Visual character of the project shall be equal or better in quality than that required by the **development** standards for the zoning district. The visual character of the project shall be better in quality than the existing project before redevelopment and after it was first permitted.

The use is existing, and this petition will reconstruct all components that were damaged by the Hurricane's Wilma & Irma. All of these components were existing and will be replaced and/or repaired with this reconstruction and will be equal or better in quality than what was previously approved and constructed.

g. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.

The site will be owned and maintained by WR Real Estate LLP in its entirety. Ongoing maintenance will continue once the reconstruction is complete.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

h. Deviations shall be clearly delineated in the petition and shall be the minimum required to achieve the goals of the project and comply with these standards.

Due to the revisions to the LDC from the inception of this project in the late 1980's to present day, the codes have changed that are in conflict with the original LDC Standards. Deviations from the present-day codes have been kept to the minimum for the reconstruction of the site. The deviations requested are primarily side yard setbacks, distance between structures and landscape requirements. The deviation requests will not encumber the property any more than the existing development. The new structures and landscaping will enhance the site and the community.

i. The petitioner has provided enhancements to the **development**.

The site will be enhanced with new landscaping and replacement of dead or damaged landscaping from Hurricane's Wilma & Irma.

j. Approval of the deviation will not have an adverse effect on **adjacent** properties.

The approval of the deviations will not adversely affect the adjacent properties. All structures will be placed in the same locations as the existing buildings and will not provide any encumbrances that are closer to the adjacent properties that what was existing prior to the Hurricane destruction.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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Site Plan w/ Deviations w/ Justifications Summary for Walker's Coon Key Marina

Section 18, Township 52 South, Range 27 East
Collier County, Florida

August 24, 2018
Revised: April 5, 2019
Revised: July 12, 2019
Revised: August 26, 2019
Revised: October 30, 2019

Prepared for:
WR Real Estate LLP
785 Bald Eagle Drive
Marco Island, FL 34145

Prepared By:
Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
(239) 348-0500
(866) 720-4823
ggreeneng@aol.com

Approved By:

DocuSigned by:
Gina R. Green
99A464CCA33D47B...

Gina R. Green, P.E.
FL Reg. 46608

Date: 11/4/2019

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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Site Plan w/ Deviations w/ Justifications
Summary
Walker's Coon Key Marina

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Requested Deviations – Nine (9) total

Proposed Deviation #1 from Section 4.06.02.C.2 of the LDC, which requires a 15' wide Type "B" Landscape Buffer, to instead reduce it to a 6' Type "B" Landscape Buffer between the Boat Storage Building (Building 4) and the eastern property line and to allow for no buffer to the North where the access road is contiguous with the Eastern property line and no buffer along the West edge of the access road where it is adjacent to the waterway.

Proposed Deviation #2 from Section 4.06.02 C.2. of the LDC which requires trees spaced no more than 25 feet on center, to instead permit varying spacing due to existing site restrictions along the eastern property line. There will be a minimum of 10 trees and 6 ten-gallon shrubs. If gaps in the areca buffer occur in the future, trees and shrubs to meet the Type 'B' buffer planting requirement are to be planted to fill the gaps and provide 80% opacity within 1 year of planting.

Proposed Deviation #3 from Section 4.06.03 B.3. of the LDC which requires a terminal island with a tree at the end of a row of parking, to instead allow some required terminal island trees to be located elsewhere on site where site conditions and marina use operations have prevented the creation of a terminal island. The relocated terminal island trees will be located as shown on the Deviation Site Plan.

Proposed Deviation #4 from Section 4.06.03 B.2. of the LDC which requires a tree no farther than 50' from a parking stall, to instead allow some required trees to be more than 50' from a parking stall due to site conditions and turning radii of equipment integral with the marina operation.

Proposed Deviation #5 from Section 4.06.03 B.3. of the LDC which requires a row of parking spaces to have a Terminal Landscape Islands, to instead allow some required Terminal Landscape Islands to be paver bricks with no landscaping where site conditions and marina use operations have prevented the creation of a terminal island.

Proposed Deviation #6 from Section 4.06.03 B.1 of the LDC which requires at least ten percent of the amount of vehicular use area onsite to be devoted to interior landscaping areas, to instead permit five point nine percent (5.9%)of the amount of vehicular use area to be devoted to interior landscaping areas due to existing site restrictions.

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Proposed Deviation #7 from Section 4.06.05.C.1 of the LDC, which requires foundation planting landscaping on at least 3 building facades and along at least 30 percent of each facade, to instead allow for the Ship's Store (Building #1) only one façade for foundation plantings on the eastern facade and all required foundation plantings shall be located on this one façade.

Proposed Deviation #8 from Section 4.02.01.A of the LDC, which requires a 25' side yard setback, to instead allow a 6' side yard setback for the Boat Storage Building (Building #4).

Proposed Deviation #9 from Section 4.02.01 A. Table 2. of the LDC which requires the minimum distance between buildings of 50% of the sum of the heights of the buildings, but not less than 15' to instead be reduced to a minimum of 15' only for all buildings.

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Site Plan w/ Deviations w/ Justifications Summary for Walker's Coon Key Marina

Section 18, Township 52 South, Range 27 East
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Justifications added: September 27, 2019
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Prepared for:
WR Real Estate LLP
785 Bald Eagle Drive
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Prepared By:
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Site Plan w/ Deviations w/ Justifications
Summary
Walker's Coon Key Marina

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Requested Deviations – Nine (9) total

Proposed Deviation #1 from Section 4.06.02.C.2 of the LDC, which requires a 15' wide Type "B" Landscape Buffer, to instead reduce it to a 6' Type "B" Landscape Buffer between the Boat Storage Building (Building 4) and the eastern property line and to allow for no buffer to the North where the access road is contiguous with the Eastern property line and no buffer along the West edge of the access road where it is adjacent to the waterway.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.37.a, which required a 10-foot landscape buffer. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents show that Boat Storage Building 4 was approved with a 6-foot wide landscape buffer. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct proposed buildings in their previously approved locations. The previous structures were destroyed by Hurricanes Wilma and Irma. The proposed side yard buffer consists of an existing Areca palm hedge that straddles the property line and it continue to provide the 80% opacity screening required by the LDC. A combination of Green Buttonwood trees and shrubs are proposed to infill the section of missing Arecas to satisfy the 80% opacity within one year.*

Proposed Deviation #2 from Section 4.06.02 C.2. of the LDC which requires trees spaced no more than 25 feet on center, to instead permit varying spacing due to existing site restrictions along the eastern property line. There will be a minimum of 10 trees and 6 ten-gallon shrubs. If gaps in the areca buffer occur in the future, trees and shrubs to meet the Type 'B' buffer planting requirement are to be planted to fill the gaps and provide 80% opacity within 1 year of planting.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.37.a, which required a 10-foot landscape buffer. However, the LDC did not have spacing requirements for plantings. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents have limited detail related to landscaping, but the Areca Palm hedge is existing. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to use the existing hedge, which is non-native. All other required plantings for opacity would be 100% native.*

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Proposed Deviation #3 from Section 4.06.03 B.3. of the LDC which requires a terminal island with a tree at the end of a row of parking, to instead allow some required terminal island trees to be located elsewhere on site where site conditions and marina use operations have prevented the creation of a terminal island. The relocated terminal island trees will be located as shown on the Deviation Site Plan.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show vehicular landscaping details. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. To permit greater maneuvering space and flexibility for large equipment to access the boat storage area, the two existing parking islands that flank the entrance to the boat storage area were identified with paint rather than planting islands.*

Proposed Deviation #4 from Section 4.06.03 B.2. of the LDC which requires a tree no farther than 50' from a parking stall, to instead allow some required trees to be more than 50' from a parking stall due to site conditions and turning radii of equipment integral with the marina operation.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents show that Boat Storage Building 4 was approved with a 6-foot setback. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. To permit greater maneuvering space and flexibility for large equipment to access the boat storage area, trees would be located farther than 50 feet from some parking stalls.*

Proposed Deviation #5 from Section 4.06.03 B.3. of the LDC which requires a row of parking spaces to have a Terminal Landscape Islands, to instead allow some required Terminal Landscape Islands to be paver bricks with no landscaping where site conditions and marina use operations have prevented the creation of a terminal island.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show vehicular landscaping details. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. Where it is applicable, to permit removal of terminal landscape islands and replace them with brick pavers where marina operations prevent the creation of terminal landscape islands.*

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

DocuSign Envelope ID: DCAAD7CC-0201-4F2B-BAEE-925801A895A8

Proposed Deviation #6 from Section 4.06.03 B.1 of the LDC which requires at least ten percent of the amount of vehicular use area onsite to be devoted to interior landscaping areas, to instead permit five point nine percent (5.9%)of the amount of vehicular use area to be devoted to interior landscaping areas due to existing site restrictions.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30.e, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show vehicular landscaping details. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct parking areas in their previously approved configuration. Where it is applicable, to reduce the amount of vehicular use area devoted to interior landscape from 10% to 5.9%.*

Proposed Deviation #7 from Section 4.06.05.C.1 of the LDC, which requires foundation planting landscaping on at least 3 building facades and along at least 30 percent of each facade, to instead allow for the Ship's Store (Building #1) only one façade for foundation plantings on the eastern facade and all required foundation plantings shall be located on this one façade.

Petitioner's Justification: Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 8.30, which did not have specific requirements for vehicular areas. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show foundation plantings. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct buildings in their previously approved configuration without foundation plantings except on Building 1 where all foundation plantings will be located on the eastern façade.*

Proposed Deviation #8 from Section 4.02.01.A of the LDC, which requires a 25' side yard setback, to instead allow a 6' side yard setback for the Boat Storage Building (Building #4).

Petitioner's Justification: Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 7.23.C.3, with specific development standards for setbacks, which were 0.0 feet or 5 feet. The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents show that Boat Storage Building 4 was approved with a 6-foot side setback. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct buildings in their previously approved configurations, including Building 4.*

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

DocuSign Envelope ID: DCAAD7CC-0201-4F2B-BAEE-925801A895A8

Proposed Deviation #9 from Section 4.02.01 A. Table 2. of the LDC which requires the minimum distance between buildings of 50% of the sum of the heights of the buildings, but not less than 15' to instead be reduced to a minimum of 15' only for all buildings.

Petitioner's Justification: *The Walker Marina was developed under Collier County Ordinance 82-2; Section 7.23.C.7, with specific development standards for distance between structures, which was same for the side yard (0.0 feet or 5 feet). The original approval documentation is SDP-89-159 and SDP-2008-13409. The SDP documents do not show specific dimensions for distance between structures. The applicant's justification is that changes in the LDC over time and previous SDP approvals would allow them to re-construct buildings in their previously approved configurations, including reducing the minimum distance between buildings to 15 feet for all buildings.*

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

GINA R. GREEN, P.A.

August 27, 2019

Intake Team
Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Walker Coon Key Marina - 604 Palm Avenue, Goodland, FL
Site Plan w/ Deviations DR-PL20180002114

To Whom It May Concern:

Per a meeting between Mark Templeton, Heidi Ashton-Cicko and myself, the deviations requested have been revised per their corrections and the site plan has been updated per their recommendations and the deviation requests are on sheet 2 of 2 of the plans prepared for the petition. The following items are included in the resubmittal:

1. Site plan w/ Deviations Plans, signed & sealed (8x11 & 24x36)
2. Response to staff comments
3. Requested Deviation report

Please call me if you have any questions or need additional information.

Sincerely,

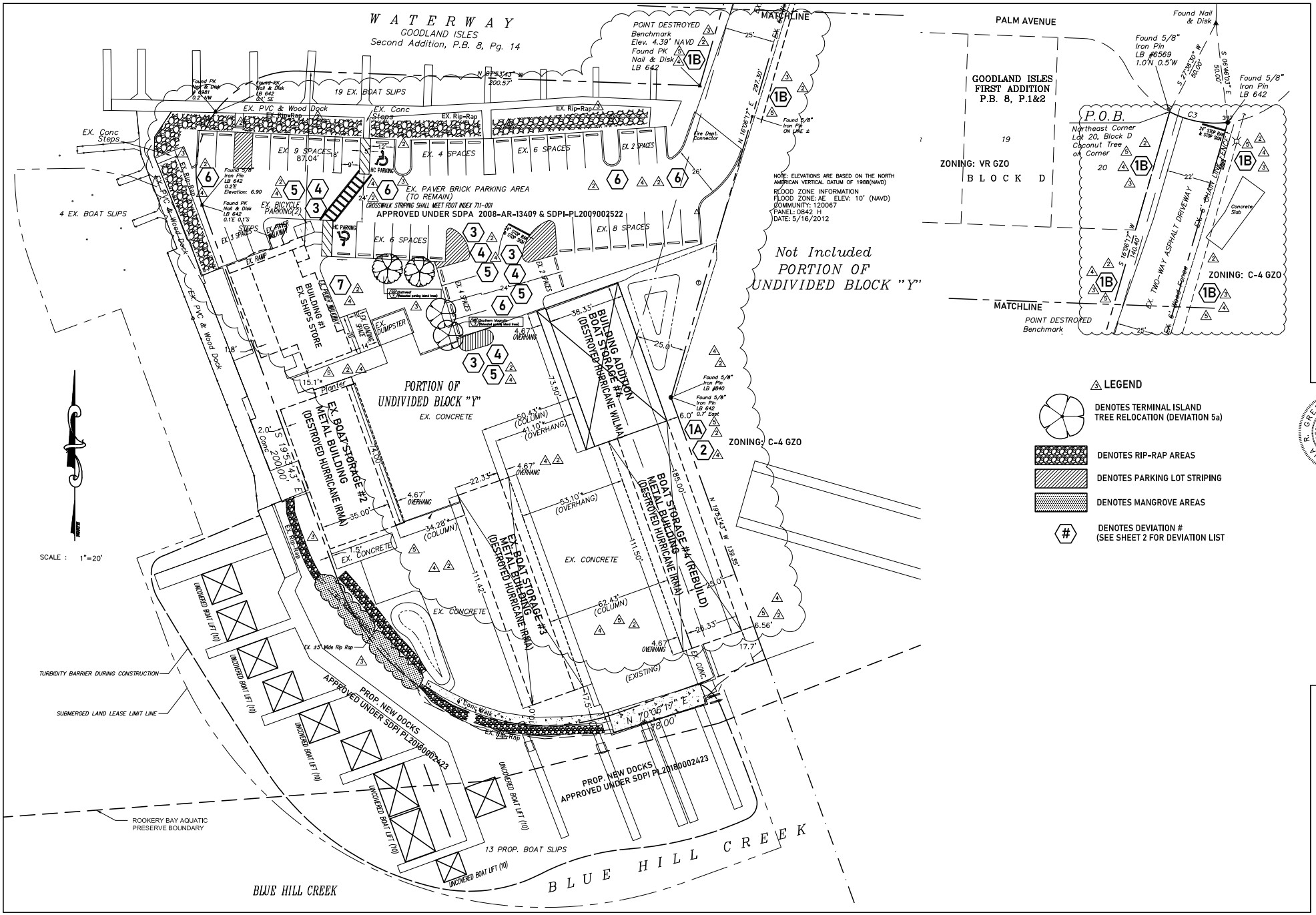
Gina R. Green

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



REVISIONS

NO.	DESCRIPTION	DATE
5	REV PER CC STAFF COMMENTS	10/13/21

DRAWN BY : GRG
CHECKED BY : GRG
DWG FILE: WALKER COON KEY

GINA R GRIFFIN P A
GREEN LICENSE NO. 46608

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon

PREPARED FOR: WALKER MARINA COON KEY
PROJECT:

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SHE 2

Requested Deviations

1A. Deviation from Section 4.06.02.C.2. of the LDC, which requires a 15' wide Type "B" Landscape Buffer, to instead reduce it to a 6' Type "B" Landscape Buffer between the Boat Storage Building (Building 4) and the eastern property line.

1B. Deviation to allow for no buffer to the North where the access road is contiguous with the Eastern property line and no buffer along the West edge of the access road where it is adjacent to the waterway.

2. Deviation from Section 4.06.02.C.2. of the LDC, which requires trees spaced no more than 25 feet on center, to instead permit varying spacing due to existing site restrictions along the eastern property line. There will be a minimum of 10 trees and 6 ten-gallon shrubs. If gaps in the areca buffer occur in the future, trees and shrubs to meet the Type "B" Landscape Buffer planting requirement are to be planted to fill the gaps and provide 80% opacity within 1 year of planting.

3. Deviation from Section 4.06.03.B.3. of the LDC which requires a terminal island with a tree at the end of a row of parking, to instead allow some required terminal trees to be located elsewhere on site where site conditions and marina use operations have prevented the creation of a terminal island. The relocated island trees will be located as shown on the Deviation Site Plan.

4. Deviation from Section 4.06.03.B.2. of the LDC which requires a tree no farther than 50' from a parking stall, to instead allow some required trees to be more than 50' from a parking stall due to site conditions and turning radii of equipment integral with the marina operation.

5. Deviation from Section 4.06.03.B.3. of the LDC which requires a row of parking spaces to have a Terminal Landscape Islands, to instead allow some required Terminal Landscape Islands to be paver bricks with no landscaping where site conditions and marina use operations have prevented the creation of a terminal island.

6. Deviation from Section 4.06.03.B.1 of the LDC which requires at least ten percent of the amount of vehicular use area onsite to be devoted to interior landscaping areas, to instead permit five point nine percent (5.9%) of the amount of vehicular use area to be devoted to interior landscaping areas due to existing site restrictions.

7. Deviation from Section 4.06.05.C.1 of the LDC, which requires foundation planting landscaping on at least 3 building facades and along at least 30 percent of each facade, to instead allow for the Ship's Store (Building 1) only one facade for foundation plantings on the eastern facade and all required foundation planting shall be located on this one facade.

REVISIONS

NO.	DESCRIPTION	DATE
5	REV PER CC STAFF COMMENTS	10/13/21

DRAWN BY: GRG
CHECKED BY: GRG
DWG FILE: WALKER COON KEY

GINA R. GREEN LICENSE NO. 46608

GINA R GRFFN P A

PREPARED FOR:
PROJECT: WALKER MARINA COON KEY

SHE

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Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon

PLANT SCHEDULE - DEVIATION

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPEC:
AR	7	ACER RUBRUM / RED MAPLE	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD
BS	1	BURSERA SIMARUBA / GUMBO LIMBO	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD
CE2	13	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD
CO	4	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD
MB	3	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD
QV	4	QUERCUS VIRGINIANA / LIVE OAK	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD
TD1	2	TAXODIUM DISTICHUM / BALD CYPRESS	25 GAL	1.75"CAL	10'-12' OA., 4' SPREAD

EXISTING	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPEC:
BSE	1	BURSERA SIMARUBA / EX. GUMBO LIMBO	TO REMAIN		
DLE	43	DYPSIS LUTESCENS / EX. ARECA PALM	TO REMAIN		SHARED

REFERENCE NOTES SCHEDULE

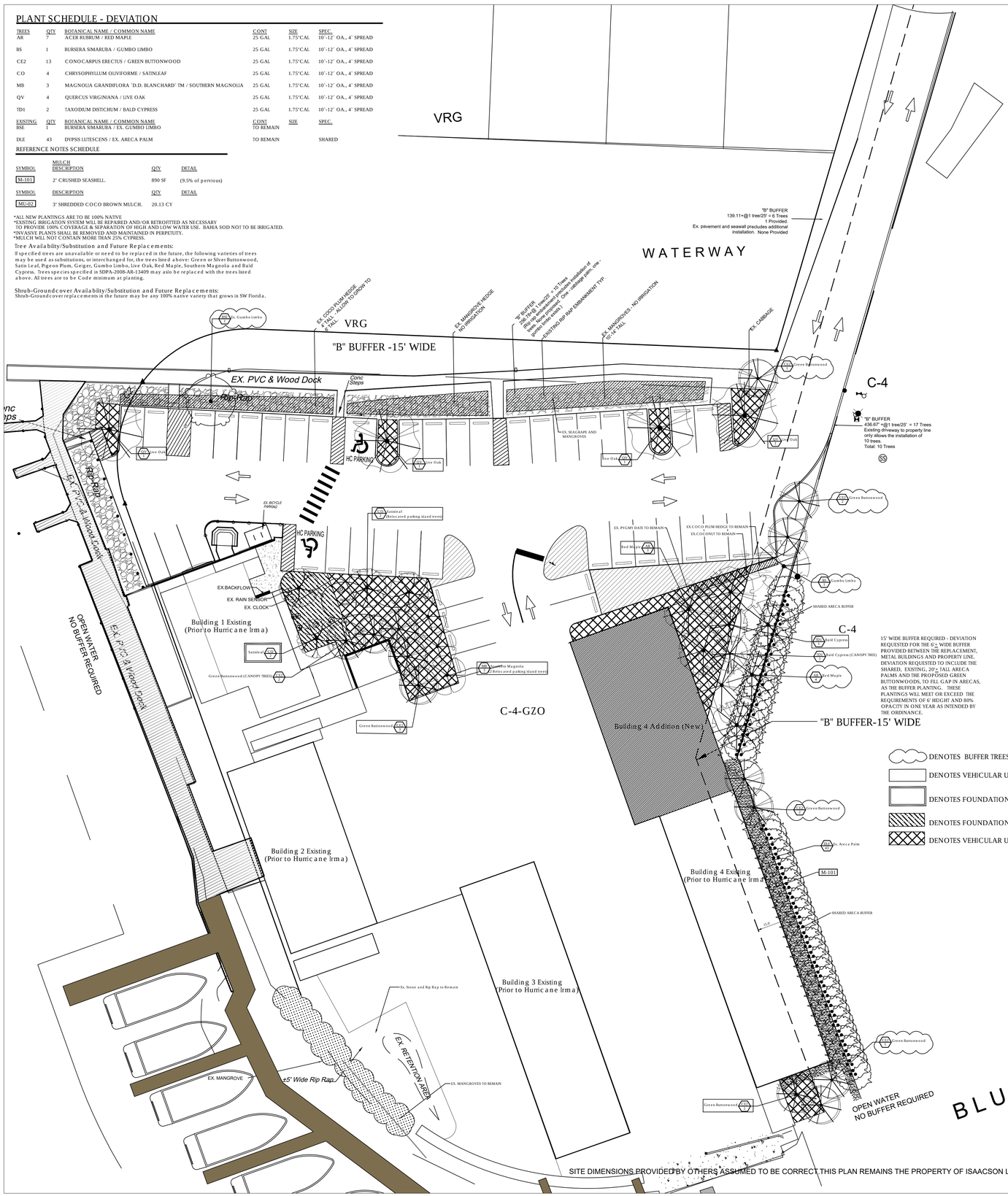
SYMBOL	MULCH DESCRIPTION	QTY	DETAIL
M-101	2" CRUSHED SEASHELL.	890 SF	(9.5% of pervious)

SYMBOL	DESCRIPTION	QTY	DETAIL
MU-02	3" SHREDDED COCO BROWN MULCH.	20.13 CY	

*ALL NEW PLANTINGS ARE TO BE 100% NATIVE
*EXISTING IRRIGATION SYSTEM WILL BE REPAIRED AND/OR RETROFITTED AS NECESSARY TO PROVIDE 100% COVERAGE & SEPARATION OF HIGH AND LOW WATER USE. BAHIA SOD NOT TO BE IRRIGATED.
*INVASIVE PLANTS SHALL BE REMOVED AND MAINTAINED IN PERPETUITY.
*MULCH WILL NOT CONTAIN MORE THAN 25% CYPRESS.

Tree Availability/Substitution and Future Replacements:
If specified trees are unavailable or need to be replaced in the future, the following varieties of trees may be used as substitutions, or interchanged for, the trees listed above: Green or Silver Buttonwood, Satin Leaf, Pigeon Plum, Geiger, Gumbo Limbo, Live Oak, Red Maple, Southern Magnolia and Bald Cypress. Trees species specified in SDPA-2008-AR-13409 may aslo be replaced with the trees listed above. All trees are to be Code minimum at planting.

Shrub-Groundcover Availability/Substitution and Future Replacements:
Shrub-Groundcover replacements in the future may be any 100% native variety that grows in SW Florida.



Total Site Area	73,181 sf
Building Area	18,209
Pavement Area	45,564 sf

LANDSCAPE CALCULATIONS

MINIMUM NUMBER OF CANOPY TREES REQUIRED 3 (Required) 3 (Provided)
Based on 1 tree / 3000 sf of pervious lot area - 9,408 sf

I. VEHICULAR USE AREA (Section 4.06.03 B.1)
10% x 45,564 (Pavement Area) S.F. = 4,556.4 S.F. (Required Interior Landscape Area) 2,687 S.F. (Provided Interior Landscape Area)

4,556.4 (Required Interior Landscape Area) S.F. / 250 = 18 Trees 18 (# Trees Required) 18 (# Trees Provided)

II. RIGHT-OF-WAY LANDSCAPING(Alternative "D")
(Section 4.06.02 C.4)
NA (Perimeter of Site adjacent to R.O.W.) L.F. / 30 = NA Trees NA (# Trees Required) NA (# Trees Provided)

III. PERIMETER BUFFERING (Alternatives "A,B,C")
(Section 4.06.02 & Table 2.4)
Type "A" - Minimum Width = 10 ft.
NA (Perimeter L.F.) L.F. / 30 = xx Trees xx (# Trees Required) xx (# Trees Provided)
Type "B" - Minimum Width = 15ft. 80% Opaque within one year - 6' tall. May include a fence.
833± (Perimeter L.F.) L.F. / 25 33 Trees 33 (# Trees Required) 12 (Including 1 ex. tree) (# Trees Provided)

IV. BUILDING PERIMETER PLANTINGS - Building 1
(Based on 4.06.05.B.4)
226 (Building Perimeter) L.F. x 25%. x 10' 565 SF (SF Foundation Plantings Req.) 565 SF (Provided)
565 (SF Foundation Plantings Req.) S.F./300 = 2 (# Trees Required) 2 (# Trees Provided)

VII. TREES AND SHRUBS
(Sections 4.06.05 C.4) Tree Species Required 5
a. Trees < 100%> 10', 1.75" Cal., 4' spd.
65 Trees Required x 100% 65 Native Trees Required
35 Native Trees Provided (Include one existing tree)
b. Shrubs 100% Native

SPECIFICATIONS

The Contractor shall be responsible for providing a complete and operable system for the irrigation of all new landscape plantings on site. Plans and specifications may not indicate all items necessary for the proper irrigation of the project. This shall not relieve the contractor of his responsibility to furnish labor, materials and equipment required for a complete and proper system.

The Contractor shall be responsible for adjusting head location, type, size, and any other system components to comply with the requirements of the landscape planting as installed. Such adjustments shall be made when authorized in writing by owner. Such adjustments will be compensated at the prices indicated in the proposal.

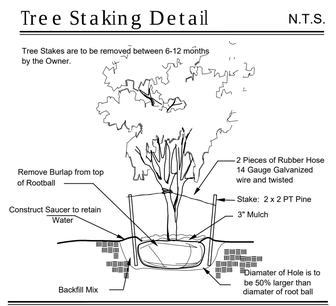
Contractors shall personally examine the site and fully acquaint themselves with all of the existing conditions in order that no misunderstanding may afterwards arise to the character or as to the extent of the work to be done and, likewise, in order to advised and acquaint themselves with all precautions to be taken in order to avoid injury to person or property.

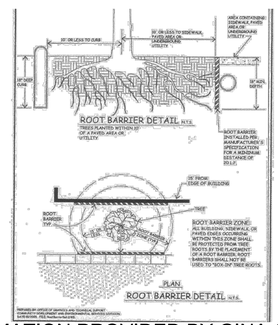
PLANTING MATERIAL: The contractor shall make every possible effort to avoid existing plant material that has been tagged for preservation. Where such material falls in the path of trenching, the Contractor shall reroute the pipe or hand trench as necessary, to protect the designated plant material. Any damage caused by the contractor to newly introduced plant material or sod shall be restored to its original condition prior to final acceptance.

NOTES

All Plants shall be Florida No.1 or better.
Contractor shall be familiar w/ Collier County Land Dev. Code
Contractor shall verify all quantities indicated at time of bid.
All contractors working on the project shall be licensed and fully insured as required.
The Contractor is responsible for replacement of all dead plant materials that occurs during the warrantee period.
Tress and palm staking shall be removed between 6 and 12 months by the Contractor.
WARRANTEE:
*All trees and palms shall be warranted for one year from final acceptance.
*Shrubs shall be warranted for six months from final acceptance.
*Sod and annuals shall be warranted for three months from final acceptance.
Contractor is responsible to fertilize all new trees, palms, shrubs, and ground covers with low release fertilizer w/minors at installation.

Tree Staking Detail N.T.S.





BASE INFORMATION PROVIDED BY GINA GREEN P.E.

SITE DIMENSIONS PROVIDED BY OTHERS ASSUMED TO BE CORRECT. THIS PLAN REMAINS THE PROPERTY OF ISAACSON LANDSCAPE ARCHITECTURE GROUP, INC. THIS PLAN CAN NOT BE USED IN FULL OR IN PART WITHOUT THE WRITTEN APPROVAL OF ISAACSON LANDSCAPE ARCHITECTURE GROUP, INC.

ISAACSON LANDSCAPE ARCHITECTURE GROUP
293 MONTEREY DRIVE
NAPLES, FL 34119
239-353-3505
dan@IsaacsonGroup.com
LC2600464

LANDSCAPE PLAN WITH DEVIATION FOR:

WALKERS COON KEY MARINA

604 PALM AVENUE

Daniel R. Isaacson, RLA
LA #0001512

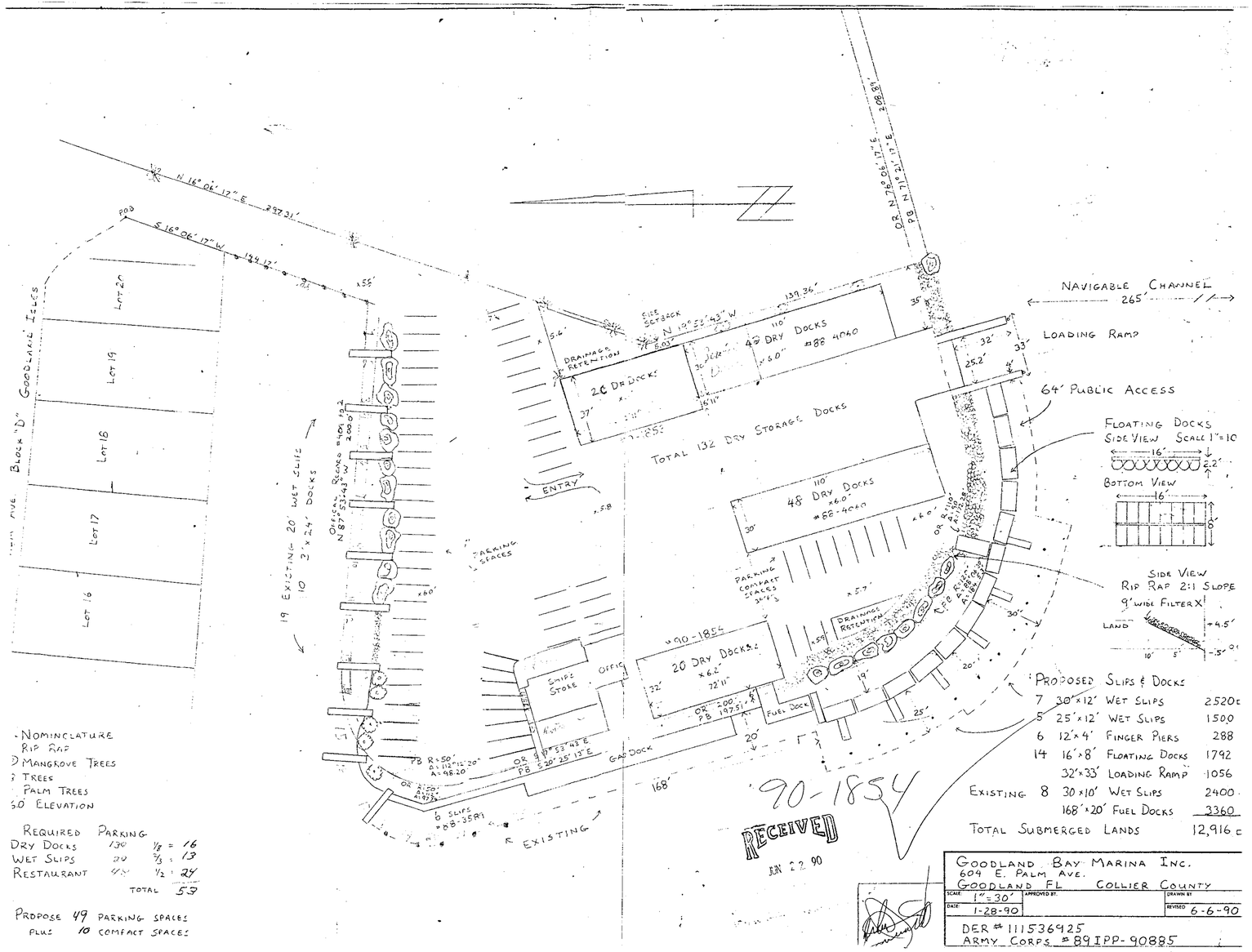
Rev: 7/13/2019
Rev: 6/21/2019
Rev: 4/8/2019
Rev: 3/25/2019
Rev: 1/31/2019
Date: 8/18/2018

Scale: 1"=20'

North

D-1

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



- NOMINCLATURE
- RIP RAP
- MANGROVE TREES
- TREES
- PALM TREES
- 5.0 ELEVATION

REQUIRED PARKING			
DRY DOCKS	130	1/8 =	16
WET SLIPS	20	2/3 =	13
RESTAURANT	49	1/2 =	24
		TOTAL	53

PROPOSE 49 PARKING SPACES
PLUS 10 COMPACT SPACES

PROPOSED SLIPS & DOCKS			
7	30'x12'	WET SLIPS	2520
5	25'x12'	WET SLIPS	1500
6	12'x4'	FINGER PIERS	288
14	16'x8'	FLOATING DOCKS	1792
	32'x33'	LOADING RAMP	1056
EXISTING 8	30'x10'	WET SLIPS	2400
	168'x20'	FUEL DOCKS	3360
TOTAL SUBMERGED LANDS			12,916

90-1854
RECEIVED
JAN 22 90

GOODLAND BAY MARINA INC.
604 E. PALM AVE.
GOODLAND FL COLLIER COUNTY

SCALE: 1"=30'	APPROVED BY:	DRAWN BY:
DATE: 1-28-90		REVISED: 6-6-90

DER # 111536925
ARMY CORPS # 89IPP-90885

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

SDP 89-159A

APPROVED SUBJECT TO THE STIPULATIONS INDENTIFIED IN THE APPROVAL LETTER DATED 3,26,93

BY: [signature]
PLANNING SERVICES SECTION

1" = 20'

PORTION OF SEC. 18, T52S, R27E, COLLIER COUNTY, FLORIDA

SITE DEVELOPMENT PLAN

GOODLAND BAY MARINA

DESCRIPTION (record)

Commencing at the "POINT OF BEGINNING", an iron pipe marking the N.E. corner of Lot 20, Block "F" Goodland Isles, 1st Addition, as recorded in Plat Book 8 Page 1, Public Records of Collier County, Florida, Run South 16° 06' 17" West 144.17 feet to an iron pipe; thence North 87° 53' 43" West 200.00 feet to an iron pipe; thence Southwesterly on the arc of a curve having a 50 foot radius and 112° delta for 97.74 feet; thence South 19° 53' 43" East 200.00 feet to an iron pipe; thence Southeasterly on the arc of a curve having a 180 foot radius and 90° delta for 282.78 feet to an iron pipe; thence North 70° 06' 17" East 78.00 feet to an iron pipe; thence North 19° 53' 43" West 139.35 feet to an iron pipe; thence North 16° 06' 17" East 297.31 feet to a point on the South right of way of Palm Avenue; thence Westerly on the arc of a curve having a radius of 50.00 feet and 126° 38' 13" delta for 110.03 feet to the N.E. corner of Lot 20 Block "F", Goodland Isles 1st Addition, the "POINT OF BEGINNING", containing 1.67 Acres more or less.

DRAINAGE RETENTION

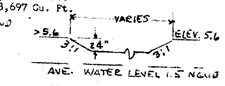
ZONE I

Impervious Area - 14,100 S.F.
Req'd. First Inch - 1,175 Cu. Ft.
Retention Provided - 1,409 Cu. Ft.

ZONE II

Impervious Area - 40,090 S.F.
Req'd. First Inch - 3,342 Cu. Ft.
Retention Provided - 3,697 Cu. Ft.

TYP RETENTION POND X-SECTION



PARKING RECAP

39 Wet Slips - 19 Parking Spaces Required 1 per 2
130 Dry Racks - 16 Parking Spaces Required 1 per 8
48 Seat Restaurant - 24 Parking Spaces Required 1 per 2
(APPROVED)

TOTAL - 59 Parking Spaces

Using 6 wet slip spaces for restaurant then

TOTAL REQUIRED - 53 Parking Spaces

PROVIDED - 47 Standard Spaces
4 Compact Car Spaces
2 Handicapped Spaces

TOTAL PROVIDED - 53 Parking Spaces

LEGEND

EXISTING BUILDINGS
MANGROVE TREES
PALM TREE
DRAINAGE FLOW
FLOATING DOCKS PROPOSED
DRAINAGE RETENTION
RIP RAP
FENCE
PROPERTY LINE
MOORING PILE (TYP)

NOTES

1. Drainage retention indicated includes both surface and underground
2. Drainage retention ponds are to be constructed and fully sodded to a minimum depth of 20 inches with 3:1 excavation slopes
3. All existing mangrove trees are to be saved

CERTIFICATION

I hereby certify that on this date of February 16, 1993, this Site Development Plan was prepared totally under my direct supervision and to the best of my knowledge and belief is a true representation of existing and proposed development and complies with applicable regulations.

Arthur G. Gutowski
Florida Registered Professional Engineer No. 11457

DAVID LAW

SCALE 1" = 20'
DATE
DRAWN acd
REVISED 2/3/93 acd
2/11/93 acd
DRAWING NUMBER 1-93

Attachment: Attachment F- Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

ALL WORK IN THE PUBLIC RIGHT-OF-WAY AND ALL WATER MANAGEMENT IMPROVEMENTS ARE SUBJECT TO INSPECTION AND APPROVAL BY THE COLLIER COUNTY DEVELOPMENT SERVICES DEPT. PRIOR TO THE AUTHORIZATION OF FINAL ELECTRICAL POWER AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE COLLIER COUNTY BUILDING DEPT.
Per Collier County Development Services Dept

Approved for Compliance with
COLLIER COUNTY
Water Management Criteria
By: [illegible]
Date: 5-13-93

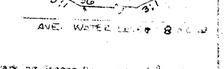
DRAINAGE RETENTION

ZONE I

Impervious Area = 14,100 S.F.
Req'd. First Inch = 1,175 Cu. Ft.
Retention Provided = 1,409 Cu. Ft.

ZONE II

Impervious Area = 40,090 S.F.
Req'd. First Inch = 3,342 Cu. Ft.
Retention Provided = 3,697 Cu. Ft.
TYP. RETENTION POND
A = 5627 Cu.



PARKING RECAP

38 wet Slips = 19 Parking Spaces Required
130 Dry Racks = 26 Parking Spaces Required
48 Seat Restaurant = 14 Parking Spaces Required

TOTAL = 59 Parking Spaces

Using 3 wet slip spaces for restaurant then

DATA REQUIRED = 56 Parking Spaces

PROVIDED = 53 Standard Spaces
~~2 Compact Car Spaces~~
3 Handicapped Spaces

TOTAL PROVIDED = 56 Parking Spaces

LEGEND

- EXISTING BUILDINGS
- MANGROVE TREES
- PALM TREE
- DRAINAGE FLOW
- FLOATING DOCKS PROPOSED
- DRAINAGE RETENTION
- RIP RAP
- FENCE
- PROPERTY LINE
- MOORING PILE (TIE)
- SECURITY FLOOD LIGHT

NOTES

1. Drainage retention indicated includes both surface and underground
2. Drainage retention ponds are to be constructed and fully sodded to a minimum depth of 20 inches with all excavation slopes
3. All existing mangrove trees are to be saved
4. Trees maintained by Goodland Bay Marina & water management facilities

LANDSCAPE BOND REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

DESCRIPTION (record)

Commencing at the "POINT OF BEGINNING", an iron pipe marking the N.E. corner of Lot 20, Block "F" Goodland Isles, 1st Addition, as recorded in Plat Book 4, Page 1, Public Records of Collier County, Florida, Run South 19° 06' 17" West 144.17 feet to an iron pipe; thence North 87° 53' 43" West 200.00 feet to an iron pipe; thence Southwesterly on the arc of a curve having a 50 foot radius and 112° delta for 97.74 feet; thence South 19° 53' 43" East 200.00 feet to an iron pipe; thence Southeasterly on the arc of a curve having a 110 foot radius and 90° delta for 172.78 feet to an iron pipe; thence North 70° 06' 17" East 78.00 feet to an iron pipe; thence North 19° 53' 43" West 139.35 feet to an iron pipe; thence North 19° 06' 17" East 297.31 feet to a point on the South right of way of Palm Avenue; thence Westerly on the arc of a curve having a radius of 50.00 feet and 102° 32' 13" delta for 30.03 feet to the N.E. corner of Lot 20 Block "F", Goodland Isles 1st Addition, the "POINT OF BEGINNING", containing 1.47 Acres more or less.

SITE DEVELOPMENT PLAN
GOODLAND BAY MARINA

DEVELOPMENT SERVICES DEPARTMENT
PROJECT REVIEW SERVICES
SDP # 89-159A
THIS SITE PLAN HAS BEEN APPROVED FOR USE IN THE BUILDING PERMIT AND SITE DEVELOPMENT PROCESS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF PROJECT REVIEW SERVICES.
DATE: 5-13-93 WMS

RECEIVED
APR 26 1993
Site Plans Review

CERTIFICATION

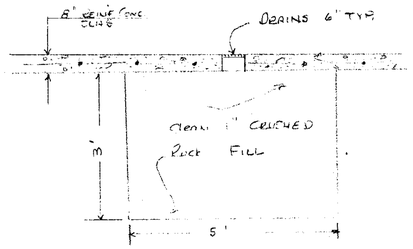
I hereby certify that on this date of April 24, 1993, this Site Development Plan was prepared totally under my direct supervision and to the best of my knowledge and belief is a true representation of existing and proposed development and complies with applicable regulations.

Arthur C. Quinnell
Florida Registered Professional Engineer No. 14437

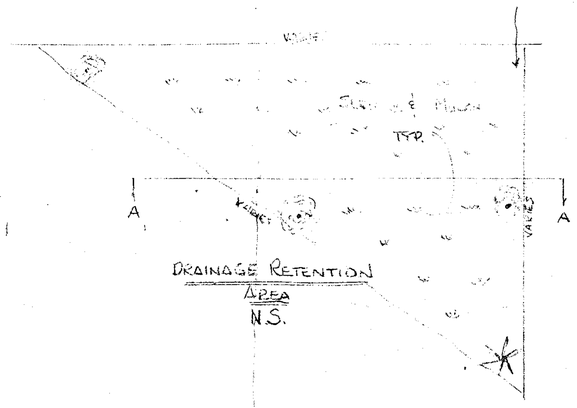
DAVID ✓ LAW

SCALE 1" = 20'	DRAWN ACQ
DATE 3/29/93 4/26/93	CHECKED 3/29/93-5/13/93
SITE DEVELOPMENT PLAN	
LAYOUT & DETAILS	DRAWING NUMBER 1 OF 2

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

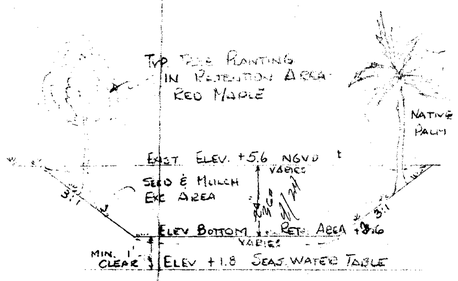


UNDERGROUND RETENTION
N.S.

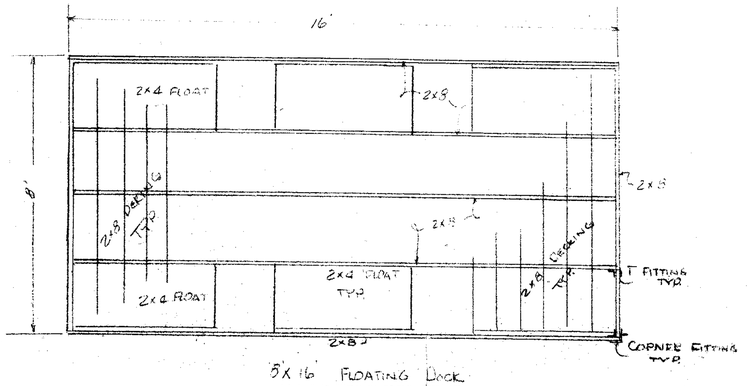


DRAINAGE RETENTION AREA
N.S.

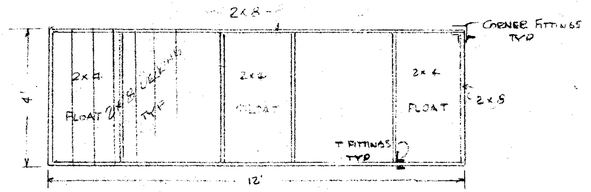
NOTE:
AREA 2 - 4200 S.F.
AREA 1 - 800 S.F.



SEC. A-A
N.S.



5'X 16' FLOATING DOCK
SCALE: 1" = 2'



4' x 12' FLOATING DOCK
Scale: 1" = 2'

NOTES

1. ALL LUMBER C.C.A. TREATED (PRESSURE)
2. ALL FITTINGS 1/4" STEEL HOT DIPPED GALV. (OR BETTER)
3. 2x4 FLOATS POLYURETHANE - 690# CAP. @
4. CONSTRUCTION IN ACCORDANCE @ CC.H.L.D.C., DIV. 3.2
5. CONSTRUCTION IN ACCORDANCE @ CCGMP CCME GOAL 2
6. FIRE APPURTENANCES IN ACCORDANCE @ APPLICABLE FIRE CODES
7. STRIPIN IN ACCORDANCE WITH APPLICABLE CODES

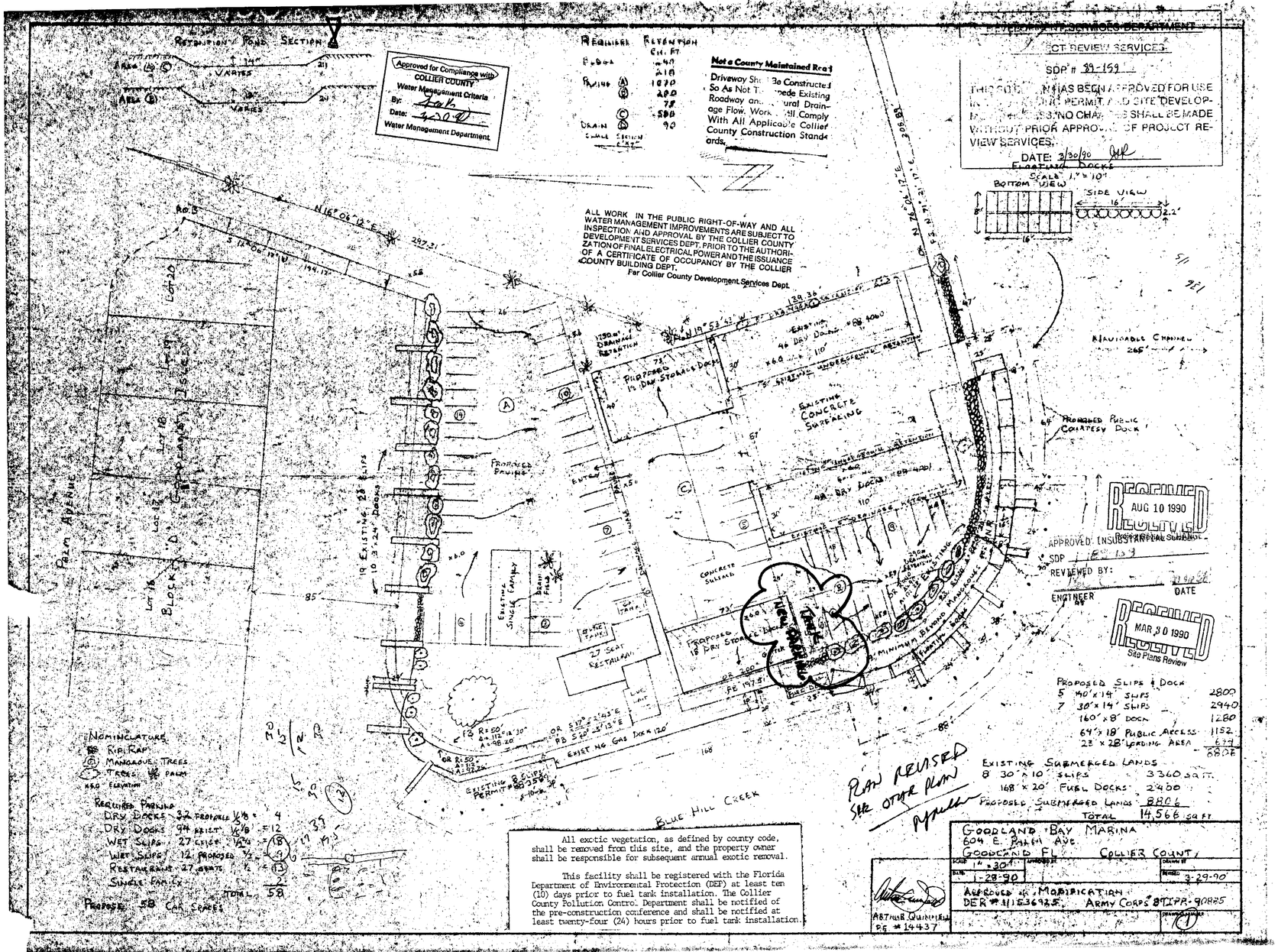
DAVID LAW

SCALE: SHOWN	APPROVED BY:	DRAWN BY:
DATE: APR. 24, 93		REVISED:

SITE DEVELOPMENT PLAN

CONSTRUCTION DETAILS — DRAWING NUMBER 2 OF 2 /02

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



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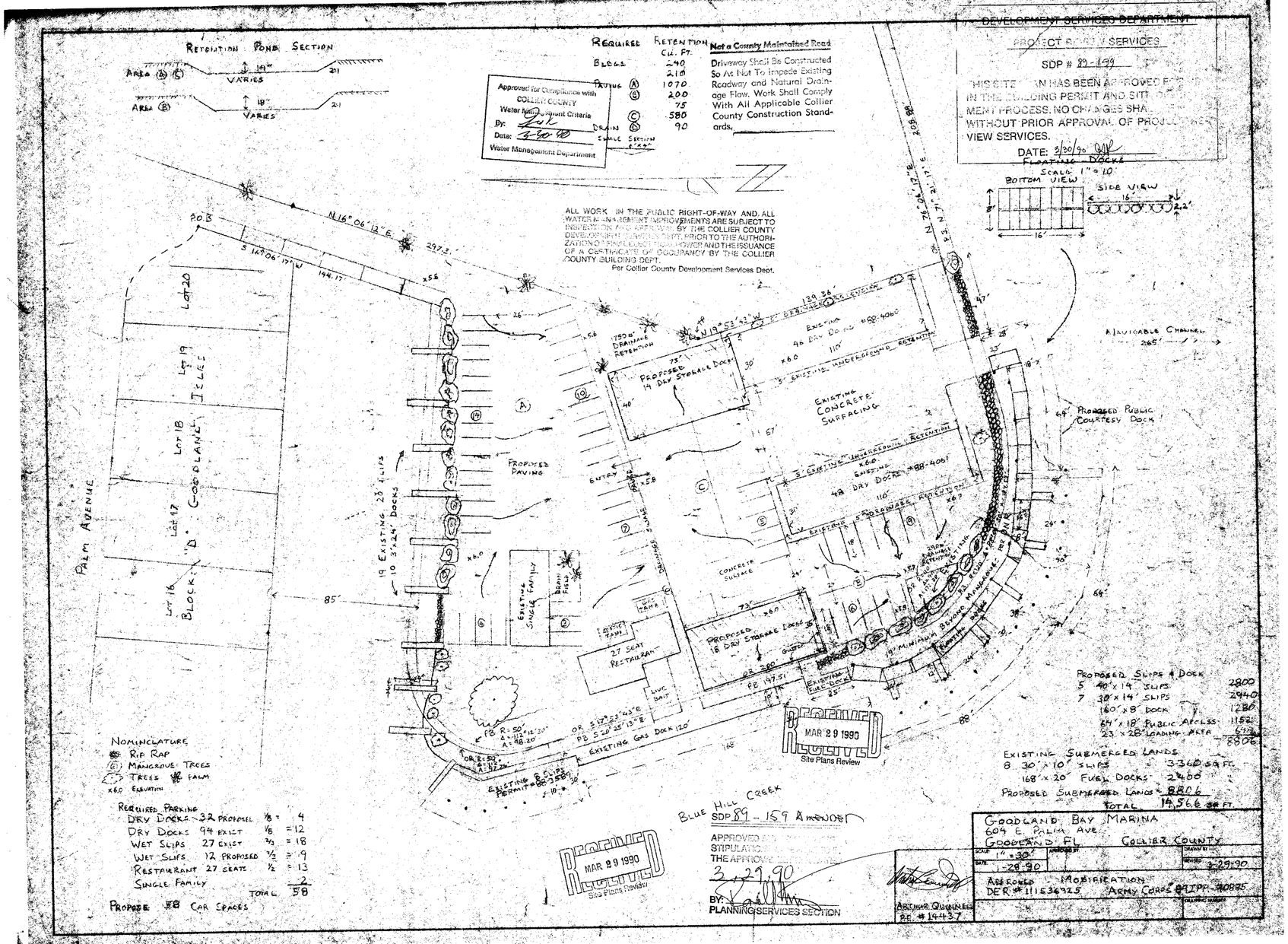


Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

SDPA-2008-AR-13409 REV: 5
WALKERS COON KEY MARINA
Project: 19991101
Date: 6/22/09 DUE: 7/21/09

WALKERS COON KEY MARINA

SITE DEVELOPMENT PLAN AMENDMENT

(ORIGINAL SDP - 89-159)

LOCATION

LOCATED IN SECTION 18, TOWNSHIP 52 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA.

PROPERTY ID. & FOLIO No. : 46372720001

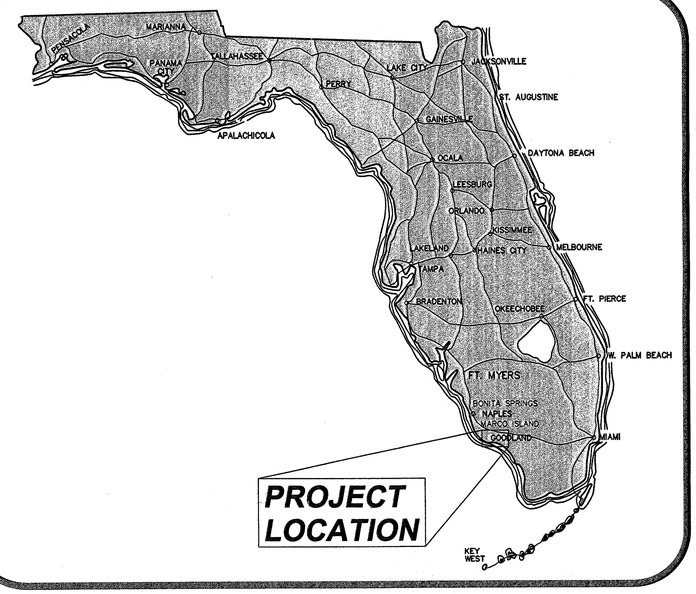
STRAP No. : 380200 Y 1.17C18

CURRENT ZONING :

GENERAL COMMERCIAL DISTRICT (C-4 GZO)

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING. CONTAINING 1.67 ACRES, MORE OR LESS. LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA.(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)



PREPARED FOR

W.R. REAL ESTATE, LLP
MR. JIM WALKER
785 BALD EAGLE DRIVE,
MARCO ISLAND, FL 34145
TEL: (239)-642-6764
FAX: (239)-642-4323

WALKER'S MARINE & YACHT SALES

PREPARED BY

ENGINEERING : GULFSHORE ENGINEERING, INC.
2375 Tamiami Trail North
Suite 207
Naples, Florida 34103
Tel: (239) 261-2290
Fax: (239) 261-6530

ARCHITECT : DAVE WAINSCOTT DESIGNS
5881 Painted Leaf Lane
Naples, Fl 34116
Tel: (239) 572-2124
Fax: (239) 353-3405

SURVEYOR : A. TRIGO & ASSOCIATES, INC.
2223 Trade Center Way
Naples, Florida 34109
Tel: (239) 594 0554

REGULATORY AGENCY

Collier County Development Services
2800 N. Horseshoe Drive
Naples, Florida 34104
Tel: (239) 403-2400

UTILITY PROVIDERS

WATER: Collier County Public Utilities
3301 E. Tamiami Trail,
Naples, Florida 34112
Tel: (239) 252-2380

SEWER : Private Owned Septic System

POWER : Florida Power & Light
15834 Wincler Road
Fort Myers, Florida 33912
Tel: (239) 334-7754

FIRE : Marco Island Fire Rescue
1280 San Marco Blvd.
Marco Island, Florida 34145
Tel: (239) 389-5040

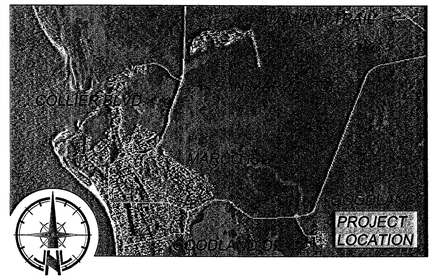
PHONE: Embarq
2820 Cargo Street,
Fort Myers, Florida 33916
Tel: (239) 336-2030

REFUSE : Collier County Solid Waste Management
3301 East Tamiami Trail
Naples, Florida 33412
Tel: (239) 252-2380

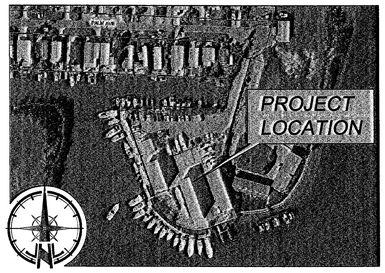
" INVESTIGATE BEFORE YOU EXCAVATE "
CALL SUNSHINE STATE ONE
1-800-432-4770
FL. STATUTE 553.851 (1979) REQUIRES MIN. 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE

CONTRACTOR NOTE!
PLEASE NOTIFY ALL UTILITIES BEFORE YOU DIG!!

LOCATION MAP



NOT TO SCALE



NOT TO SCALE

SHEET INDEX

No.	SHEET TITLE
1	COVER SHEET
2	AERIAL PHOTO OVERLAY / EXISTING CONDITIONS
3	SITE DEMOLITION PLAN
4	MASTER SITE SIGNING, STRIPING & PARKING PLAN
5	MASTER SITE PAVING, GRADING & DRAINAGE PLAN
6	X - SECTIONS, PAVING & GRADING DETAILS
7	MASTER SITE UTILITY PLAN
8	WATER & SEWER DETAILS
9	EROSION CONTROL & INLET PROTECTION PLAN
	SURVEY (BY OTHERS)

No.	PROJECT STATUS - PLAN REVISIONS	
1	09-04-08 - RESUBMIT 2	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)
2	02-11-09 - RESUBMIT 3	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)

APPROVED
SUFFICIENCY WITH COLLIER COUNTY'S LAND DEVELOPM
CODE. THE ENTITY/ENGINEER OF RECORD SIGNING
SEALING THESE PLANS WILL BE ACCOUNTABLE
ADEQUACY OF DESIGN OF ALL INFRASTRUCT
FACILITIES AS EXHIBITED BY THESE DRAWINGS.
APPROVED
INTERSECTION SIGHT DISTANCE
RIGHT-OF-WAY CLEARING
SITE CLEARING (INFRASTRUCTURE)
ENGINEERING SERVICES

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED BELOW.

GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 26213
2375 Tamiami Trail N.,
Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

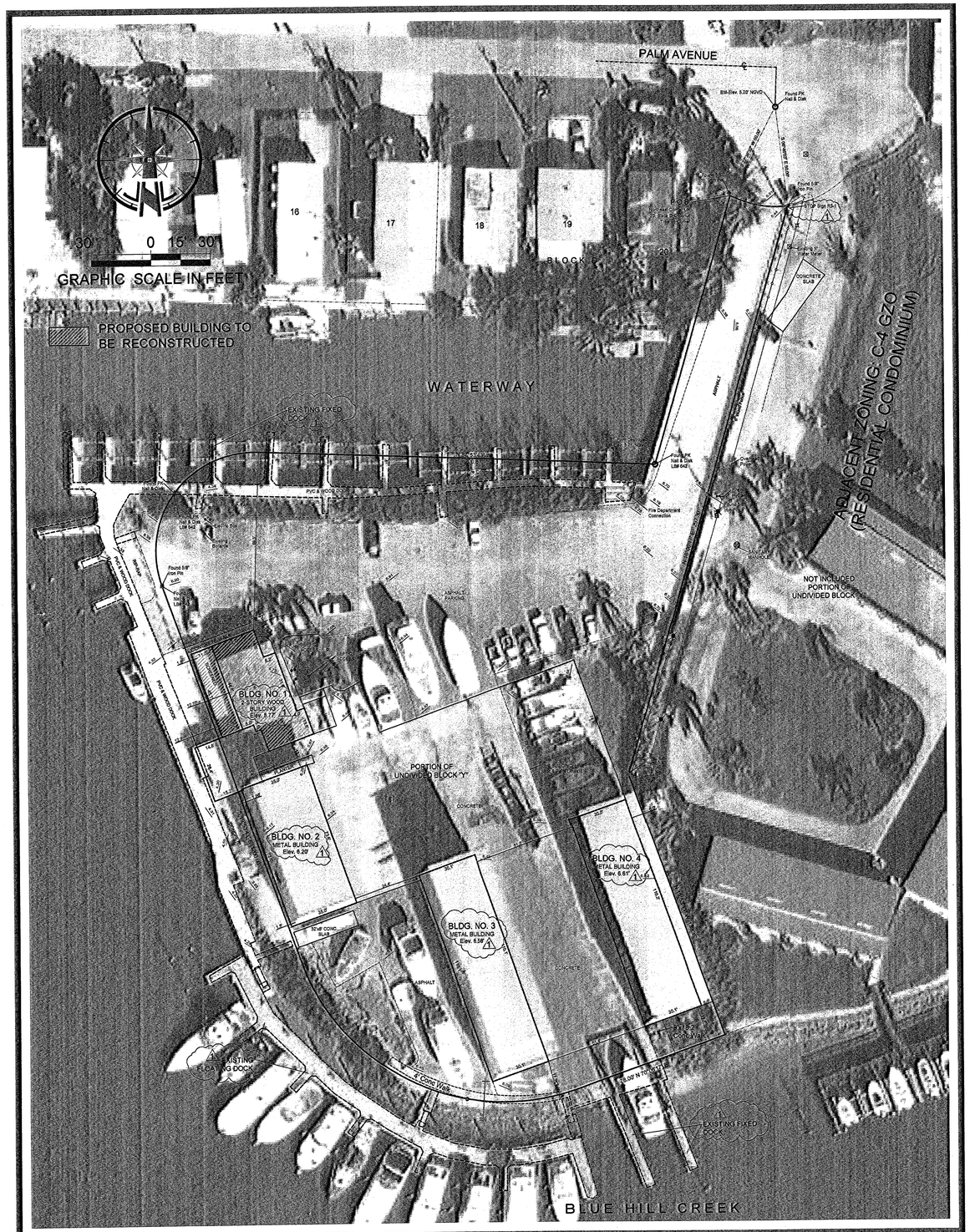
Jocelyn Nguyen De Lestang, P.E. #53450
JUN 17 2009

BUILDING DATA
TOTAL PROPOSED BUILDINGS: 1
BLDG. AREA : 2033 S.F. Under Roof
MIN.FIN.FLR = 12.30 NGVD '29
BLDG. CONST. TYPE : III(B)- 2004 FBC
NO. STORIES : 2
NON-SPRINKLERED

PROJECT NAME: WALKERS COON KEY MARINA
SHEET TITLE: COVER SHEET
PLANSET TITLE: ENGINEERING SITE PLANS

SUBMIT-STATUS: SUBMIT- 3
SUBMIT-DATE: FEB 2009
GEI PROJECT NO. 206
SHEET NO. 1 OF 9

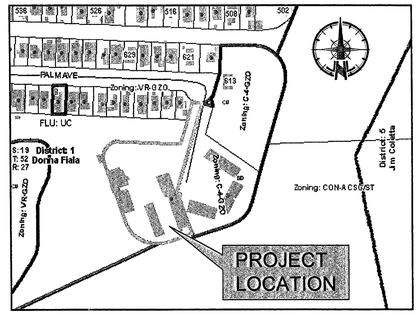
P:\NEW PROJECT LIST\206-COON KEY MARINA\DWGS\OUTSD\PUBMITTAL\3COVER-102709.dwg, 2/11/2009 2:26:38 PM
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)
Packet Pg. 240



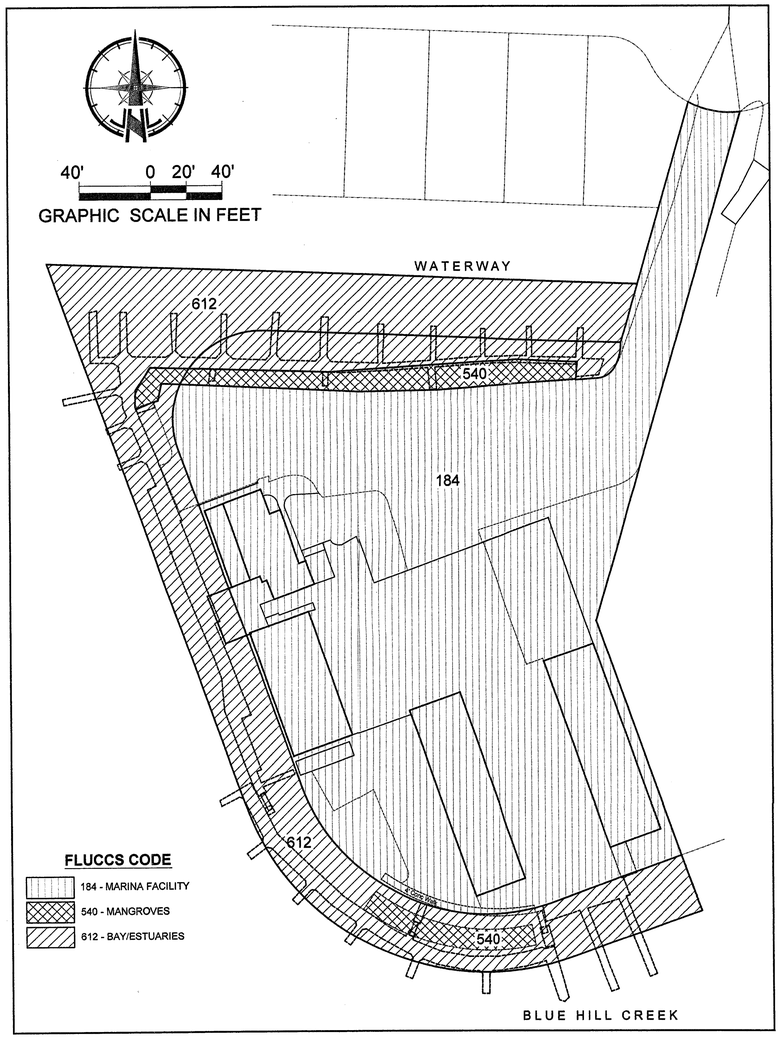
AERIAL PHOTO OVERLAY WITH SURVEY OF EXISTING CONDITIONS

NOTES

1. *AERIAL PHOTO FROM COLLIER COUNTY PROPERTY APPRAISER YEAR 2008.*
2. *ALL INFORMATION SHOWN IS BASED ON CLIENT SURVEY BY "A. TRIGO & ASSOCIATES, INC", ACAD DWG: RECORD SURVEY, DATED 04/16/2008.*
3. *ALL ELEVATIONS SHOWN ARE BASED ON 1929 NGVD DATUM. PROJECT IS LOCATED IN FLOOD ZONE AE, MINIMUM FINISHED FLOOR ELEVATION = 12.30 NGVD PER FEMA FIRM COMMUNITY # 120426, PANEL # 817G,REVISED 11-17-05.*
4. *USDA SCS SOIL TYPE 35 - URBAN LAND - AQUENTS COMPIER, ORGANIC SUBSTRATUM.*



PROJECT ZONING - C-4-GZO
SURROUNDING ZONING DISTRICTS
(NTS)



THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

Jose A. Trigo De Lestang, P.E. #55400
JUN 17 2009

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL

FOR: WALKER'S MARINE & YACHT SALES

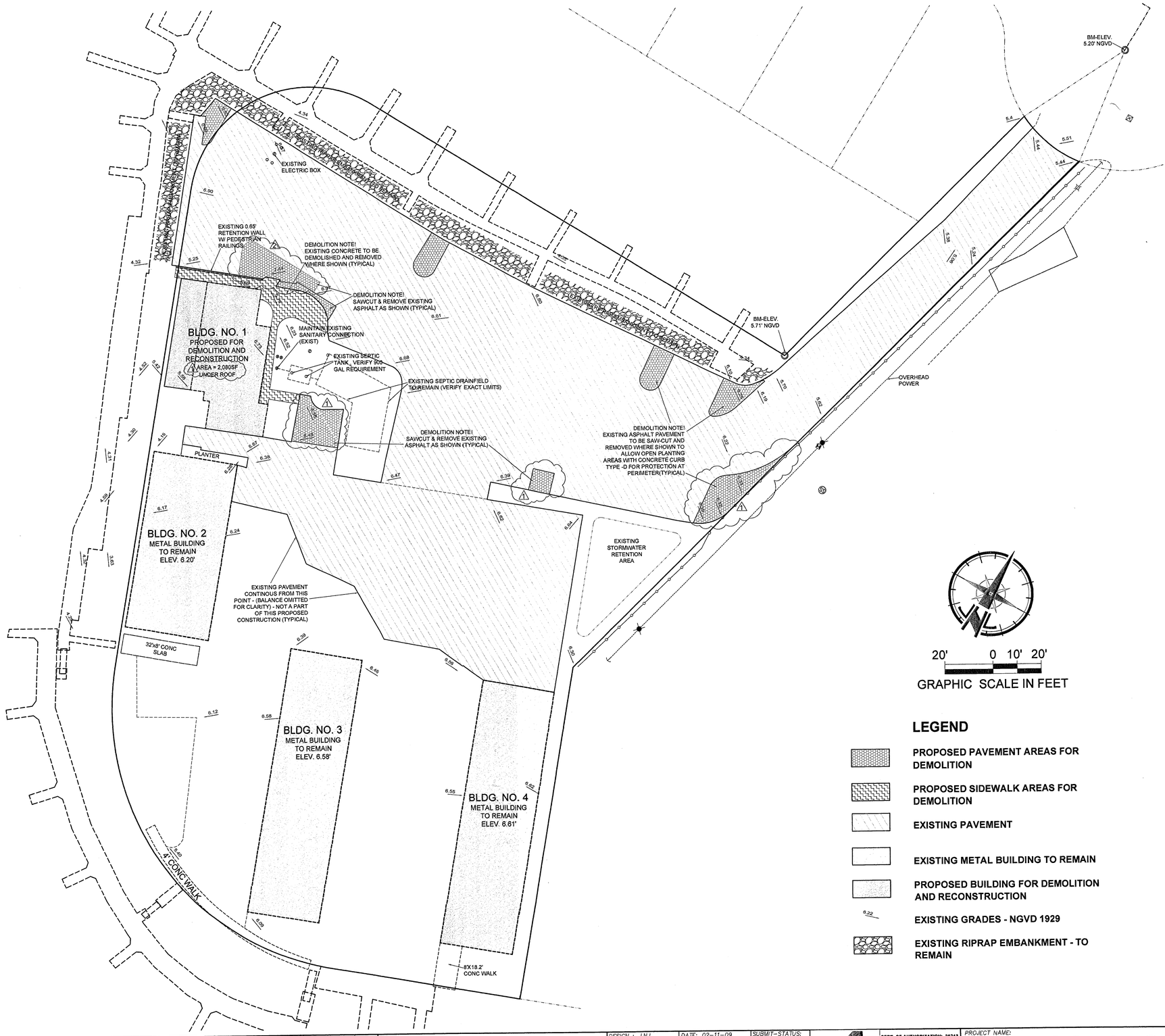
DESIGN : J.N.L.	DATE: 02-11-09	SUBMIT-STATUS:	SUBMIT- 3
DRAWN : C.M.	DATE:	GEI ACAD FILE:	PLANS
CHECKED :	DATE:	LAYOUT TAB:	EXISTING CONDITIONS
REVIEW :	DATE:		
SCALE HORIZ: AS SHOWN	SCALE VERT: N/A		

GULFSHORE ENGINEERING, INC
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

SHEET TITLE: AERIAL PHOTO OVERLAY / EXISTING CONDTIONS
PLANSET TITLE: ENGINEERING SITE PLANS
GEI PROJECT NO. 206
SHEET NO. 2 OF 9

P:\NEW PROJECT LIST\206-COON KEY MARINA\DWG\BOUNTY\BOUNDARY\ALTA\ALTA.DWG - 10/21/09 3:31:08 P
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



20' 0 10' 20'

GRAPHIC SCALE IN FEET

LEGEND

- PROPOSED PAVEMENT AREAS FOR DEMOLITION
- PROPOSED SIDEWALK AREAS FOR DEMOLITION
- EXISTING PAVEMENT
- EXISTING METAL BUILDING TO REMAIN
- PROPOSED BUILDING FOR DEMOLITION AND RECONSTRUCTION
- 6.22 EXISTING GRADES - NGVD 1929
- EXISTING RIPRAP EMBANKMENT - TO REMAIN

GENERAL NOTES:

1. PLEASE NOTE THAT ALTHOUGH THE EXISTING INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER, LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO ADEQUATELY LOCATE OR PROTECT THE INTEGRITY OF EXISTING UNDERGROUIND LINES AND UTILITIES DURING THE COURSE OF THIS JOB.

2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES (PHONE, POWER, POTABLE WATER, CABLE, SANITARY SEWER, IRRIGATION, FORCE MAIN & ANY OTHERS) LOCATED AND FLAGGED PRIOR TO ANY EXCAVATION.

3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF LINES, AND ALL UTLITY WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER EACH INDIVIDUAL UTILITY.

4. ALL DRIVEWAYS, LANDSCAPING FEATURES, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE- CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY OFFICIAL.

5. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

6. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.

7. THE CONTRACTOR SHALL FIELD VERIFY ALL GIVEN DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES BECOME APPARENT IN THE PLAN DIMENSIONS OR ELEVATIONS. IF REQUIRED PLAN DEVIATIONS HAVE BEEN OMITTED OR ARE OTHERWISE UNCLEAR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) IF SUCH IS REQUIRED.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO THE PROJECT AREA. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. IT IS THE RESPONSABILITY OF THE CONTRACTOR TO APPLY AND OBTAIN LOCAL GOVERNMENT APPROVAL FOR WORK IN THE EXISTING PUBLIC R.O.W.

10. CONTRACTOR WORKING ON UNDERGROUND & UTILITIES SHALL KEEP THE WORK AREA AND REQUIRED TRENCHING TO A MINIMUM TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE ENGINEER OR COUNTY. THE CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

11. IF REQUIRED, GUARD POSTS SHALL BE LOCATED AS PER PLAN TO PROTECT UTILITES FROM ERRANT TRAFFIC.

12. THE REVIEW & APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.

13. ANY NATURAL VEGETATION TO BE RETAINED SHALL BE BARRICADED WITH ENVIROFENCE AT THE VEGETATION DRIP LINE. ENVIRO FENCING SHOULD BE PLACED AT THE LIMITS OF CLEARING AND FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.

14. THE CONTRACTOR SHALL BE FULLY FAMILIAR WITH THE SITE AND CONTRACT DOCUMENTS AND SHALL REMAIN VIGILANT DURING THE CONSTRUCTION PROCESS TO ENSURE THAT ALL WORK IS CARRIED OUT CONSISTENT WITH APPROVED PERMITS.

15. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.

Jo Lynn Nogeon De Lestang, P.E. #55400

JUN 17 2009

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL
2	06-16-09	REVISED PER COLLIER COUNTY COMMENTS (06-17-09)	JNL

FOR: WALKER'S MARINE & YACHT SALES

DESIGN : J.N.L.	DATE: 02-11-09	SUBMIT-STATUS:	SUBMIT- 3
DRAWN : C.M.	DATE:		
CHECKED :	DATE:	GEI ACAD FILE:	PLANS
REVIEW :	DATE:	LAYOUT TAB:	DEMOLITION
SCALE HORIZ: 1" = 20'	SCALE VERT: N/A		

GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

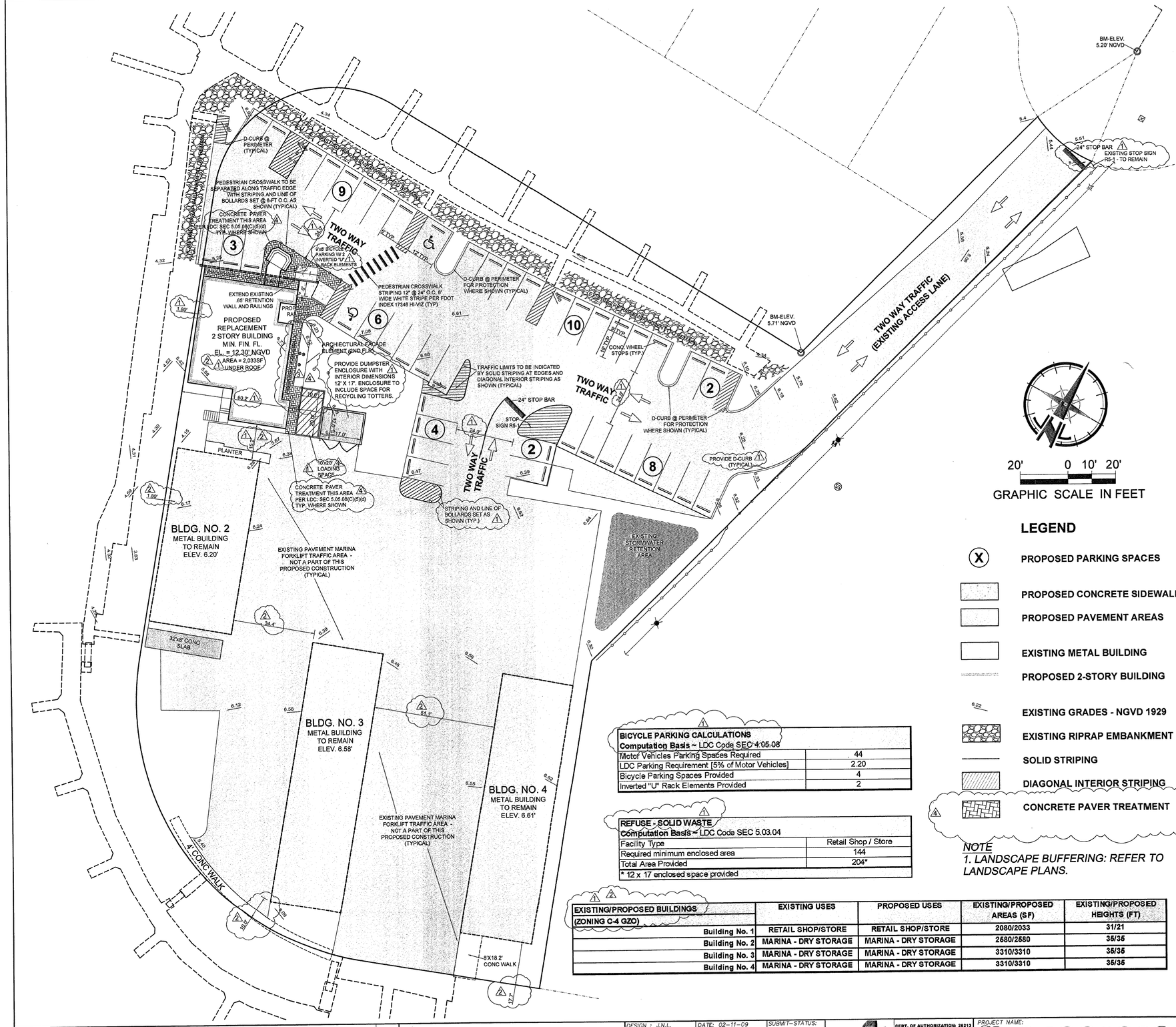
SHEET TITLE: SITE DEMOLITION PLAN

PLANSET TITLE: ENGINEERING SITE PLANS

GEI PROJECT NO. 206

SHEET NO. 3 OF 9

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)
P:\NEW PROJECT LIST\206-COON KEY MARINA\DWGS\OUTSIDE PSUBMITTAL SPLANS - 09-30-09.dwg, 6/17/2009 2:23:09 PM



LEGEND

- (X) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT AREAS
- EXISTING METAL BUILDING
- PROPOSED 2-STORY BUILDING
- 6.22 EXISTING GRADES - NGVD 1929
- EXISTING RIPRAP EMBANKMENT
- SOLID STRIPING
- DIAGONAL INTERIOR STRIPING
- CONCRETE PAVER TREATMENT

NOTE
1. LANDSCAPE BUFFERING: REFER TO LANDSCAPE PLANS.

PARKING REQUIREMENTS TABLE
Facility Parking Computation Basis ~ COLLIER COUNTY LDC Code - 4.05.04

Facility Type	RETAIL SHOP OR STORE	Total Spaces Required	
Facility Use Area ~ Breakdown	2,033		
LDC Parking Requirement Ratio [1Spaces / 250 SF]	1/250		
No. Spaces required	8.1	0	not part of this calculation*
Facility Type	MARINA-DRY STORAGE		
Facility Use Units ~ Breakdown	130		
LDC Parking Requirement Ratio [1Spaces / 5Units]	1/5		
No. Spaces required	26.0	26	
Facility Type	MARINA-WET SLIPS		
Facility Use Units ~ Breakdown	36		
LDC Parking Requirement Ratio [1Spaces / 2Unit]	1/2		# Spaces Provided
No. Spaces required	18.0	18	Standard / Handicap
Total No. Spaces required	44.0	44	42 / 2
		Total Parking Provided* =	44

** "Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements for the marina or any permitted marina-related activities excluding restaurants, lounges/bars and*

OVERALL SITE LAND USE SUMMARY

EXISTING / PROPOSED USES	AREA	LAND DESCRIPTION: BUILDINGS	PAVEMENT	LAKES / WET	OPEN
	[ac]	[ac]	[ac]	[ac]	[ac]
BUILDINGS / ROOF AREA	0.258	0.258	0.000	0.000	0.000
VEHICULAR PVMT/ PARKING	1.046	0.000	1.046	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY DETENTION AREA	0.072	0.000	0.000	0.000	0.072
BALANCE OPEN SPACE	0.278	0.000	0.000	0.000	0.278
subtotals ===>	1.681	0.258	1.073	0.000	0.350
PERCENTAGE OF TOTAL SITE	100%	15%	64%	0%	21%

SITE DESIGN STANDARDS TABLE COLLIER COUNTY LDC Code - 4.02.01	Required	Provided: Existing	Proposed
1. MINIMUM LOT AREA [SF]	10,000	73,243	73,243
2. MINIMUM LOT WIDTH [FT]	100	140	140
3. BUILDING SETBACKS [FT] - WATERFRONT			
Building No. 1*	0	1.8	1.8
Building No. 2	0	1.8	1.8
Building No. 3	0	10	10
Building No. 4	0	17.7	17.7
4.SETBACKS [FT] - ACCESORY STRUCTURES			
	0	0	58
5. SEPARATION BETWEEN STRUCTURES [FT]	15 Min.	13.2	15.2
6. BUILDING HEIGHT [FT]	75 Max.	31	21
7. MINIMUM BUILDING GROUND AREA [SF]	700	2,080	2,033
* Building No. 1 proposed for demolition and reconstruction.			

BICYCLE PARKING CALCULATIONS
Computation Basis ~ LDC Code SEC 4.05.08

Motor Vehicles Parking Spaces Required	44
LDC Parking Requirement [5% of Motor Vehicles]	2.20
Bicycle Parking Spaces Provided	4
Inverted "U" Rack Elements Provided	2

REFUSE - SOLID WASTE
Computation Basis ~ LDC Code SEC 5.03.04

Facility Type	Retail Shop / Store
Required minimum enclosed area	144
Total Area Provided	204*
* 12 x 17 enclosed space provided	

EXISTING/PROPOSED BUILDINGS (ZONING C-4 GZO)	EXISTING USES	PROPOSED USES	EXISTING/PROPOSED AREAS (SF)	EXISTING/PROPOSED HEIGHTS (FT)
Building No. 1	RETAIL SHOP/STORE	RETAIL SHOP/STORE	2080/2033	31/21
Building No. 2	MARINA - DRY STORAGE	MARINA - DRY STORAGE	2680/2680	35/35
Building No. 3	MARINA - DRY STORAGE	MARINA - DRY STORAGE	3310/3310	35/35
Building No. 4	MARINA - DRY STORAGE	MARINA - DRY STORAGE	3310/3310	35/35

GENERAL NOTES:

1. PLEASE NOTE THAT ALTHOUGH THE EXISTING INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER, LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO ADEQUATELY LOCATE OR PROTECT THE INTEGRITY OF EXISTING UNDERGROUIND LINES AND UTILITIES DURING THE COURSE OF THIS JOB.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES (PHONE, POWER, POTABLE WATER, CABLE, SANITARY SEWER, IRRIGATION, FORCE MAIN & ANY OTHERS) LOCATED AND FLAGGED PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF LINES, AND ALL UTLITY WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OVER EACH INDIVIDUAL UTILITY.
4. ALL DRIVEWAYS, LANDSCAPING FEATURES, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE- CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY OFFICIAL.
5. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
6. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL GIVEN DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES BECOME APPARENT IN THE PLAN DIMENSIONS OR ELEVATIONS. IF REQUIRED PLAN DEVIATIONS HAVE BEEN OMITTED OR ARE OTHERWISE UNCLEAR, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) IF SUCH IS REQUIRED.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF EXISTING STREETS ADJACENT TO THE PROJECT AREA. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. IT IS THE RESPONSABILITY OF THE CONTRACTOR TO APPLY AND OBTAIN LOCAL GOVERNMENT APPROVAL FOR WORK IN THE EXISTING PUBLIC R.O.W.
10. CONTRACTOR WORKING ON UNDERGROUND & UTILITIES SHALL KEEP THE WORK AREA AND REQUIRED TRENCHING TO A MINIMUM TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE ENGINEER OR COUNTY. THE CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES OR SHRUBS WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
11. TYPICAL 12' X 18' HANDICAPPED PARKING SPACE WITH 5' ACCESS AISLE, FDOT STANDARD WHITE HANDICAPPED PARKING SYMBOL AND HANDICAPPED SIGN PER MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
12. IF REQUIRED, GUARD POSTS SHALL BE LOCATED AS PER PLAN TO PROTECT UTILITES FROM ERRANT TRAFFIC.
13. THE REVIEW & APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
14. ANY NATURAL VEGETATION TO BE RETAINED SHALL BE BARRICADED WITH ENVIROFENCE AT THE VEGETATION DRIP LINE. ENVIRO FENCING SHOULD BE PLACED AT THE LIMITS OF CLEARING AND FENCE SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
15. ALL SIGNING STRIPING AND MARKING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [MUTCD] AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTIONS 700 & 708 LATEST EDITION.
16. THE CONTRACTOR SHALL BE FULLY FAMILIAR WITH THE SITE AND CONTRACT DOCUMENTS AND SHALL REMAIN VIGILANT DURING THE CONSTRUCTION PROCESS TO ENSURE THAT ALL WORK IS CARRIED OUT CONSISTENT WITH APPROVED PERMITS.
17. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY." (LDC 3.05.08)
18. TEMPORARY SIGNS IDENTIFYING THE PRESERVE SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
19. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
20. SOLID WASTE MANAGEMENT FOR THE EXISTING FACILITIES IS PROVIDED VIA CURB SIDE PICK-UP BY COLLIER COUNTY. ALL PROPOSED IMPROVEMENTS WILL CONTINUE TO RELY ON THE COUNTY CURB SIDE PICK-UP SERVICE. NO ONSITE DUMPSTER IS REQUIRED, NOR PROPOSED AS PART OF THIS PROJECT.
21. BASKETBALL COURT IS TO BE ASPHALT PAVED AS A TRAFFIC BEARING DRIVE ISLE.

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

Jose Alejandro De Bastiani, P.E. #55400
JUN 17 2009

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL
2	02-11-09	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)	JNL
3	05-05-09	REVISED PER COLLIER COUNTY COMMENTS (04-22-09)	JNL
4	06-16-09	REVISED PER COLLIER COUNTY COMMENTS (06-17-09)	JNL

FOR: WALKER'S MARINE & YACHT SALES

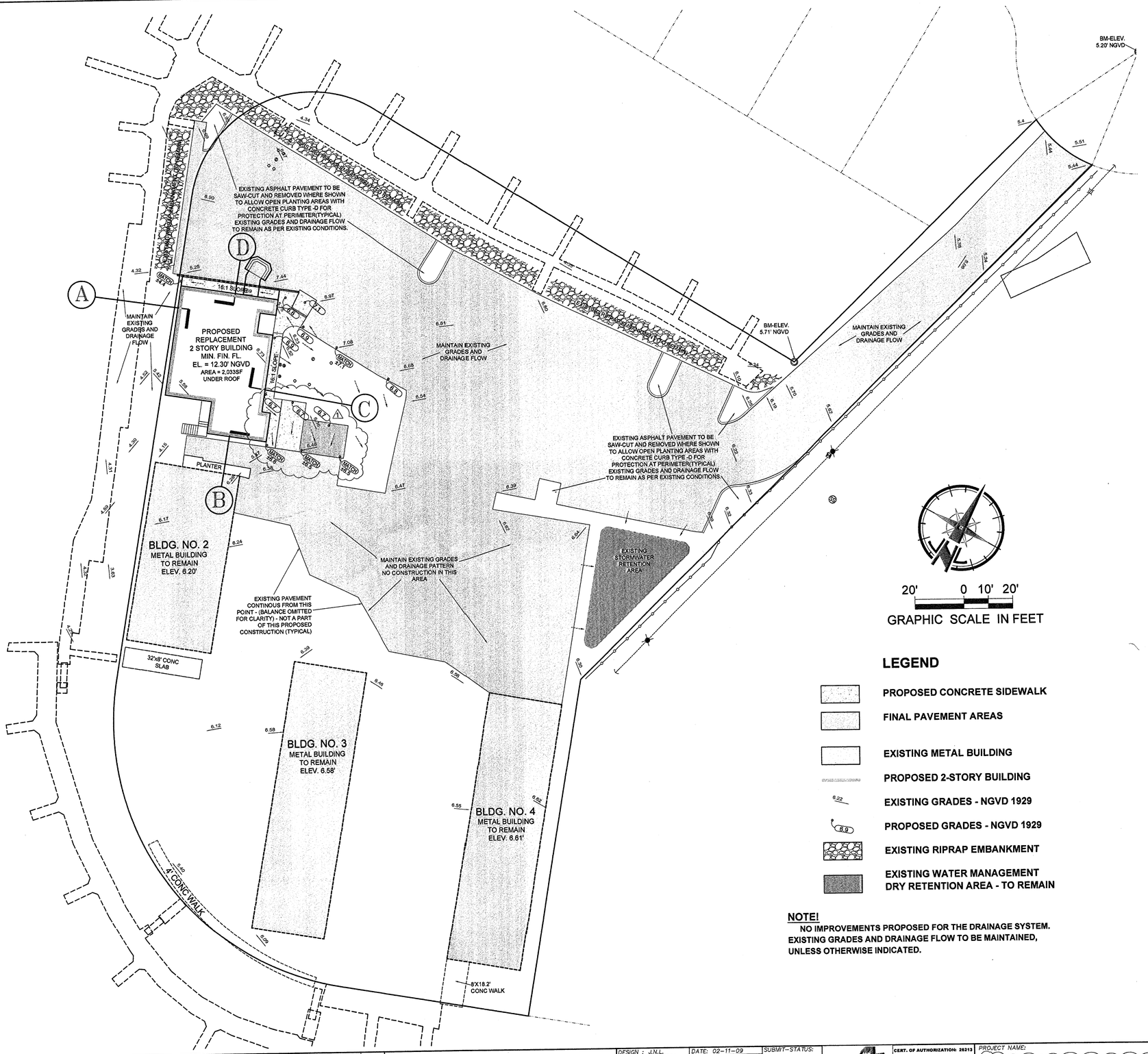
DESIGN : J.N.L.	DATE: 02-11-09	SUBMIT-STATUS:	SUBMIT- 3
DRAWN : C.M.	DATE:	GEI ACAD FILE:	PLANS
CHECKED :	DATE:	LAYOUT TAB:	SITE
REVIEW :	DATE:		
SCALE HORIZ: 1" = 20'	SCALE VERT: N/A		

GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

SHEET TITLE: MASTER SITE SIGNING, STRIPING & PARKING PLAN
PLANSET TITLE: ENGINEERING SITE PLANS
GEI PROJECT NO. 206
SHEET NO. 4 OF 9

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)
P:\NEW PROJECT-LIST\COON KEY MARINA\DWGS\OUTSIDE\SUBMITTAL DRAWINGS - SM-MSTR.dwg, 6/17/2009 3:21:10 PM



PAVING, GRADING & DRAINAGE NOTES:

1. PLEASE NOTE THAT ALTHOUGH THE EXISTING INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER, LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. ALL EXISTING SWALES AND RETENTION AREAS TO REMAIN.
2. MAINTAIN EXISTING GRADES AND DRAINAGE FLOW. PROPOSED GRADES FOR NEW 4' CONCRETE RAMP AND 5' SIDEWALK AS SHOWN.
3. ALL SIDEWALKS AND PAVEMENT ADJACENT TO THE BUILDING SHALL BE CONSTRUCTED WITH SLOPE [1% ~TYPICAL, 2% MAXIMUM] WHICH WILL SHED WATER AWAY FROM THE BUILDING.
4. ELEVATIONS GIVEN ARE BASED ON THE NGVD 1929 DATUM.
5. ALL STORMWATER CONNECTIONS AND CATCHMENT AREAS TO REMAIN AND TO BE MAINTAINED DURING CONSTRUCTION.
6. PROPOSED MINIMUM BUILDING FINISHED FLOOR ELEVATION IS 12.30' NGVD PER FIRM FEMA COMMUNITY # 120426, PANEL # 817G,REVISED NOVEMBER 17TH, 2005.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL ONSITE FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- FINAL PAVEMENT AREAS
- EXISTING METAL BUILDING
- PROPOSED 2-STORY BUILDING
- 6.22 EXISTING GRADES - NGVD 1929
- 6.9 PROPOSED GRADES - NGVD 1929
- EXISTING RIPRAP EMBANKMENT
- EXISTING WATER MANAGEMENT DRY RETENTION AREA - TO REMAIN

NOTE!
NO IMPROVEMENTS PROPOSED FOR THE DRAINAGE SYSTEM. EXISTING GRADES AND DRAINAGE FLOW TO BE MAINTAINED, UNLESS OTHERWISE INDICATED.

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

JUN 17 2009

NO.	DATE	PLAN REVISIONS	BY
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FOR: WALKER'S MARINE & YACHT SALES

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SCALE HORIZ:	1" = 20'	SCALE VERT:	N/A

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CERT. OF AUTHORIZATION: 28212
2375 Tamiami Trail N., Suite 207
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Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

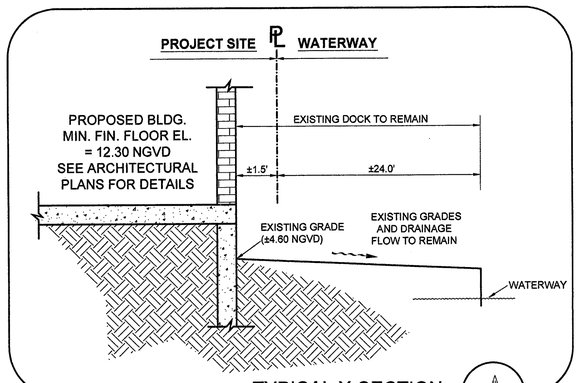
SHEET TITLE: MASTER SITE PAVING, GRADING & DRAINAGE PLAN

PLANSET TITLE: ENGINEERING SITE PLANS

GEI PROJECT NO. 206

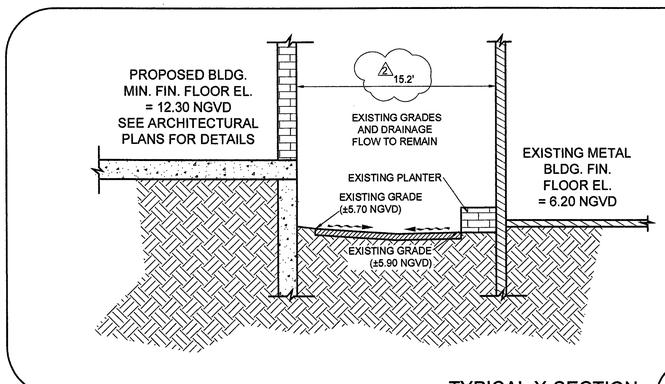
SHEET NO. 5 OF 9

P:\NEW PROJECT LIST\206-COON KEY MARINA\DWGS\OUTSD\PUSUBMITTAL\PV-ANS - 102106.dwg 2/11/2009 4:01:57 PM
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



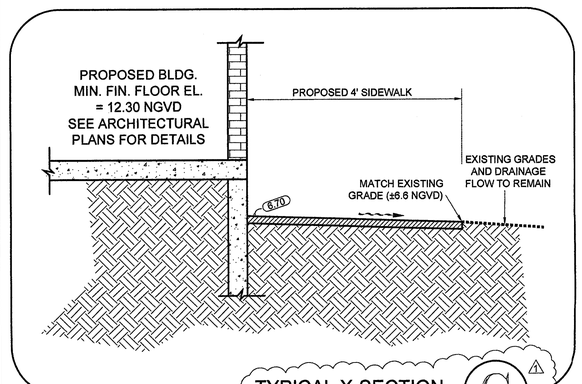
TYPICAL X-SECTION
NOT TO SCALE

A



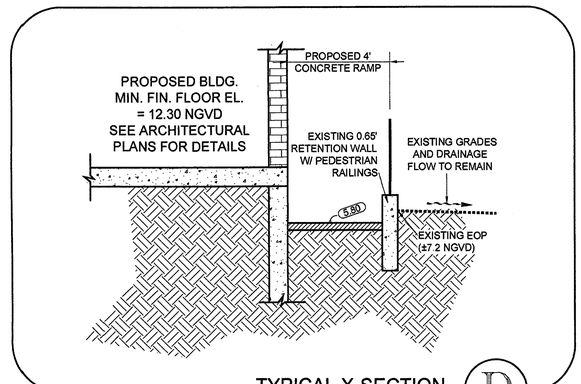
TYPICAL X-SECTION
NOT TO SCALE

B



TYPICAL X-SECTION
NOT TO SCALE

C



TYPICAL X-SECTION
NOT TO SCALE

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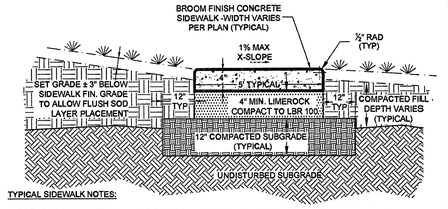


TYPICAL SIDEWALK NOTES:

1. SIDEWALK CONCRETE WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.

2. SIDEWALK SUBGRADE WILL BE GOOD QUALITY SANDY SOIL, BROUGHT TO GRADE IN WETTED AND COMPACTED 12" LAYERS TO 95% MAXIMUM DENSITY AS PER AASHTO T-180 OR AS SPECIFIED BY DESIGN ENGINEER.

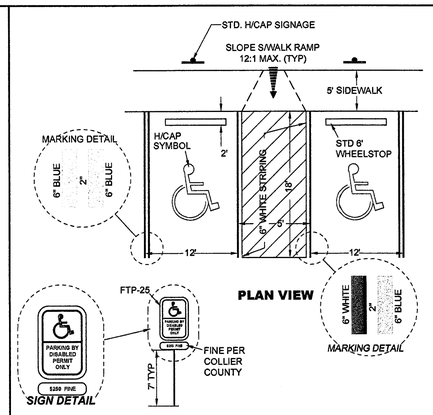
3. SIDEWALK WILL BE PROVIDED WITH CONTROL JOINTS @ 5' O.C.; EXPANSION JOINTS @ 100' O.C.

4. MAXIMUM LONGITUDINAL RAMP SLOPE FOR DISABLED ACCESSIBLE HANDICAPPED SIDEWALK WILL BE 1:20. (OR 5%)

5. UNLESS OTHERWISE SPECIFIED HEREIN, SIDEWALK CROSS-SLOPES WILL BE CONFIGURED TO ENCOURAGE DRAINAGE AWAY FROM BLDG.

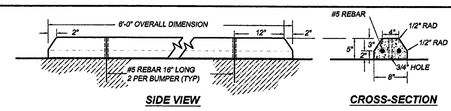
TYPICAL CONCRETE SIDEWALK CROSS-SECTION

N.T.S.



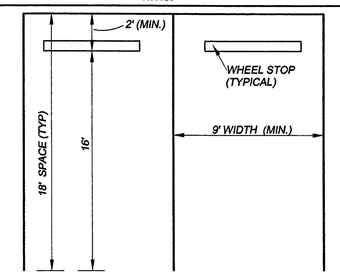
HANDICAP RAMP DETAIL

N.T.S.



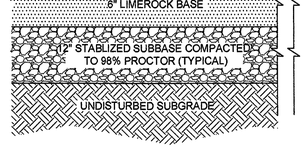
CONCRETE WHEELSTOP DETAIL

N.T.S.



STANDARD CAR PARKING SPACE

N.T.S.



TYPICAL ASPHALT PARKING X-SECTION

N.T.S.

ASPHALT PAVEMENT-PARKING NOTES:

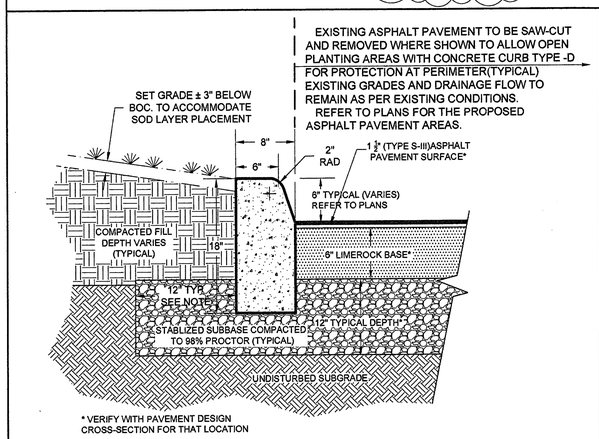
1. ASPHALTIC CONCRETE PAVEMENT (TYPE S-III) TO BE LAID IN TWO EQUAL (¾") LIFTS. FINAL LAYER TO BE APPLIED AFTER MAJOR CONSTRUCTION PHASE IS COMPLETED AND PAVEMENT USE BY HEAVY TRUCKS AND EQUIPMENT HAS DIMINISHED.

2. 6-INCH LIMEROCK BASE TO BE COMPACTED TO A MINIMUM OF 98% MAXIMUM DRY DENSITY AND BE A MINIMUM LBR 100.

3. STABILIZED SUBBASE TO BE COMPACTED TO A MINIMUM OF 98% MAXIMUM DRY DENSITY AND BE A MINIMUM LBR 40 AFTER MIXING.

4. STABILIZED SUBBASE AND LIMEROCK BASE LAYERS TO EXTEND 12" AND 6" RESPECTIVELY PAST EDGE OF PAVEMENT (E.O.P.). WHERE CURBING IS PRESENT, STABILIZED SUBBASE TO EXTEND 12" PAST BACK OF CURB (B.O.C).

5. FOR ALTERNATE TO STABILIZED SUBBASE A 5-½" LIMEROCK BASE LAYER MAY BE SUBSTITUTED; CONTRACTOR WILL MAINTAIN SPECIFICATIONS CONSISTENT WITH PREVIOUS PERTINENT SECTIONS SHOWN HEREON.



TYPICAL CURB X-SECTION TYPE "D" CURB

(FDOT INDEX #300) N.T.S.

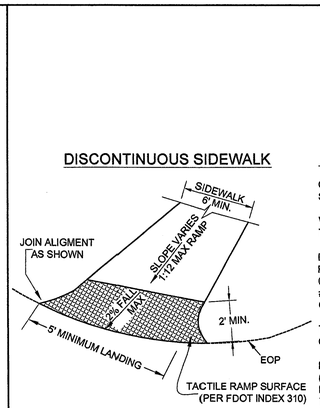
TYPICAL CURB NOTES:

1. CONCRETE WILL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.

2. CURBING WILL BE PROVIDED WITH AN EXPANSION JOINTS AT THE END OF ALL CURB RETURNS AT INTERVALS NOT EXCCEDING 50 FT AND CONTROL JOINTS @ 10' O.C. IN BETWEEN.

3. EXPANSION JOINTS WILL BE CONSTRUCTED OF ½" THICKNESS IMPREGNATED BITUMINOUS EXPANSION JOINT MATERIAL

4. CURB ENDING FOR TYPES "B" AND "D" CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHT IN THREE [3] FEET TYPICAL.



CURB CUT RAMP GENERAL NOTES:

1. RAMPS LOCATIONS ARE TO BE COORDINATED WITH AND IN CONFORMANCE WITH CROSSWALK MARKING DETAILS AS SHOWN IN THE PLANS.

2. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 12:1.

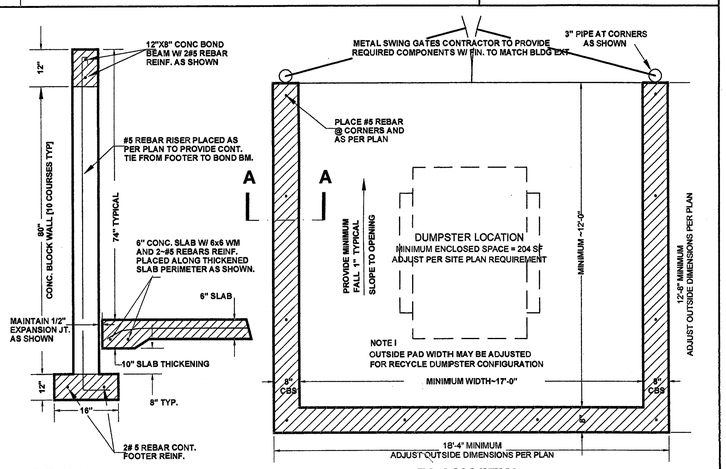
3. RAMPS SHALL HAVE A TACTILE SURFACE, TEXTURED TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINTING SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), 1 1/2" #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

4. RAMPS TO BE CONSTRUCTED AT ALL LOCATIONS SHOWN IN THE PLANS EVEN WHEN SIDEWALK IS NOT CONSTRUCTED CONCURRENTLY.

5. RAMPS TO BE PAID FOR AS FOLLOWS:DROP CURB TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR CONC. CURB (TYPE __), L.F. OR CONC. CURB AND GUTTER (TYPE __), L.F. (ON EXISTING FACILITIES REMOVAL OF CURB OR CURB AND GUTTER TO BE INCLUDED IN THE COST OF CURB OR CURB AND GUTTER). RAMP TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR CONCRETE SIDEWALK, S.Y. (ON EXISTING FACILITIES REMOVAL OF SIDEWALK TO BE INCLUDED IN THE COST OF CONCRETE.

CONCRETE SIDEWALK FOR UNCURBED ROADWAYS (FDOT INDEX 310)

N.T.S.



SECTION A-A PLAN VIEW

NOTES:

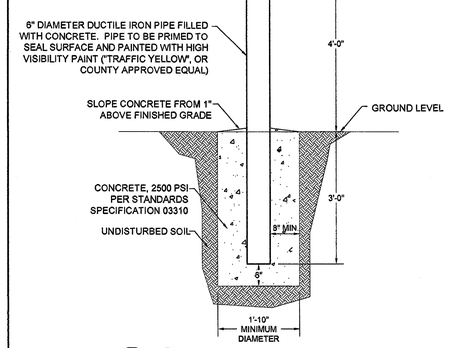
1. THE PLAN AND SECTIONS SHOWN ARE INTENDED TO DEPICT A TYPICAL APPLICATION WITH MINIMUM DIMENSIONAL STANDARDS FOR CONSTRUCTION OF A CBS TRASH DUMPSTER. PROJECT ARCHITECT MAY SPECIFY A DIFFERENT PLAN AND/OR ENCLOSURE DIMENSIONS WHICH WILL SUPERCEDE THIS DETAIL. PLEASE CONSULT THE PROJECT SITE PLANS FOR EXACT ENCLOSURE DIMENSIONS.

2. DUMPSTER ENCLOSURE EXTERIOR WALL AND GATES WILL BE SELECTED TO MATCH EXTERIOR BUILDING FINISH.

3. ALL CONCRETE USED IN SLAB AND REINFORCEMENT WILL BE 3000 PSI MIN COMPRESSIVE STRENGTH IN 28 DAYS.

DUMPSTER ENCLOSURE DETAIL

N.T.S.



VEHICULAR GUARD POST DETAIL

N.T.S.

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

Jo-Lyn Ngeon De Lestang, P.E. #55439
JUN 17 2009

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL
2	02-11-09	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)	JNL

FOR: WALKER'S MARINE & YACHT SALES

DESIGN : J.N.L.	DATE: 02-11-09	SUBMIT-STATUS:	SUBMIT- 3
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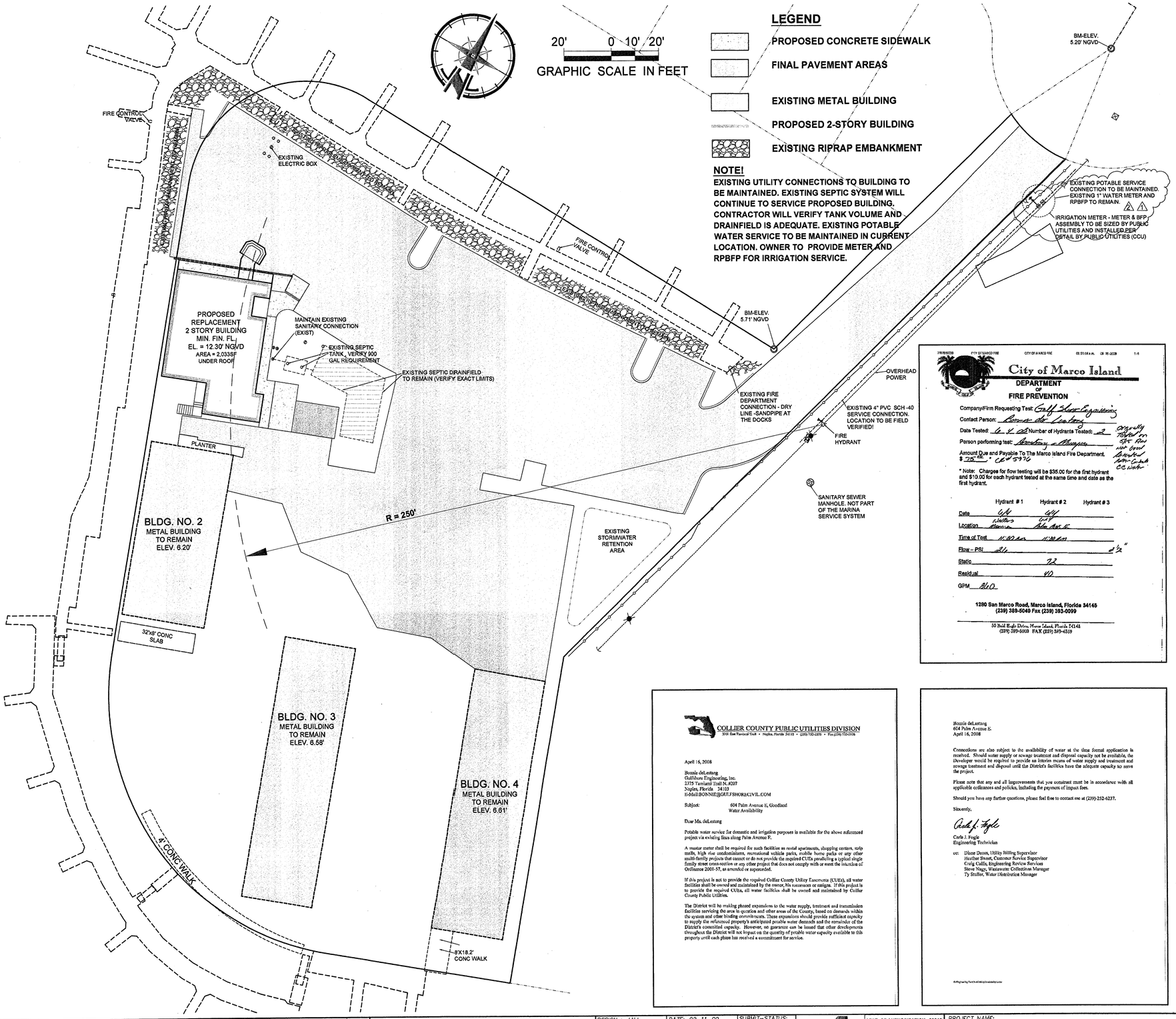
GULFSHORE ENGINEERING, INC.
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

SHEET TITLE: X - SECTIONS, PAVING & GRADING DETAILS
PLANSET TITLE: ENGINEERING SITE PLANS
GEI PROJECT NO. 206
SHEET NO. 6 OF 9

P:\NEW PROJECTS\ST2005-COON KEY MARINA\DWGS\DGS\TOGDPG\SUBMITTAL\PKJ.ANS - 10/27/08 dwg, 2/13/2009 4:12:11 P

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



2/9/2009 CITY OF MARCO FIRE CITY OF MARCO FIRE 08:31:04 a.m. 02-16-2009 1/1

City of Marco Island
DEPARTMENT OF FIRE PREVENTION

Company/Firm Requesting Test: Gulf Shore Engineering
Contact Person: Bonnie deLestang
Date Tested: 2-4-09 Number of Hydrants Tested: 2
Person performing test: Hershey + Chargois
Amount Due and Payable To The Marco Island Fire Department. $ 25.00 * CK# 5976

originally tested on 575 Rio now and Bonnie Contacted CC Water

* Note: Charges for flow testing will be $35.00 for the first hydrant and $10.00 for each hydrant tested at the same time and date as the first hydrant.

	Hydrant # 1	Hydrant # 2	Hydrant # 3
Date	4/4	4/4	
Location	Walker's Marina	Palm Ave E	
Time of Test	11:30 AM	11:30 AM	
Flow – PSI	84		2 1/2"
Static		72	
Residual		40	
GPM	840		

1280 San Marco Road, Marco Island, Florida 34145
(239) 389-5040 Fax (239) 393-0099

50 Bald Eagle Drive, Marco Island, Florida 34145
(239) 389-5000 FAX (239) 389-4359

COLLIER COUNTY PUBLIC UTILITIES DIVISION
3301 East Tamiami Trail • Naples, Florida 34112 • (239) 732-2575 • Fax (239) 732-3976

April 16, 2008

Bonnie deLestang
Gulfshore Engineering, Inc.
2375 Tamiami Trail N. #207
Naples, Florida 34103
E-MailBONNIE@GULFSHOREGIVIL.COM

Subject: 604 Palm Avenue E, Goodland
Water Availability

Dear Ms. deLestang

Potable water service for domestic and irrigation purposes is available for the above referenced project via existing lines along Palm Avenue E.

A master meter shall be required for such facilities as rental apartments, shopping centers, strip malls, high rise condominiums, recreational vehicle parks, mobile home parks or any other multi-family projects that cannot or do not provide the required CUEs paralleling a typical single family street cross-section or any other project that does not comply with or meet the intention of Ordinance 2001-57, as amended or superseded.

If this project is not to provide the required Collier County Utility Easements (CUEs), all water facilities shall be owned and maintained by the owner, his successors or assigns. If this project is to provide the required CUEs, all water facilities shall be owned and maintained by Collier County Public Utilities.

The District will be making phased expansions to the water supply, treatment and transmission facilities servicing the area in question and other areas of the County, based on demands within the system and other binding commitments. These expansions should provide sufficient capacity to supply the referenced property's anticipated potable water demands and the remainder of the District's committed capacity. However, no guarantee can be issued that other developments throughout the District will not impact on the quantity of potable water capacity available to this property until each phase has received a commitment for service.

Bonnie deLestang
604 Palm Avenue E.
April 16, 2008

Connections are also subject to the availability of water at the time formal application is received. Should water supply or sewage treatment and disposal capacity not be available, the Developer would be required to provide an interim means of water supply and treatment and sewage treatment and disposal until the District's facilities have the adequate capacity to serve the project.

Please note that any and all improvements that you construct must be in accordance with all applicable ordinances and policies, including the payment of impact fees.

Should you have any further questions, please feel free to contact me at (239)-252-6237.

Sincerely,

Carla J. Fogle
Engineering Technician

cc: Diane Dezon, Utility Billing Supervisor
Heather Sweet, Customer Service Supervisor
Craig Cullis, Engineering Review Services
Steve Nagy, Wastewater Collection Manager
Ty Stuller, Water Distribution Manager

G:\Eng\wp\ltr\Tech\Utility\Availability Letter

UTILITY NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL GIVEN DIMENSIONS AND PROPOSED APPURTENANCE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF ANY INCONSISTENCIES BECOME APPARENT IN THE PLAN DIMENSIONS OR ELEVATIONS. IF REQUIRED PLAN DEVIATIONS HAVE BEEN OMITTED OR ARE OTHERWISE UNCLEAR, THE CONTRACTOR SHALL LIKEWISE CONTACT THE ENGINEER IMMEDIATELY. THE FINAL LOCATION OF ALL FINAL FITTINGS AND VALVES WILL BE APPROVED IN THE FIELD BY THE ENGINEER.

2. PLEASE NOTE THAT ALTHOUGH THE EXISTING INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER, LOCATION OF UTILITIES SHOWN IS NOT GUARANTEED. THEREFORE THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO ADEQUATELY LOCATE OR PROTECT THE INTEGRITY OF EXISTING UNDERGROUND LINES AND UTILITIES DURING THE COURSE OF THIS JOB.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN THE AREA 48 HOURS MINIMUM PRIOR TO START OF CONSTRUCTION, AND SHALL HAVE ALL SERVICE LINES (UTS, FPL, WATER, CABLE, SANITARY SEWER, IRRIGATION, FORCE MAIN & ANY OTHERS) LOCATED AND FLAGGED PRIOR TO ANY EXCAVATION.

4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL UTILITY LINES AND SERVICES DAMAGED DURING CONSTRUCTION, INCLUDING IRRIGATION LINES AND SERVICES. THE APPROPRIATE UTILITY SHALL BE NOTIFIED OF ALL DAMAGED LINES PRIOR TO REPAIR. ALL NECESSARY REPAIRS SHALL BE PERFORMED IMMEDIATELY UPON DAMAGE OF LINES, AND ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE AGENCY HAVING JURISDICTION OF EACH INDIVIDUAL UTILITY LINE.

5. ALL DRIVEWAYS, LANDSCAPING, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE- CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY.

6. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.

7. ALL PROPOSED WATER MAINS BEYOND THE METER ASSEMBLY, STORM SEWERS AND SANITARY SEWERS SHALL BE OWNED AND OPERATED BY THE "OWNER".

8. ALL PROPOSED POLYVINYL CHLORIDE [PVC] PRESSURE PIPING SHALL BE AWWA C-900, DR-14 OR DR-18. DR-14 WILL BE UTILIZED UNDER ALL PAVEMENT AREAS. ALL PVC WATER OR FIRE PIPES WITH DIAMETERS EQUAL TO; OR SMALLER THAN 3" SHALL MEET THE REQUIREMENTS OF ASTM D-1785, SCH-40 OR 80, OR ASTM D-2241. ALL PVC GRAVITY SANITARY SEWER MAINS AND LATERALS SHALL BE ASTM D-3034, SDR-36, COLOR CODED GREEN PER COLLIER COUNTY REQUIREMENTS.

9. CONTRACTOR SHALL ENSURE THAT FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF PROPOSED UTILITIES. DEVIATIONS FROM PLAN ALIGNMENT SHALL NOT BE MORE THAN 12". THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS, VALVES AND OTHER APPURTENANCES NOT SHOWN ON THESE PLANS. THESE DRAWINGS ARE TO BE PROVIDED TO ENGINEER OF RECORD AT THE END OF CONSTRUCTION.

10. ALL PROPOSED WATER MAINS SHALL BE INSTALLED WITH 30" MINIMUM COVER.

11. THE 30" MINIMUM COVER REQUIREMENT FOR THE PROPOSED UTILITIES SHALL BE MEASURED FROM FINISHED GRADES. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE MINIMUM COVER REGARDLESS OF EXISTING GRADE. PERIODIC CHECKS FOR MINIMUM GRADE SHALL BE MADE BY THE ENGINEER AND COUNTY.

12. THE CONTRACTOR SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE ENGINEER AND UTILITY COMPANY PRIOR TO THE FOLLOWING ACTIVITIES:

A. COMMENCEMENT OF CONSTRUCTION

B. CHANGES TO APPROVED SCHEDULES, SUBCONTRACTORS OR SUPERINTENDENTS.

C. WORK ON WATER MAINS, POTABLE & FIRE:
1. CONNECTION TO EXISTING UTILITY SYSTEMS
2. THRUST BLOCK INSPECTION
3. UTILITY MAIN PRESSURE TESTING
4. WATER MAIN FLUSHING, CHLORINATION AND BACTERIOLOGICAL TESTING

D. WORK ON WASTEWATER SYSTEM:
1. CONNECTIONS TO EXISTING FACILITIES
2. LAMPING OF MAINS AND MANHOLES
3. INFILTRATION AND EXFILTRATION TESTS
4. BACKFILLING A CONFLICT AREA OR DEFLECTED MAIN LINE.
5. PUMP STATION START-UP
6. FORCE MAIN PRESSURE TEST.

E. OTHER GENERAL WORK ACTIVITIES LISTED:
1. TRENCH AND BACK FILL COMPACTION AND DENSITY TESTING.
2. CURB INSTALLATION
3. SUBBASE, BASE AND PAVING OPERATIONS
4. FINAL INSPECTIONS

Joseph Nagyszalanczy de Lestang, P.E. #55410
JUN 17 2009

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS THEY BEAR OFFICIAL STAMPED APPROVAL FROM AGENCY AND ENGINEERS SIGNATURE AND SEAL AFFIXED HEREON

NO.	DATE	PLAN REVISIONS	BY
1	09-04-08	REVISED PER COLLIER COUNTY COMMENTS (07-12-08)	JNL
2	10-21-08	REVISED PER COLLIER COUNTY COMMENTS (10-16-08)	JNL

FOR: WALKER'S MARINE & YACHT SALES

DESIGN : J.N.L. DATE: 02-11-09
DRAWN : C.M. DATE:
CHECKED : DATE:
REVIEW : DATE:
SCALE HORIZ: 1" = 20' SCALE VERT: N/A
SUBMIT-STATUS: SUBMIT- 3
GEI ACAD FILE: PLANS
LAYOUT TAB: UTILITY

GULFSHORE ENGINEERING INC.
CERT. OF AUTHORIZATION: 28213
2375 Tamiami Trail N., Suite 207
Naples, FL 34103
Tel. No: (239) 261-2290
Fax No: (239) 261-6530

PROJECT NAME: WALKERS COON KEY MARINA

SHEET TITLE: MASTER SITE UTILITY PLAN
PLANSET TITLE: ENGINEERING SITE PLANS
GEI PROJECT NO. 206
SHEET NO. 7 OF 9

P:\NEW PROJECTS\ETS\COON-COOK KEY MARINA\DWGS\CIVIL\SITE\SUBMITTALS\PLANS - 1027(5).dwg, 2/11/2009 4:42:42 PM

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

DocuSign Envelope ID: 9BBA3626-3D72-407F-8AA5-D964FACA60CD

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Application:

☐ Site Development Plan (SDP)

☑ Site Development Plan Amendment (SDPA)

LDC Section 10.02.03 and other provisions of the LDC
Chapter 4 of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

For Staff Use

APPLICANT CONTACT INFORMATION

Name of Owner: W R REAL ESTATE LLP
Address: 785 BALD EAGLE DR **City:** MARCO ISLAND **State:** FL **ZIP:** 34145
Telephone: 239-642-6764 **Cell:** 239-825-6065 **Fax:**
E-Mail Address: JWALKER@WALKERSMARINA.COM

Name of Agent/Applicant: GINA R GREEN, P.E. **Firm:** GINA R GREEN, P.A.
Address: 3310 1ST AVE NW **City:** NAPLES **State:** FL **ZIP:** 34120
Telephone: 239-348-0500 **Cell:** 239-229-6238 **Fax:** 86-720-4823
E-Mail Address: GGREENENG@AOL.COM

PROPERTY INFORMATION

Project Name: WALKERS COON KEY MARINA
Original SDP # or AR/PL # (if applicable): SDP2008-AR-13409, (SDP 89-159)
Location of Subject Property (proximity to closest major intersection or road): 604 PALM AVE, GOODLAND, FL 34140, EAST END OF PALM AVENUE
Section/Township/Range: 18 / 52 / 27 **Property I.D. #:** 46372720001
Subdivision: GOODLAND ISLES **Unit:** **Lot:** **Block:** Y
Total Area of Project: **# Units** **Density** **Non- Residential Sq Ft** 72,745.2
Current Zoning Designation: C-4 GZO

Zoning Approval(s): List the case number(s), ordinance and/or Resolution Number(s) of any Zoning, Conditional use, Variance, Administrative Parking Reduction, HEX, or other applicable zoning actions, requested or approved for the property. NONE

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DESCRIPTION OF PROPOSED PROJECT OR AMENDMENT

On a separate sheet attached to the application, provide a cover letter describing in detail the proposed project or proposed changes, including any discussions with the assigned planner that may be pertinent to the review of the application, and the sheet numbers of the plans affected by the change if applicable.

ADJACENT ZONING & LAND USE

	Zoning	Land Use
N	WATERWAY, THEN VR GZO	RESIDENTIAL
S	WATER WAY - BLUE HILL CREEK -CON-ACSC/ST	WATER WAY
E	C-4 GZO	MULTI-FAMILY RESIDENTIAL
W	WATERWAY, THEN VR GZO	BOAT RAMP-PARK

Pre-Application Meeting and Submittal Requirement Checklist for: Site Development Plan (SDP) or Site Development Plan Amendment (SDPA) Chapter 4 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. See Chapter 4 of the Administrative Code for submittal requirements. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
STANDARD REQUIREMENTS:			
Completed Application (download current form from the County website)	1	☑	☐
Cover Letter explaining the project	1	☑	☐
Completed Addressing Checklist	1	☑	☐
Pre-application meeting notes	1	☑	☐
Site Development Plan (SDP or SDPA) (signed & sealed) including cover sheet	6	☑	☐
PUD Monitoring Schedule	1	☐	☑
PUD monitoring report	1	☐	☑
PUD Ordinance and Development Commitment Information, as applicable (digital only)	1	☐	☑
Affidavit of Authorization & Evidence of Authority	1	☑	☐
Boundary and Topographic Survey (**less than 6 months old**)	6	☑	☐
Opinion of Title or property owner statement/Affidavit	1	☑	☐
Recorded Deed or contract for sale (non-recorded deeds or Property Appraiser print-outs will not be accepted)	1	☑	☐
Fee Calculation Worksheet & Review fees, signed	1	☑	☐
Copy of Site Development Plans (DWG or DFX format) on CDROM disc in State Plane NAD83 feet Florida Ease Coordinates	1	☑	☐

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

ARCHITECTURAL OR NON-ARCHITECTURAL REVIEW:	# OF COPIES	REQUIRED	NOT REQUIRED
For projects subject to Architectural Review: Architectural plans must be 1/8" scale minimum (signed & sealed), including: ✓ Every Façade of each building must be shown on Architectural plans ✓ Building cross sections or typical wall sections ✓ Dumpster details: height, material and color ✓ Light pole details or cut sheet: height, material and color ✓ Color paint chips and roof color paint chips or samples ✓ Floor plans and building elevations ✓ One color rendering of proposed building This project qualifies for a separate "Alternative Architectural Design" submittal per 5.05.08.F. Additional fees ($500.00) and submittal application is required.	6	☑	☐
For projects **NOT** subject to Architectural Review: For projects not requiring architectural review: Floor plans and elevations with dimensions. This information, showing floor area by use, is intended only to determine that the use is compatible with the zoning, establish parking requirements, and show building height measurements meeting Code. Full architectural or construction drawings are not needed.	6	☐	☑
COA:			
Completed Certificate of Adequate Public Facilities Application, including the application fee and estimated Transportation Impact Fee calculations.	2	☐	☑
FIRE:			
Location of existing and proposed fire hydrants	2	☑	☐
Fire Flow tests from Fire Department (no more than 6 months old)	2	☐	☑
Information in the Standard Building Code, type of construction, total square footage under roof, occupancy/use, fire sprinkler data, PLEASE INCLUDE THIS INFORMATION ON EITHER THE COVER PAGE OR SHEET 1 OF THE SITE PLANS	2	☑	☐
ENVIRONMENTAL:			
Environmental Data Requirements	1	☑	☐
Conservation easement including signed and sealed legal description and boundary survey for preserve – include protective language, sketch and description in construction plans; contact review staff for current version	1	☐	☑
Listed Species Survey; less than 12 months old. Include copies of previous surveys	1	☐	☑
Preserve Management Plan – provided on the site plan	1	☐	☑

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TRANSPORTATION:	# OF COPIES	REQUIRED	NOT REQUIRED
Transportation Impact Study or waiver (with applicable fees)	2	☐	☑
STORMWATER:			
Engineer's Report, signed & sealed, with assumptions and explanations, by a Florida registered professional engineer containing the following: ✓ Completed calculations used to design the facilities, including but not limited to all water, sewer, road, water management systems, and all accessory facilities, public or private; ✓ Drainage calculations including 10 year 1 day; 25 year 3 day; 100 year 3 day storm routings ✓ Detailed hydraulic grade line pipe design calculations utilized to design the stormwater management facilities for the subdivision or development; ✓ Geo-technical report with soil boring results ✓ Engineering Review Checklist, signed and sealed by the applicant's professional Engineer; ✓ Engineer's Opinion of probable cost (Paving, grading, Drainage) ✓ Status of all other required permits including copies of information and data submitted to the appropriate permitting agencies.	1	☑	☐
UTILITIES:			
If within Collier County Public Utilities Service Area- Engineer's Report, signed & sealed, containing the following: ✓ Estimated cost of utilities construction, Water & Sewer calculations ✓ Sewer Hydraulics ✓ Lift station hydraulics to first downstream master station ✓ Lift station buoyancy calculations ✓ Chloramine Dissipation Report ✓ Detailed hydraulic design calculations utilized to design the water and sewer facilities regulated by the County.	1	☑	☐
Water and/or Sewer availability letter	1	☐	☑
DEP utility installation permits (water/sewer)	1	☐	☑
Water Meter Sizing Form	1	☐	☑
LIGHTING:			
Lighting Plans, signed and sealed by a professional Engineer licensed to practice in the State of Florida or the utility provider	6	☐	☑
LANDSCAPE & IRRIGATION:			
Landscape & Irrigation Plans, signed and sealed by a landscape architect registered in the State of Florida	6	☑	☐

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SCHOOL CONCURRENCY:	# OF COPIES	REQUIRED	NOT REQUIRED
Estimated School Impact Analysis Application – residential projects only (download the School Impact Analysis Application from website) School Concurrency - If the proposed project includes a residential component, you are required to contact the School District of Collier County at 239-377-0267 to discuss school concurrency requirements.	1	☐	☑
OTHER:			
Electronic copies of all documents and plans in PDF Format and a CD of plans in CAD Format	1	☑	☐
OTHER COLLIER COUNTY PERMITS (IF REQUIRED THEY MUST BE SEPARATE APPLICATIONS)			
Right-of-Way permit application (County/FDOT)		☐	☑
Blasting Permit (BLST)		☐	☑
Early Work Authorization (EWA)		☐	☑
Excavation Permit (EX)		☐	☑
Vegetation Removal and Site Filling Permit (VRSFP)		☐	☑
OTHER AGENCIES PERMITS (MAY BE REQUIRED):			
Permits: All Federal, State and local permits, including but not limited to the following, shall be submitted prior to construction and before the pre-construction meeting. If approved by the County Manager or designee, an applicant may submit Federal, State and local agency permits at the pre-construction meeting. • SFWMD Permit, Permit Modification, or waiver, including staff report exhibits; • DEP utility installation permits, water/sewer; • Right-of-Way Permit; and • US Army Corps of Engineers permit and exhibit, if applicable.	1	☐	☑

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

GINA R. GREEN, P.A.

November 20, 2018

Intake Team
Collier County—Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Walker Coon Key Marina - 604 Palm Avenue, Goodland, FL
Site Development Plan Amendment to 2008-AR-13409, SDPI-PL2009002522 & SDPI-PL20180002423

To Whom It May Concern:

Please accept this letter as a request for review and approval for a Site Development Plan Amendment for the Walker's Coon Key Marina to add the northern portion of Building #4 that was destroyed in Hurricane Wilma back into the SDP plans which was omitted in the SDP 2008 AR-13409 application for the Ship's Store. All of the remaining boat storage buildings were destroyed in Hurricane Irma. This SDPA has a companion item for a Site Plan with Deviations to allow the reconstruction of the added portion along with the replacement of the balance of Building #4 to be located in its existing location of 6' from the east property line.

This marina sustained substantial damage to the boat storage structures and the docks during Hurricane Irma. The site was already redeveloped with new parking, landscaping and water management in 2009 when the ships store was reconstructed. These site improvements will remain. There is a reduction in the number of boats that will be stored in the new buildings from 130 spaces to 122 spaces. There is no increase to the impervious area of the site. All existing improvements will remain as constructed. Minor repairs due to Hurricane Irma will be repaired during the building reconstruction.

This application will be electronically submitted and will include the following items:

1. SDPA Application
2. Cover letter/project description
3. Addressing Checklist
4. Pre-app notes
5. Email from Chris Scott regarding the SDPA pre-app meeting
6. SDPA Plans, signed & sealed
7. Affidavit of Authorization
8. Boundary & Topographic Survey
9. Survey Affidavit
10. Deed
11. Fee Calculation Worksheet & Review Fees, signed/EOPC– Engineering Site Plan
12. Email to GIS CAD file in State plane NAD83 Feet Florida East Coordinates
13. Architectural Floor Plan & Section View of Storage Building
14. Location of Fire Hydrants & Building Info on Cover Page (in SDPA Plans)
15. Engineer's Report
16. Landscape & Irrigation Plans

Please call me if you have any questions or need additional information.

PROFESSIONAL
CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

Phone: 239-348-0500
Mobile: 239-229-6238
Fax: 866-720-4823
Email: ggreeneng@aol.com

Gina R. Green

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

ADDRESSING CHECKLIST

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

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

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

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

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

See attached. S18,19 T52 R27

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

46372720001

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

604 Palm Ave, Goodland., FL

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

CURRENT PROJECT NAME *(if applicable)*

~~Walker Hideaway Marina Coon Key~~ Walker's Coon Key Marina

PROPOSED PROJECT NAME *(if applicable)*

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # 2008-AR13409

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

Applicant Name: Gina R. Green, P.A.

Phone: 239-348-0500 **Email/Fax:** ggreeneng@aol.com

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

FOR STAFF USE ONLY

Folio Number 46372720001

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: J Voiles **Date:** 11/14/2018

Updated by: _____ **Date:** _____

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, JAMES WALKER (print name), as PRESIDENT (title, if applicable) of WR Real Estate 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 GINA R. GREEN, P.E. 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.

Jim B. Walker
Signature

11/20/18
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on Nov. 20, 2018 (date) by JAMES WALKER (name of person providing oath or affirmation), as PRESIDENT of WR Real Estate LLP who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Debra Eaton
Signature of Notary Public

DEBRA EATON
Notary Public - State of Florida
Commission # GG 062941
My Comm. Expires Jan 17, 2021
Bonded through National Notary Assn.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

Not Included
PORTION OF
UNDIVIDED BLOCK "Y"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	172.79'	155.56'	S 64°53'43" E	90°00'00"
C2	50.00'	97.74'	82.90'	S 36°06'17" W	112°00'00"
C3	50.00'	30.03'	29.58'	N 79°33'46" W	34°24'33"

Legal Description

As provided by client

(PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)
BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43" WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.35 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING.
CONTAINING 1.67 ACRES, MORE OR LESS.
LYING AND BEING SITUATED IN
SECTION 18, T-52-S, R-27-E,
COLLIER COUNTY, FLORIDA.

WE HEREBY CERTIFY TO

W.R. REAL ESTATE, LLP

THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

ELECTRONIC SIGNATURE USED IN ACCORDANCE WITH APPLICABLE STATE LAWS AND RULES INCLUDING BUT NOT LIMITED TO FLORIDA STATUTES 668.001, 668.50 AND FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.

5J-17.051(3)(b)8 – ADDITION 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.

THERE ARE NO ENCROACHMENTS OTHER THAN SHOWN, NO BOUNDARY LINE DISPUTES, EASEMENTS OR CLAIMS OF EASEMENTS OF WHICH I HAVE KNOWLEDGE, EXCEPT AS SHOWN.

THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED ABOVE, IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCE. ABSTRACT NOT REVIEWED. UNDERGROUND IMPROVEMENTS NOT LOCATED UNLESS NOTED.

ABSTRACT NOT REVIEWED

LEGEND:

- ■ = FOUND CONCRETE MONUMENT
- ⊡ = SET CONCRETE MONUMENT (LB # 3964)
- ⊕ = FOUND IRON PIN
- ○ = SET 5/8" IRON PIN (LB # 3964)
- ▲ = FOUND NAIL
- △ = SET NAIL
- ● = FOUND DRILL HOLE
- ◉ = SET DRILL HOLE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- L.B. = LAND SURVEYING BUSINESS
- C.B.S. = CONCRETE BLOCK STRUCTURE
- L.M.E. = LAKE MAINTENANCE EASEMENT
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- ⊗ = SANITARY CLEAN OUT
- ☼ = CONC POWER POLE
- ☓ = WOOD POWER POLE

MEAS = MEASURED = M
CALC = CALCULATED
Δ = DELTA ANGLE
R = RADIUS
CH = CHORD
CB = CHORD BEARING
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CONC = CONCRETE
R/W = RIGHT-OF-WAY
℄ = CENTERLINE
L.S. = LAND SURVEYOR
ELEV = ELEVATION
PL = PLAT
TV = CABLE TV SERVICE
= WOOD LIGHT POLE
= TELEPHONE SERVICE
= ELECTRIC SERVICE
= SANITARY MANHOLE
= WATER METER
= WATER VALVE
= FIRE HYDRANT

NOTE: ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD)

FLOOD ZONE INFORMATION
FLOOD ZONE: AE ELEV: 10' (NAVD)
COMMUNITY: 120067
PANEL: 0842 H
DATE: 5/16/2012

MAP OF RECORD SURVEY

REVISIONS:
3/11/08 Update Survey DWG
4/9/08 Update Survey DWG
10/30/09 Foundation Survey
11/4/09 Building Dimension & setback
12/1/16 Add Elevations and Locations
11/15/18 Update for Boat Storage

ACAD FILE: X:\Goodland\Tr2Marina.dwg

FOR: W.R. REAL ESTATE, LLP

See Description Above

A. TRIGO & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & MAPPERS
2223 TRADE CENTER WAY
NAPLES, FLORIDA 34109.
LAND SURVEYING BUSINESS # 3964

DATE:	SCALE:	DRAWN:	CHECKED:	BOOK/PAGE	FILE NO:
08/09/06	1" = 30'	H.L.G.	A.T.	BOOK 524 PAGE 67-68	C 06.0337.09

SURVEY AFFIDAVIT

WALKER COON KEY MARINA
604 PALM AVENUE, GOODLAND,
COLLIER COUNTY, FLORIDA

State of Florida)
Collier County)

BEFORE ME, personally appeared ***JAMES WALKER,*** present owner of Walker Coon Key Marina as described on attached exhibit "A" located at 604 Palm Avenue, Goodland, Florida,

Who, first duly sworn, deposes and states that no additions or changes to the property have been made since the date shown on the attached survey.

Affiant also acknowledges that this survey is not valid without a raised seal or approved digital signature and assumes all responsibility and liability for any alterations that may have been made to this survey.

Affiant's Signature

Sworn to and subscribed before me this 20 day of November, 2018

Debra Eaton
Notary Public

My Commission Expires:

DEBRA EATON
Notary Public - State of Florida
Commission # GG 062941
My Comm. Expires Jan 17, 2021
Bonded through National Notary Assn.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

(1)

3245558 OR: 3377 PG: 1253
RECORDED in OFFICIAL RECORDS of COLLIER C
08/22/2003 at 08:21AM DWIGHT B. BROCK, CLERK
COMB 3551000.0
REC FEE 15.0
DOC-.70 24857.0

3.B.i

PREPARED WITHOUT OPINION OR BENEFIT OF TITLE SEARCH

Retn:
JAMES L KARL & ASSOC
975 NORTH COLLIER BLVD
MARCO ISLAND FL 34145

This Instrument Prepared By:
John Paulich III, Esq.
Paulich, Slack & Wolff, P.A.
801 Anchor Rode Drive, Suite 203
Naples, FL. 34103

Parcel I.D. Number: 46372720001

WARRANTY DEED

THIS WARRANTY DEED made the 15 day of AUG, 2003, by

David G. Law and Rita Law, husband and wife, debtors in possession under Bankruptcy Case No. 03-04987 in the United States Bankruptcy Court Middle District of Florida,

hereinafter called the Grantor, to

W.R. Real Estate, LLP, a Florida limited liability partnership,

whose post office address is: 785 Bald Eagle Drive, Marco Island, Florida 34145,

hereinafter called the Grantee,

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

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

See attached EXHIBIT "A"

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

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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, 2002; and subject to all easements, restrictions and reservations common to the subdivision.

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

Signed, sealed & delivered
in our presence:

Witness #1 Signature

JOHN PAUCIGH III
Witness #1 Printed Name

Witness #2 Signature

Alicia LeVasseur
Witness #2 Printed Name

David G. Law

Rita Law

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 15th day of ~~July~~ August, 2003 by David G. Law and Rita Law:

(✓) personally known to me

( ) provided _____ as picture identification.

Notary Public

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Exhibit A

Commencing at the point of beginning; an iron pipe marking the N. E. Corner of Lot 20, Block "D", GOODLAND ISLES, 1st Addition, as recorded in Plat Book 8, Page 1, of the Public Records of Collier County, Florida, run South 16 degrees 06' 17" West 144.17 feet to an iron pipe, then North 87 degrees 53' 43" West 200 feet to an iron pipe, thence Southwesterly on the arc of a curve having a 50 foot radius and 112 degrees delta for 97.74 feet, thence South 19 degrees 53' 43" East 200 feet to an iron pipe, thence Southeasterly on the arc of a curve having a 110 foot radius and 90 degrees delta for 172.78 feet to an iron pipe, thence North 70 degrees 06' 17" East 78 feet to an iron pipe, thence North 19 degrees 53' 43" West 139.35 feet to an iron pipe, thence North 16 degrees 06' 17" East 297.31 feet to a point on the South right-of-way of Palm Avenue, thence Westerly on the arc of a curve having a radius of 50 feet and 101 degrees 32' 13" delta for 30.03 feet to the N. E. corner of Lot 20, Block "D", GOODLAND ISLES, 1st Addition, the POINTOF BEGINNING.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Fee Calculation Worksheet

Site Development Plan (SDP) Review Fees	Site Development Plan Amendment (SDPA) Review Fees
☐ Residential only: Base fee of $5,000.00, plus $100.00 per residential structure, and $40.00 per dwelling unit. **Number of Buildings:** _____ **Number of D/U:** _____ **$** _____	☐ Residential only: Base fee of $2,500.00, plus $100.00 per residential structure, and $40.00 per dwelling unit. **Number of Buildings:** _____ **Number of D/U:** _____ **$** _____
☐ Non-residential only: Base fee of $5,000.00, plus $200.00 per non-residential structure, and $0.10 per sq.ft. **Number of Buildings:** _____ **Total Square Footage:** _____ **$** _____	☑ Non-residential only: Base fee of $2,500.00, plus $200.00 per non-residential structure, and $0.10 per sq.ft. **Number of Buildings:** 4 **Total Square Footage:** 11233 **$** 4423.3
☐ When a building consists of both residential and non-residential (commercial, retail, office) uses, the following fees will apply: • $5,000.00 Base fee for SDP • $200.00 per structure • $40.00 per residential dwelling unit $0.10 per square foot of non-residential floor area except for parking garage structures shall be calculated at $0.05 per gross square foot of floor area (sq.ft. _____ x$0.10) (sq. ft. _____x$0.05)**$** _____	☐ When a building consists of both residential and non-residential (commercial, retail, office) uses, the following fees will apply: • $2,500.00 Base fee for SDPA • $200.00 per structure • $40.00 per residential dwelling unit $0.10 per square foot of non-residential floor area except for parking garage structures shall be calculated at $0.05 per gross square foot of floor area (sq.ft. _____ x$0.10) (sq. ft. _____x$0.05)**$** _____
☐ Fire Review: $200.00	☑ Fire Review: $150.00

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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

Utility Plan Review and Inspections:

☐ Construction Document Review: 0.75% of probable water and/or sewer construction costs
Cost Estimate $ 0 — $ 0

☐ Construction Inspection: 2.25% of probable water and/or sewer construction costs (due prior to pre-con meeting)
Cost Estimate $ 0 — $ 0

Engineering Site Plan Review:

☑ Construction Document Review: 0.75% of probable Paving, Grading, Drainage, Lighting, Code Minimum Landscaping, and any other appurtenant cost of construction.
Cost Estimate $ $5,533.75 — $ 41.50

☑ Construction Inspection: 2.25% of probable Paving, Grading, Drainage, Lighting, Code Minimum Landscaping, and any other appurtenant cost of construction (due prior to pre-con meeting)
Cost Estimate $ $5,533.75 — $ 124.51

Traffic Impact Study Review:

☐ Methodology Review: $500.00, to be paid directly to Transportation at the Methodology Meeting*
*Additional Fees to be determined at Methodology Meeting — $ 0

☐ Minor Study Review: $750.00 — $

☐ Major Study Review: $1,500.00 — $

Utilities:

☐ Utility Modeling and Analysis fee: $1,000.00 (only applies if zoned PUD or DRI) — $ 0

Environmental:

☐ Site Clearing Permit: $250.00 for the first acre or fraction of an acre and $50.00 for each additional acre or fraction of an acre ($3,000.00 maximum) **# of acres** _____ — $ 0

☐ Listed or Protected Species Review, when an EIS is not required: $1,000.00 — $ 0

☐ Conservation Easement Review: $300.00 application fee plus the following additional site fee:

- $200.00 for CE acres less than 5 acres;
- $400.00 for CE acres between 5 and 10 acres;
- $600.00 for CE area greater than 10 acres and less than 20 acres;
- $800.00 for CE areas between 20 and 50 acres; and
- An additional $200.00 for every 40 acres of CE over 50 acres. **# of acres** _____ — $ 0

Other:

☐ COA Review: $200.00 plus $25.00 per residential dwelling unit, or $25.00 per 1,000 sq. ft. Commercial ($5,000.00 maximum).

☐ School Concurrency Review, if required: — $ 0
* Mitigation Fees, if applicable, to be determined by the School District in coordination with the County

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

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

☐ Other Fee, if applicable: _____ $ _____
_____ $ _____

Fee Subtotal	$ 4,739.31
Pre-application fee credit, if applicable	$ ---
Total Fees Required:	$ 4,739.31

_____ _____
Applicant/Agent Signature *Date*

All checks payable to: Board of County Commissioners

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

Growth Management Department/ Development Services
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

WALKER'S COON KEY MARINA
ENGINEER'S OPINION PROBABLE COST
11/20/2018

Botanical/Common	Cont	Size	Spec.	QTY	Unit Cost	Total
CONOCARPUS ERECTUS / GREEN BUTTONWOOD	25 GAL	1.75"CAL	10` HT., 4` SPREAD	6	$ 250.00	$ 1,500.00
ILEX CASSINE / DAHOON HOLLY	30 GAL	1.75"CAL	10` HT., 4` SPREAD	1	$ 275.00	$ 275.00
TAXODIUM DISTICHUM / BALD CYPRESS	25 GAL	1.75"CAL	10` HT., 4` SPREAD	3	$ 250.00	$ 750.00
CONOCARPUS ERECTUS / GREEN BUTTONWOOD	10 GAL	4`-5` OA		6	$ 50.00	$ 300.00
CHRYSOBALANUS ICACO `RED TIP` / RED TIP COCOPLUM	3 GAL	18" -24" OA		32	$ 10.00	$ 320.00
MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	15"-18" OA		21	$ 10.00	$ 210.00
HELIANTHUS DEBILIS / DUNE SUNFLOWER	2.5" POT		24" OC	7	$ 5.00	$ 35.00
PASPALUM NOTATUM / BAHIA GRASS	SOD		PALETTE	2325	$ 0.35	$ 813.75
2" Crushed Seashell				925 SF	$ 1.00	$ 925.00
3" SHREDDED COCO BROWN MULCH OR OTHER				5.4 CY	$ 75.00	$ 405.00
TOTAL						$ 5,533.75

Prepared by:
Dan Isaacson, LSA

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon

Engineer's Report

WALKER'S COON KEY MARINA

604 Palm Avenue
Goodland, FL 34140

Section 18, Township 52 South, Range 27 East
Collier County, Florida

Date: November 20, 2018

Prepared for:
WR REAL ESTATE LLP
785 Bald Eagle Drive
Marco Island, FL 34145

Prepared By:
Gina R. Green, P.E.
3310 1st Avenue NW
Naples, FL 34120
(239) 348-0500
(866) 720-4823
ggreeneng@aol.com

Approved By:

_____
Gina R. Green, P.E.
FL Reg. 46608

Date: _____

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Engineer's Report Contents

1. **Project Description**
2. **Water Distribution System Design Criteria**
3. **Sewer Collection System Design Criteria**
    a. **Pump Station Analysis Report**
4. **Drainage Culvert Sizing & Water Management Report**

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

Engineer's Report
Walker's Coon Key Marina

1. Project Description

Walker's Coon Key Marina is a 1.681 AC commercial project located in Section 18, Township 52 South, Range 27 East. The project lies on the south side of Palm Avenue at the end of Palm Avenue. The project takes access from the Palm Avenue cul-de-sac. There is an existing entry to the property from this right-of-way and will remain. The site is existing and was permitted under the following applications with Collier County: SDP 89-159, SDPA-2008-AR-13409, SDPI-PL2009002522 & SDPI20180002423.

The project parcel is 1.681 acres. The zoning classification for the parcel is C-4 GZO (Commercial with Goodland Zoning Overlay). The site has been a marina for approximately 30 years. The present owner purchased the marina in 2003. The ships store was demolished and reconstructed in 2008 under SDPA-20080AR-13409. The two SDPI applications was to convert the parking area to paver brick and construction of new docks. There were 3 storage buildings that were existing and had a capacity to store 130 boats. The site was damaged by Hurricane Wilma in 2005, which damaged the north portion of Building #4 which required demolition of this portion of the structure. The remaining storage buildings were destroyed in Hurricane Irma in 2017. The ship's store had minor damage but only needed repairs. Buildings #2 & #3 have already been issued permits under the Hurricane Reconstruction Ordinance. Building #4 has the issue that when it was originally approved, there was no required setback or buffer easement along the east property line. Since their original construction, the codes have been changed and this property line now requires a 15 foot landscape buffer along this property line due to the residential use on the C-4 GZO zoned property to the east. The existing buildings were constructed at a 6' setback from this east property line. A Site Plan with Deviations to allow for these buildings to be reconstructed at the 6' setback is a companion submittal with the SDPA. This companion application will address this reduction to the buffer and landscaping needed to meet the buffer requirements. A landscape buffer exists in this area that has buffered this use from the residential use for many years. Most of this buffer is existing and will be revegetated to meet present day codes.

The utilities, Ship's Store, parking areas and docks will remain as permitted and/or constructed. There will be no improvements to these existing improvements other than minor repairs to items damaged in Hurricane Irma.

The proposed storage buildings will be constructed to allow for larger boats, which reduces the total capacity of storage from 130 spaces to 122 spaces. This will reduce the average trips per day of the site and creates less impact to the roadways and essential services.

This SDPA is required due to the omission of the northern end of Building #4 that was damaged in Hurricane Wilma. The SPDA-2008-AR-13409 omitted this portion of the building when the ship's store was reconstructed.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

2. Water Distribution System Design Criteria

The water distribution will be provided by Collier County Water Sewer District. The potable water and fire protection will be provided by an existing 4" PVC water main that obtains its service from the existing water main in the Palm Avenue right-of-way. The commercial building will not require a fire sprinkler system. The site has access to an existing fire hydrant located on its eastern side of the entry road to the marina. The site is served by an existing 1" potable meter & service line. The irrigation system will be provided by a 2" irrigation meter. The existing potable water meter is located at the entry to the site on the east side of the roadway.

No changes are proposed for the site therefore these meters will remain and no improvements are required.

The existing fire hydrant that has served this property will remain. All of the new storage buildings will be constructed in the same locations as the damaged buildings, therefore this hydrant is sufficient to meet the fire requirements of this site.

3. Sewer Collection System Design Criteria

The sewer collection and treatment system for this site is a private septic system and will remain as permitted and constructed. None of the storage buildings require any sewer service, therefore this system is adequate for the site.

4. Drainage Culvert Sizing & Water Management Report

The site has permitted existing water management retention areas. These areas will remain as constructed. Since the replacement of the storage buildings are within the foot print of the prior buildings there is no additional impervious area proposed for the site therefore no additional impact is proposed to the existing system.

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

SITE DEVELPMENT PLAN AMENDMENT

TO SDPA-2008-AR-13409, SDPI-PL2009002522 & SDPI-PL20180002423

FOR

WALKER COON KEY MARINA

SECTION 18, TOWNSHIP 52 , RANGE 27
COLLIER COUNTY, FLORIDA
ZONED "C-4 GZO" & DR-PL20180002114
(ORIGINAL SDP-89-159)

BASE MAP SOURCE: MAPQUEST

LOCATION MAP

N.T.S.

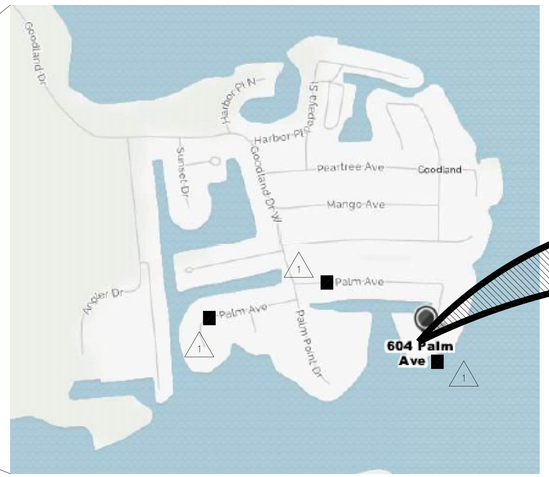
FOLIO NUMBER

46372720001

LEGAL DESCRIPTION

BEGINNING AT AN IRON PIPE MARKING THE N.E. CORNER OF LOT 20 BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 16°06'17" WEST 140.40 FEET TO A POINT; THENCE NORTH 87°53'43' WEST 200.57 FEET TO A POINT; THENCE SOUTHWESTERLY ON THE ARC OF A CURVE HAVING A 50 FOOT RADIUS AND 112° DELTA FOR 97.74 FEET; THENCE SOUTH 19°53'43" EAST 200 FEET TO A POINT; THENCE SOUTHEASTERLY ON THE ARC OF A CURVE HAVING A 110 FOOT RADIUS AND 90° DELTA FOR 172.78 FEET TO A POINT; THENCE NORTH 70°06'17" EAST 78 FEET TO A POINT; THENCE NORTH 19°53'43" WEST 139.358 FEET TO AN IRON PIPE; THENCE NORTH 16°06'17" EAST 297.31 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PALM AVENUE, THENCE WESTERLY ON THE ARC OF A CURVE HAVING A RADIUS OF 50 FEET AND A 34°24'39" DELTA FOR 30.03 FEET TO THE N.E. CORNER OF LOT 20, BLOCK "D", GOODLAND ISLES, FIRST ADDITION, AND THE POINT OF BEGINNING, CONTAINING 1.67 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN SECTION 18, T-52-S, R-27-E, COLLIER COUNTY, FLORIDA. (PROPERTY DESCRIPTION AS RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 1307)

BASE MAP SOURCE: MAPQUEST



VICINITY MAP

N.T.S.

SHEET INDEX

SHEET NO.	DRAWING
1.	AERIAL MAP/EX. CONDITIONS
2.	SITE PLAN
3.	UTILITY & DRAINAGE PLAN
4.	EROSION CONTROL/PAVING & GRADING DETAILS

BUILDING CONSTRUCTION INFORMATION

Occupancy:	RETAIL (BLDG #1) STORAGE (BLDG #2, 3 & 4)
Mixed Occupancy:	NO
Const. Type:	II-B, Unsprinklered (FBC 2017)
Interior Finishes:	OPEN BEAM STORAGE - DRY STORAGE RETAIL - SHIPS STORE

SITE

2 BUILDING FLOOR CALCULATIONS (TOTAL 12,766.2 SF)

BOAT STORAGE - ALL NON-A/C

FLOOR AREA, LDC. (TOTAL 12,766.2 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	2,451.2 SF
STORAGE BUILDING #4	5,692 SF

FLOOR AREA, LDC., PARKING ONLY (TOTAL 12,766.2 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	2,451.2 SF
STORAGE BUILDING #4	5,692 SF

3 BUILDING AREA, FBC. (TOTAL 14,279 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 12,246 SF)	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	3,038 SF
STORAGE BUILDING #4	6,618 SF

SQUARE FOOTAGE(IMPACT FEES) (TOTAL 12,766.2 SF)

EX. SHIP STORE BUILDING #1	2,033 SF
STORAGE BUILDING (TOTAL 10,733.2 SF)*	
STORAGE BUILDING #2	2,590 SF
STORAGE BUILDING #3	2,451.2 SF
STORAGE BUILDING #4	5,692 SF

*BUILDING FLOOR AREA DOES NOT INCLUDE 5' OVERHANG ON FRONT OF STORAGE BUILDINGS

PREPARED FOR:
W.R. REAL ESTATE LLP
785 BALD EAGLE DRIVE
MARCO ISLAND, FLORIDA 34145
(239) 642-6764
FAX: (239) 642-4323

PREPARED BY:
GINA R. GREEN, P.A.
3310 1ST AVENUE NW
NAPLES, FL 34120
(239) 348-0500
(866) 720-4823 (FAX)

PROJECT ADDRESS:
WALKER COON KEY MARINA
604 PALM AVENUE
GOODLAND, FLORIDA 34140

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19
2	REV PER CC STAFF COMMENTS	7/17/19
3	REV PER CC STAFF COMMENTS	8/26/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: N.T.S.
PROJECT NO. 18235
DWG FILE: WALKER COON KEY

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

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NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4823

APPROVED:
DATE:

PREPARED FOR: W.R. REAL ESTATE LLP
PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: TITLE PAGE

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SHEET:

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

SCALE : 1"=30'

NORTH

AERIAL MAP PROVIDED COLLIER COUNTY PROPERTY APPRAISER – 2015

SHEET: 1 OF 4

PREPARED FOR: W.R. REAL ESTATE LLP

PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT

DESCRIPTION: AERIAL MAP/EX. CONDITIONS

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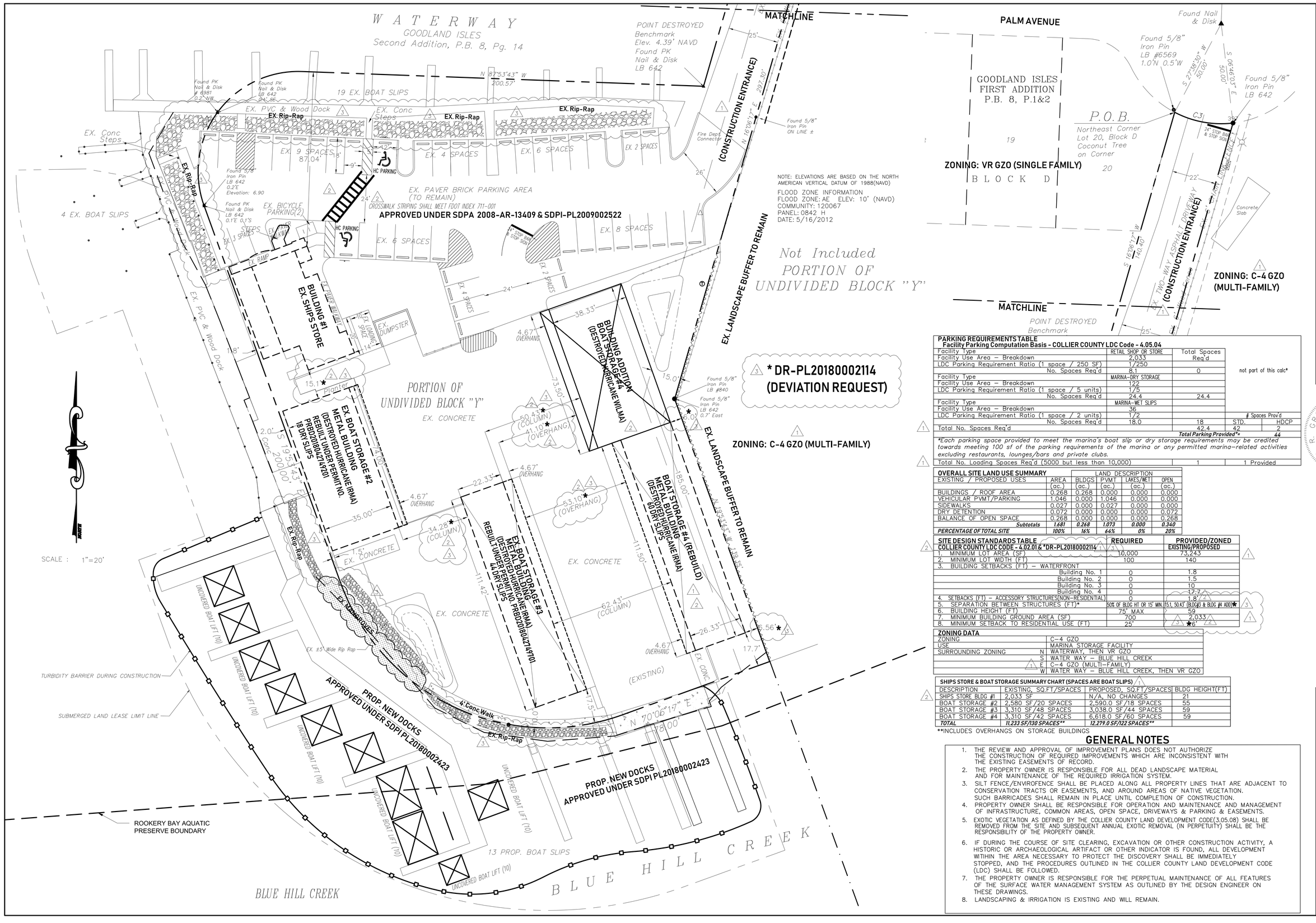
APPROVED:_____
DATE:_____

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWN BY : GRG	REVISIONS		
CHECKED BY. : GRG	NO.	DESCRIPTION	DATE
DATE : NOV 2018	1	REV PER CC STAFF COMMENTS	4/24/19
SCALE : 1"=30'			
PROJECT NO. 18255			
DWG FILE: WALKER COON KEY			



PARKING REQUIREMENTS TABLE Facility Parking Computation Basis - COLLIER COUNTY LDC Code - 4.05.04				
Facility Type	RETAIL SHOP OR STORE	Total Spaces Req'd		
Facility Use Area – Breakdown	2,033			
LDC Parking Requirement Ratio (1 space / 250 SF)	1/250			
No. Spaces Req'd	8.1	0	not part of this calc*	
Facility Type	MARINA-DRY STORAGE			
Facility Use Area – Breakdown	122			
LDC Parking Requirement Ratio (1 space / 5 units)	1/5			
No. Spaces Req'd	24.4	24.4		
Facility Type	MARINA-WET SLIPS			
Facility Use Area – Breakdown	36			
LDC Parking Requirement Ratio (1 space / 2 units)	1/2		# Spaces Prov'd	
No. Spaces Req'd	18.0	18	STD.	HDCP
Total No. Spaces Req'd		42.4	42	2
		Total Parking Provided*		***44***
**Each parking space provided to meet the marina's boat slip or dry storage requirements may be credited towards meeting 100 sf of the parking requirements of the marina or any permitted marina-related activities excluding restaurants, lounges/bars and private clubs.*				
Total No. Loading Spaces Req'd (5000 but less than 10,000)		1	1 Provided	

OVERALL SITE LAND USE SUMMARY	LAND DESCRIPTION				
EXISTING / PROPOSED USES	AREA (ac.)	BLDGS (ac.)	PVMT (ac.)	LAKES/WET (ac.)	OPEN (ac.)
BUILDINGS / ROOF AREA	0.268	0.268	0.000	0.000	0.000
VEHICULAR PVMT/PARKING	1.046	0.000	1.046	0.000	0.000
SIDEWALKS	0.027	0.000	0.027	0.000	0.000
DRY DETENTION	0.072	0.000	0.000	0.000	0.072
BALANCE OF OPEN SPACE	0.268	0.000	0.000	0.000	0.268
Subtotals	*1.681*	*0.268*	*1.073*	*0.000*	*0.340*
PERCENTAGE OF TOTAL SITE	*100%*	*16%*	*64%*	*0%*	*20%*

SITE DESIGN STANDARDS TABLE COLLIER COUNTY LDC CODE - 4.02.01 & *DR-PL20180002114	REQUIRED	PROVIDED/ZONED EXISTING/PROPOSED
1. MINIMUM LOT AREA (SF)	10,000	73,243
2. MINIMUM LOT WIDTH (FT)	100	140
3. BUILDING SETBACKS (FT) – WATERFRONT		
Building No. 1	0	1.8
Building No. 2	0	1.5
Building No. 3	0	10
Building No. 4	0	17.7
4. SETBACKS (FT) – ACCESSORY STRUCTURES(NON-RESIDENTIAL)	0	1.8
5. SEPARATION BETWEEN STRUCTURES (FT)*	50% OF BLDG HT OR 15' MIN.	151, 50.43' (BLDG#3 & BLDG #4 ADD)*
6. BUILDING HEIGHT (FT)	75' MAX	59
7. MINIMUM BUILDING GROUND AREA (SF)	700	2,033
8. MINIMUM SETBACK TO RESIDENTIAL USE (FT)	25'	*6'

ZONING DATA		
ZONING		C-4 GZO
USE		MARINA STORAGE FACILITY
SURROUNDING ZONING	N	WATERWAY, THEN VR GZO
	S	WATER WAY – BLUE HILL CREEK
	E	C-4 GZO (MULTI-FAMILY)
	W	WATER WAY – BLUE HILL CREEK, THEN VR GZO

SHIPS STORE & BOAT STORAGE SUMMARY CHART (SPACES ARE BOAT SLIPS)			
DESCRIPTION	EXISTING, SQ.FT/SPACES	PROPOSED, SQ.FT/SPACES	BLDG HEIGHT(FT)
SHIPS STORE BLDG #1	2,033 SF	N/A, NO CHANGES	21
BOAT STORAGE #2	2,580 SF/20 SPACES	2,590.0 SF/18 SPACES	55
BOAT STORAGE #3	3,310 SF/48 SPACES	3,038.0 SF/44 SPACES	59
BOAT STORAGE #4	3,310 SF/42 SPACES	6,618.0 SF/60 SPACES	59
TOTAL	*11,233 SF/130 SPACES***	*12,279.0 SF/122 SPACES***	

**INCLUDES OVERHANGS ON STORAGE BUILDINGS

GENERAL NOTES

1. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH THE EXISTING EASEMENTS OF RECORD.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL DEAD LANDSCAPE MATERIAL AND FOR MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES THAT ARE ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE AND MANAGEMENT OF INFRASTRUCTURE, COMMON AREAS, OPEN SPACE, DRIVEWAYS & PARKING & EASEMENTS.
5. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE(3.05.08) SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. IF DURING THE COURSE OF SITE CLEARING, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY, A HISTORIC OR ARCHAEOLOGICAL ARTIFACT OR OTHER INDICATOR IS FOUND, ALL DEVELOPMENT WITHIN THE AREA NECESSARY TO PROTECT THE DISCOVERY SHALL BE IMMEDIATELY STOPPED, AND THE PROCEDURES OUTLINED IN THE COLLIER COUNTY LAND DEVELOPMENT CODE (LDC) SHALL BE FOLLOWED.
7. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
8. LANDSCAPING & IRRIGATION IS EXISTING AND WILL REMAIN.

REVISIONS			
NO.	DESCRIPTION	DATE	
1	REV PER CC STAFF COMMENTS	4/24/19	
2	REV PER CC STAFF COMMENTS	7/17/19	
3	REV PER CC STAFF COMMENTS	8/26/19	

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: 1"=20'
PROJECT NO. 18250
DWG FILE: WALKER COON KEY

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GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

APPROVED:
DATE:

WALKER MARINA COON KEY
WALKER MARINA COON KEY
SITE DEVELOPMENT PLAN AMENDMENT
SITE PLAN

PREPARED FOR:
PROJECT:
DESCRIPTION:

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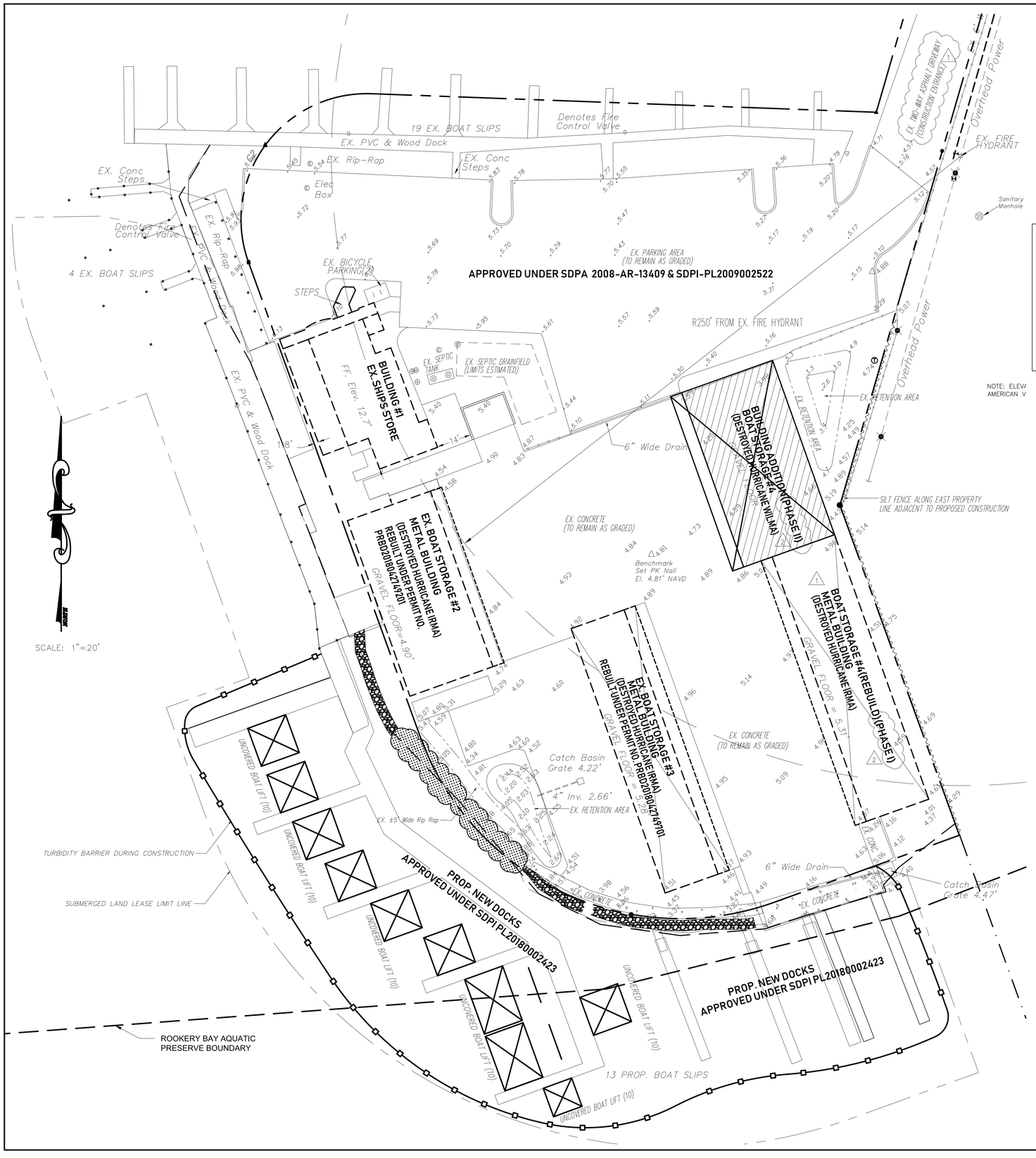
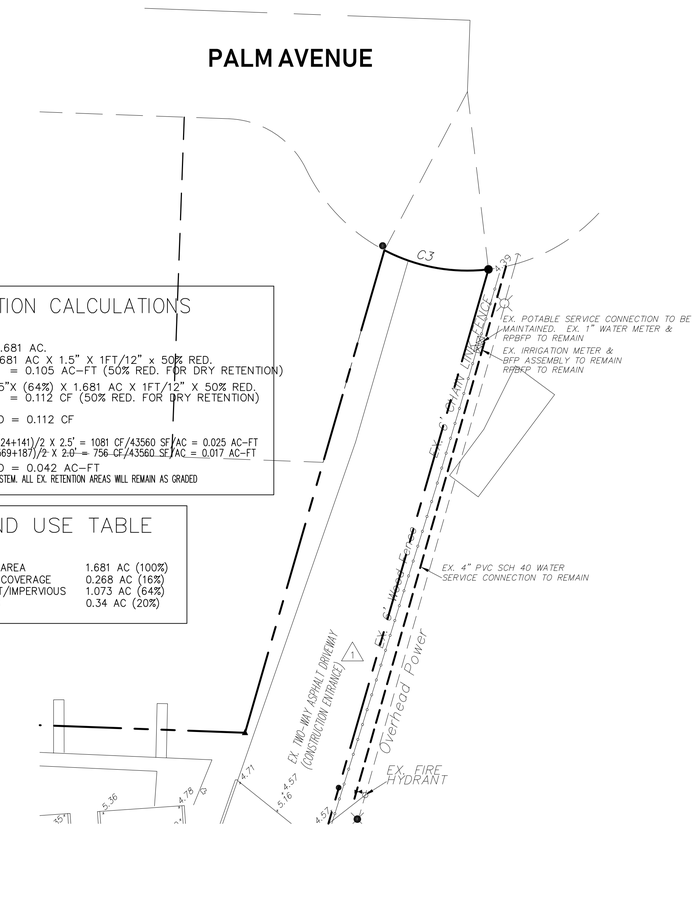
SHEET: 2 of 4

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)





DRY RETENTION CALCULATIONS

PROJECT AREA 1.681 AC.
1-1/2" OF RUNOFF = 1.681 AC X 1.5" X 1FT/12" x 50% RED.
= 0.105 AC-FT (50% RED. FOR DRY RETENTION)

2.5"x% IMPERVIOUS = 2.5"X (64%) X 1.681 AC X 1FT/12" X 50% RED.
= 0.112 CF (50% RED. FOR DRY RETENTION)

DRY RETENTION REQUIRED = 0.112 CF
DRY RETENTION AREA
RETENTION AREA #1 = (724+141)/2 X 2.5' = 1081 CF/43560 SF/AC = 0.025 AC-FT
RETENTION AREA #2 = (569+187)/2 X 2.0' = 756 CF/43560 SF/AC = 0.017 AC-FT
DRY RETENTION PROVIDED = 0.042 AC-FT
THIS SYSTEM IS AN EXISTING SYSTEM. ALL EX. RETENTION AREAS WILL REMAIN AS GRADED

NOTE: ELEV AMERICAN V

LAND USE TABLE

PROJECT AREA	1.681 AC (100%)
BUILDING COVERAGE	0.268 AC (16%)
PAVEMENT/IMPERVIOUS	1.073 AC (64%)
PERVIOUS	0.34 AC (20%)

UTILITY, DRAINAGE & PAVING LEGEND

- EXISTING FIRE HYDRANT ASSEMBLY W/ GATE VALVE
- EXISTING GATE VALVE
- EXISTING UTILITY (WATER, SEWER, OR DRAINAGE) LINE
- PROPOSED (SINGLE) METER W/ PVC SERVICE LINE AND REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
- XXX DENOTES EXISTING ELEVATION (NGVD)
- DENOTES FLOW DIRECTION

A.E.	DENOTES ACCESS EASEMENT
D.E.	DENOTES DRAINAGE EASEMENT
U.E.	DENOTES UTILITY EASEMENT
L.E.	DENOTES LANDSCAPE EASEMENT
F.F.	DENOTES PROPOSED FINISHED FLOOR
L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
WM	DENOTES WATER METER/WATER MAIN
IM	DENOTES IRRIGATION WATER METER
BFP	DENOTES BACKFLOW PREVENTER
FDC	DENOTES FIRE DEPARTMENT CONNECTION
GV	DENOTES GATE VALVE
FH	DENOTES FIRE HYDRANT
GV	DENOTES GATE VALVE

GENERAL DRAINAGE & PAVING NOTES

1. FEMA FIRM MAP – ZONE "AE"(EL10.0), COLLIER COUNTY PANEL No. 12021C0842H, NATIONAL FLOOD INSURANCE RATE MAPS, MAY 16, 2012.
2. MINIMUM PARKING ELEVATION 4.5' N.A.V.D. 88
3. EXISTING GROUND ELEVATIONS VARY FROM 2.0' – 6.0' N.A.V.D.
4. EX. CONCRETE & ASPHALT PARKING AREAS SHALL REMAIN AS CONSTRUCTED.
5. SOD IS CONSIDERED FINISHED GRADE AND SHALL NOT INHIBIT DRAINAGE FLOW PATTERNS. FINAL GRADE PRIOR TO SODDING SHALL BE 2" BELOW EDGE OF PAVEMENT.
6. ALL OPEN AREAS W/ FLOW ARROWS SHALL BE FILLED AND GRADED TO ALLOW FOR POSITIVE DRAINAGE TO THE RIGHTS-OF-WAY, AND/OR INTERNAL ROADWAYS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
8. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND THE CONTRACT DOCUMENTS, AND SHALL CONDUCT HIS WORK IN STRICT ACCORDANCE WITH ALL PERMITS AND APPROVALS OBTAINED FOR THIS PROJECT.
10. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO COMMENCING WORK WITHIN SUCH AGENCY'S JURISDICTION.
11. ALL MATERIAL, DEBRIS, UNSUITABLE EARTH, ETC. OF NO SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
12. SEE SHEET 4 OF 4 FOR EROSION CONTROL/PAVING & DRAINAGE DETAILS OF CROSS-SECTIONS.
13. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
14. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
15. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
16. EX. ADA ACCESSIBILITY IS PROVIDED BY THE INTERNAL SIDEWALK SYSTEM AND ARE NO STEEPER THAN 1:20 RUNNING SLOPE AND 1:48 CROSS SLOPE.

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19
2	REV PER CC STAFF COMMENTS	7/17/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: 1"=30'
PROJECT NO. 18255
DWG FILE: WALKER COON KEY

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GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

APPROVED:
DATE:

PREPARED FOR: W.R. REAL ESTATE LLP
PROJECT: WALKER COON KEY MARINA
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION: UTILITY & DRAINAGE PLAN

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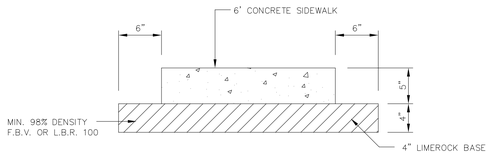
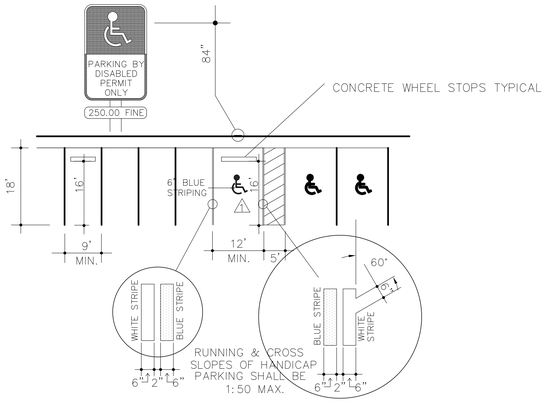
SHEET: 3 OF 4

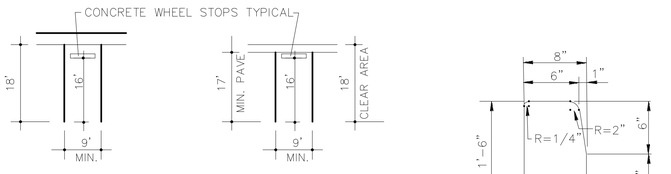
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



SIDEWALK DETAIL
N.T.S.



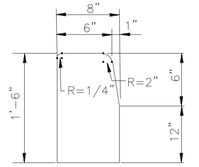
HANDICAPPED PARKING DETAIL
N.T.S



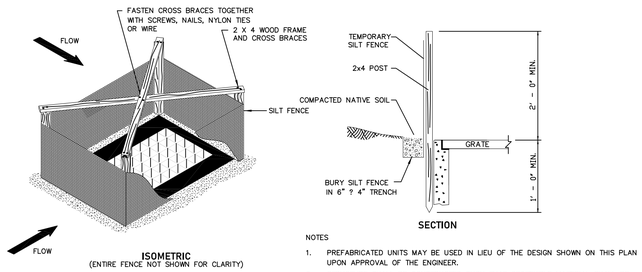
9' X 18' SPACE

1 9' X 16' SPACE
CAR MAY NOT OVERHANG INTO LANDSCAPING

TYPICAL PARKING DETAIL
N.T.S



EX. TYPE "D" CURB/ROOT BARRIER
N.T.S.

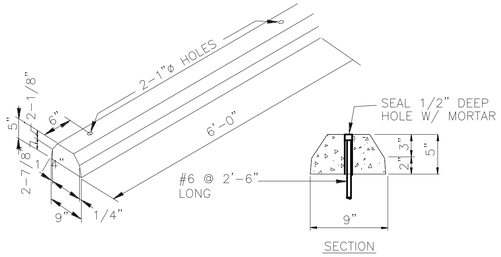


ISOMETRIC
(ENTIRE FENCE NOT SHOWN FOR CLARITY)

SECTION

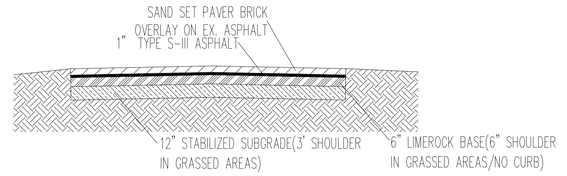
NOTES
1. PREFABRICATED UNITS MAY BE USED IN LIEU OF THE DESIGN SHOWN ON THIS PLAN UPON APPROVAL OF THE ENGINEER.
2. STRUCTURE SHALL BE CONSTRUCTED SUCH THAT GEOTEXTILE MATERIAL SHALL BE FASTENED TO 2 X 4 POSTS CREATING A SEAMLESS JOINT.
3. ENSURE THAT PONDING HEIGHT OF WATER DOES NOT CAUSE FLOODING ON ADJACENT ROADWAYS OR PRIVATE PROPERTY.

SILT FENCE
STORM DRAIN PROTECTION DETAIL
N.T.S.

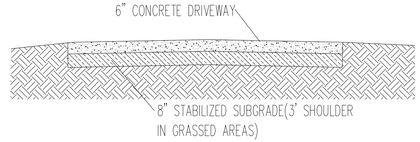


SECTION

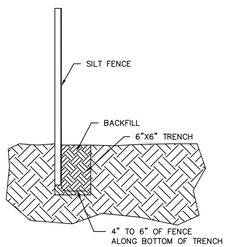
PRECAST CONCRETE WHEEL STOP
N.T.S.



TYPICAL EXISTING ASPHALT PARKING/AISLEWAY CROSS SECTION
N.T.S.



TYPICAL EXISTING CONCRETE PARKING/AISLEWAY CROSS SECTION
N.T.S.



SILT FENCE DETAIL
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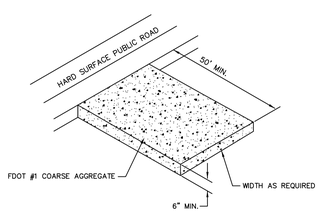

GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

GENERAL EROSION CONTROL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
2. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
3. SILT FENCE/ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADJACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. ALL EXPOSED AREAS AT FINAL GRADE WILL RECEIVE SEED AND MULCH WITHIN 30 DAYS OF PAVEMENT CONSTRUCTION PER F.D.E.P. "GUIDELINESFOR USING EROSION AND SEDIMENT CONTROL PRACTICES"
5. THE CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPS) DURING CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION AND TO PROPERLY MANAGE RUNOFF FOR BOTH STORM WATER GUARANTY AN QUALITY.
6. BEFORE SITE DISTURBANCE OCCURS PERIMETER CONTROL, SEDIMENT TRAPS, BASINS, AND DEVERSIONS SHOULD BE IN PLACE TO CONTROL RUNOFF AND CAPTURE SEDIMENT.
7. INLETS TO STORM SEWERS SHOULD BE PROTECTED BY SUITABLE FILTRATION DEVICES DURING CONSTRUCTION TO KEEP POLLINATES FROM ENTERING CONVENIENT SYSTEM.
8. TEMPORARY SEEDING SHALL BE APPLIED TO AREA THAT WILL NOT BE BROUGHT UP TO FINAL GRADE FOR 14 DAYS OR MORE TO REDUCE EROSION IN SEDIMENTATION.
9. SILT FENCE SHALL BE PLACED ALONG ALL PROPERTY LINES ADJACENT TO THE PROPOSED CONSTRUCTION PRIOR TO COMMENCE OF CONSTRUCTION,

REVISIONS

NO.	DESCRIPTION	DATE
1	REV PER CC STAFF COMMENTS	4/24/19

DRAWN BY: GRG
CHECKED BY: GRG
DATE: NOV 2018
SCALE: N.T.S.
PROJECT NO. 16030
DWG FILE: WALKER MARINA

GINA R. GREEN, P.A.
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-4500 / FAX (866) 720-4823

APPROVED:
DATE:

GINA R. GREEN LICENSE NO. 46608 STATE OF FLORIDA PROFESSIONAL ENGINEER

PREPARED FOR:
PROJECT:
WALKER MARINA
WALKER MARINA SERVICE CENTER
SITE DEVELOPMENT PLAN AMENDMENT
DESCRIPTION:
EROSION CONTROL/PAVING & GRADING DETAILS

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SHEET: 4 of 4

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

WALKER'S COON KEY MARINA #4

604 EAST PALM AVE., GOODLAND, FLORIDA

GENERAL STRUCTURAL NOTES:

All structural concrete in the footings, pads, slabs, of the building shall have a minimum compressive strength of 3000 psi in 28 days unless otherwise noted on the drawings.
All reinforcing steel with deformations shall be grade 60 and shall confirm to A.S.T.M. A615, latest addition with revisions. Bars called "continuos" shall be lapped the length required by class "B" as per the code, but not less than 12 inches when splices are required.
Fabrication and placement of all reinforcing steel shall comply with A.C.I. 315, latest addition with revisions. Minimum cover for all reinforcing steel shall be as per A.C.I. 318, latest addition with revisions and the local building code.
Welded wire mesh shall confirm to A.S.T.M. A185, latest addition with revisions. Lap one full mesh with at all splices. All interior floor slabs shall be reinforced with one layer of 6/6 10/10 W.W.M. or as noted on the drawings.
All structural steel shall be A.S.T.M. A36, latest addition with revisions or as specified as A572(Fy=50ksi) on these drawings or sealed by professional engineer registered. Bolted field connections shall be A.S.T.M. A325N bolts for main frame, A307 bolts for secondary frame, unless otherwise noted on the drawings. Cable (if any) strength shall be minimum 72 ksi, and eyebolt for use with cable shall be 46 ksi.
Welding shall confirm to the A.W.S. specifications, latest addition with revisions. Welding rods shall be E70XX series unless noted on plans or on approved shop drawings. All shop and field welds shall be chipped and painted with a rust inhibiting primer and galvanizing repair.
Design, fabrication and erection of all structural steel shall confirm to the A.I.S.C. specifications, latest addition with revisions. Structural steel shall have standard shop coat of primer paint.
Unless otherwise noted all interior floor slabs shall have a smooth machine steel trowel finish. See the Finish Schedule for notes on the sealing of the floor slabs.All slabs on the grade shall be 4" thick except where specifically indicated otherwise on the drawings.
Typical maintenance of sliding door components shall includes:

a) Adjustment of top rollers twice per year to as full contact with guide beam as possible.
b) Greasing twice per year on base wheels.
c) Cleaning door track rail on a regular basis.

GENERAL DESIGN NOTES:

1. Dry storage buildings are to be used for the storage of water craft in a rack fashion.
2. Vessels may be stacked up to 4 OR 5 units high with each vessel capacity as shown on design information table.
3. The bunker beams are adjustable, but shall be spaced no more than **17'-0"** at each level (bunker beams removal must be approved by a certified structural engineer)
4. Snug-tightening method shall be used on all connections or joints of main frame system and secondary frame system, **INCLUDING** adjustable brackets of bunker beams..
5. Bunker beam labels shall be affixed on bunker beams.
6. Sliding doors(IF ANY) shall remain closed with lock beam installed during hurricane conditions. The top rollers shall be adjusted twice per year to as full contact w/ guide beam as possible. Base wheel shall be greased twice per year and door rail track shall be cleaned of obstruction on a regular basis.
7. Door(IF ANY) not dimensioned are field located. Location shall be confirmed by engineer.
8. Dimensions take precedence over scale of drawings. Items without dimensions shall not be measured according to the scale for construction.
9. Owner/Operator shall verify boat's **load center** with manufacturer to ensure proper placement on boat rack.
   The bunker beams(boat supporting beams) will twist if:
   a) Forks of truck touch the bunker beams while placing or retrieving the boats in rack.
   b) Boats on forks are dragged or pulled on wood struts while placing or retrieving the boat.
   c) Boats incorrectly placed on rack (see **SHEET 16** for proper placement of boats)
10. If the job is in a hurricane prone area please be advised: To maintain the enclosed classification and design for the required wind load; all doors, skylights, windows and other items used in the structure that Roof&Rack has not supplied shall be protected by impact resistance coverings. The customers Design Professional, not Roof&Rack, is responsible for determining the adequacy of such materials acting as an impact resistant covering by others.This building has not been designed to withstand the additional internal pressure required by a partially enclosed condition in the absence of impact resistance coverings.
11. If structural steel is to be painted, structural paint is intended as a primer coating. The primers supplied by the manufacturer are not intended to provide the uniformity in appearance of a finish coat nor to provide extended protection if subject to prolonged exposure. If immediate erection of steel is not possible, it must be protected from exposure to atmospheric and/or environmental conditions that may be detrimental to coatings performance. These conditions would include, but not be limited to, prolonged exposure to ultraviolet light resulting in possible fading, and/or spotting or standing water resulting in spotting, peeling or localized surface oxidation. Primer touch-up due to transit abrasions and/or scratching during loading and unloading and erection is to be expected and is normal. Rusting or abrasions on structural members is not subject to customer rejection or claim for touch-up. Additional guidelines can be found in the MBMA Commentary, the AISC Code of Standard Practice and the Manufacturer's Standard Specifications.
12. It is common that extruded steel dimensions may vary fractions of inch in depths and widths.
13. Anchor bolts shall be hot dipped galvanized. It is critical that anchor bolts are to be placed within 1/8" tolerance to meet AISC Code of Standard Practice – section 7.5.1.

FOUNDATION DESIGN

Piling foundation have been designed. Contractor shall note that pile installation specification, including pile tests, recommended by geotechnical engineer in soil report shall be followed.
Remove all muck, debris, trash, marl and other deleterious materials under all foundations and slabs and for a distance of 5' beyond the edge of the foundations and slabs. All soil under footings shall have a minimum density of 98% of its maximum density in accordance with ASTM D1557, latest addition with revisions. Contractor may add water to the clean sand fill, if required to obtain its optimum moisture content for testing compact.
All new fill shall be compacted in 10"(max.) lifts using a vibrator roller. One density test for each 2000 square feet(or part thereof) shall be made by a certified testing laboratory. This Testing Laboratory shall also confirm in a report that the compacted density of each lift is a minimum of 98%, that the undisturbed soil and any new fill under the footings and slab is clean and suitable for this project, and furthermore that the compacted soil will produce the assumed minimum soil bearing capacity. Such reports shall be sealed by a Professional Engineer and sealed copies shall be delivered to this engineer, architect, the Owner and Local Building Department(if required) prior to pouring concretes.
Excavations for footings, pads, and other foundations components shall be free of water when concrete is placed and for a 24 hour period before and after placing concrete.
Testing and Test reports for all poured concrete(slump and cylinder tests) shall be as required by the local Building Departments. Copies of these reports shall be sent to this engineer, architect, owner and local Building Department if required.
In areas where new slabs and foundations are to be poured the contractor shall remove:

a) All existing concrete work that has an elevation of less than 2" below the elevation of the top of the new slab on grade.
b) All asphalt.
c) Do not use asphalt for fill under any area which is now, of in the future will be, below a building walkway or paved area.

INDEX OF PLAN

SHT.1	DESIGN INFORMATION
SHT.2	FOOT LAYOUT PLAN
SHT.3	FOUNDATION & PILING PLAN R2
SHT.4	FOUNDATION DETAIL(1)
SHT.5	FOUNDATION DETAIL(2)
SHT.6	ANCHOR BOLT LAYOUT PLAN
SHT.7	BUNKER BEAM LAYOUT PLAN
SHT.8	ROOF FRAMING PLAN
SHT.9	BUILDING FRAMING(1)
SHT.10	BUILDING FRAMING(2)
SHT.11	WALL ELEVATIONS(1)
SHT.12	WALL ELEVATIONS(2)
SHT.13	EXPLANATIONS OF COMPONENTS
SHT.14	BOAT PLACEMENT TABLE
SHT.15	MISCELLANEOUS(1)
SHT.16	MISCELLANEOUS(2)

ABBREVIATIONS AND SYMBOLS

BLDG	BUILDING	FDN	FOUNDATION	SECT	SECTION
BM	BEAM	FLG	FLANGE	SHT	SHEET
BTM	BOTTOM	FLR	FLOOR	SPC	SPACING
BRC	BRACING	FTG	FOOTING	STIF	STIFFENER
CBL	CABLE	GALV	GALVANIZED	STD	STANDARD
C/C	CENTER TO CENTER	HK	HOOK	S.W.	SHORT WAY
CL	CENTER LINE	HORIZ	HORIZONTAL	S.D.	SELF DRILLING
CLR	CLEAR	HP	HOOP	TYP	TYPICAL
COL	COLUMN	HT	HEIGHT	T&B	TOP & BOTTOM
CONC	CONCRETE	INT	INTERIOR	VERT	VERTICAL
CONN	CONNECTION	LN	LINE	W/	WITH
CU	CUBIC	LOGL	LONGITUDINAL	W/O	WITHOUT
DETL	DETAIL	LVL	LEVEL	WWM	WELDED WIRE MESH
DR	DOOR	L.W.	LONG WAY	"~"	TO
EA	EACH	NTS	NOT TO SCALE	"±"	PLUS AND MINUS
EL	ELEVATION	PL	PLATE(STEEL)	K	KIPS
E.W.	EACH WAY	REINF	REINFORCING	L.C.	LOAD CENTER
EXP	EXPAND	REQD	REQUIRED		

DESIGN INFORMATION	
BUILDING CODE:	FLORIDA BUILDING CODE 2017
BUILDING TYPE:	PARTIALLY ENCLOSED (FOR WIND LOAD CALCULATION ONLY) R2 R2
ROOF LIVE LOAD:	20 PSF
ROOF DEAD LOAD:	2 PSF
ROOF COLLAT. LOAD:	4 PSF
BASIC WIND SPEED:	170 MPH(3 SECOND GUST)
RISK CATEGORY:	II
WIND EXPOSURE:	D
INTERNAL PRESSURE COEFFICIENTS:	0.18 FOR ENCLOSED 0.55 FOR PARTIALLY ENCLOSED
ZONE WIDTH(a):	10 FT
COMPONENT AND CLADDING WIND PRESSURE(ULTIMATE):	
PARTIALLY ENCLOSED	
ZONE 1: −+127.6 PSF	ZONE 2: −+193.4 PSF
ZONE 3: −+275.7 PSF	ZONE 4: −+126.7 PSF, ZONE 5: −+149.0 PSF
THIS BUILDING(OR STRUCTURE) IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT.(1609.6.1)	
USE AND OCCUPANCY CLASSIFICATION = S-1(STORAGE) TYPE OF CONSTRUCTION = TYPE IIB (UNSPRINKLED)	R2

DESIGN INFORMATION		
BOAT LOADS:		
43' DEEP	**31' DEEP(ANGLED)**	**31' DEEP**
LEVEL#1--30,000#	LEVEL#1--20,000#	LEVEL#1--25,000#
LEVEL#2--25,000#	LEVEL#2--22,000#	LEVEL#2--15,000#
LEVEL#3--20,000#	LEVEL#3--18,000#	LEVEL#3--10,000#
LEVEL#4--10,000#	LEVEL#4--15,000#	LEVEL#4--10,000#
MAX. WEIGHT OF FORKLIFT+BOAT: 165K(FORKLIFT) + 30K(BOAT) = 195 K		
FLOOD LOAD: 0.0 PSF		

GENERAL NOTES:

1. Scope of work: Replace boat storage structures in existing locations: install auger cast pilings with continuos footings, then erect boat storage buildings above foundations.
2. The structures shall be in accordance to the Florida Fire Prevention Code 2017 6th Edition, NFPA1: Chapter 28, NFPA303 2011 ED.

R1

3. The structures are open structures, not enclosed structures for flood and fire.
4. All connections are structural bolts. No welds are required.
5. There are no electrical, mechanical and plumbing on these buildings.

R2

RONG QU, PE67480
6421 CONGRESS AVE. STE. 117
BOCA RATON, FL 33487
LICENSE RONG QU No 51480 STATE OF FLORIDA PROFESSIONAL ENGINEER

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REVISIONS

DATE:	BY:	DESCRIPTION:
3/21/18	RDN	CHANGED AS PER CITY COMMENTS
7/12/18	RDN	CHANGED AS PER CITY COMMENTS
10/3/18	RDN	CHANGED AS PER CITY COMMENTS
8/16/19	RDN	CHANGED AS PER REQUEST

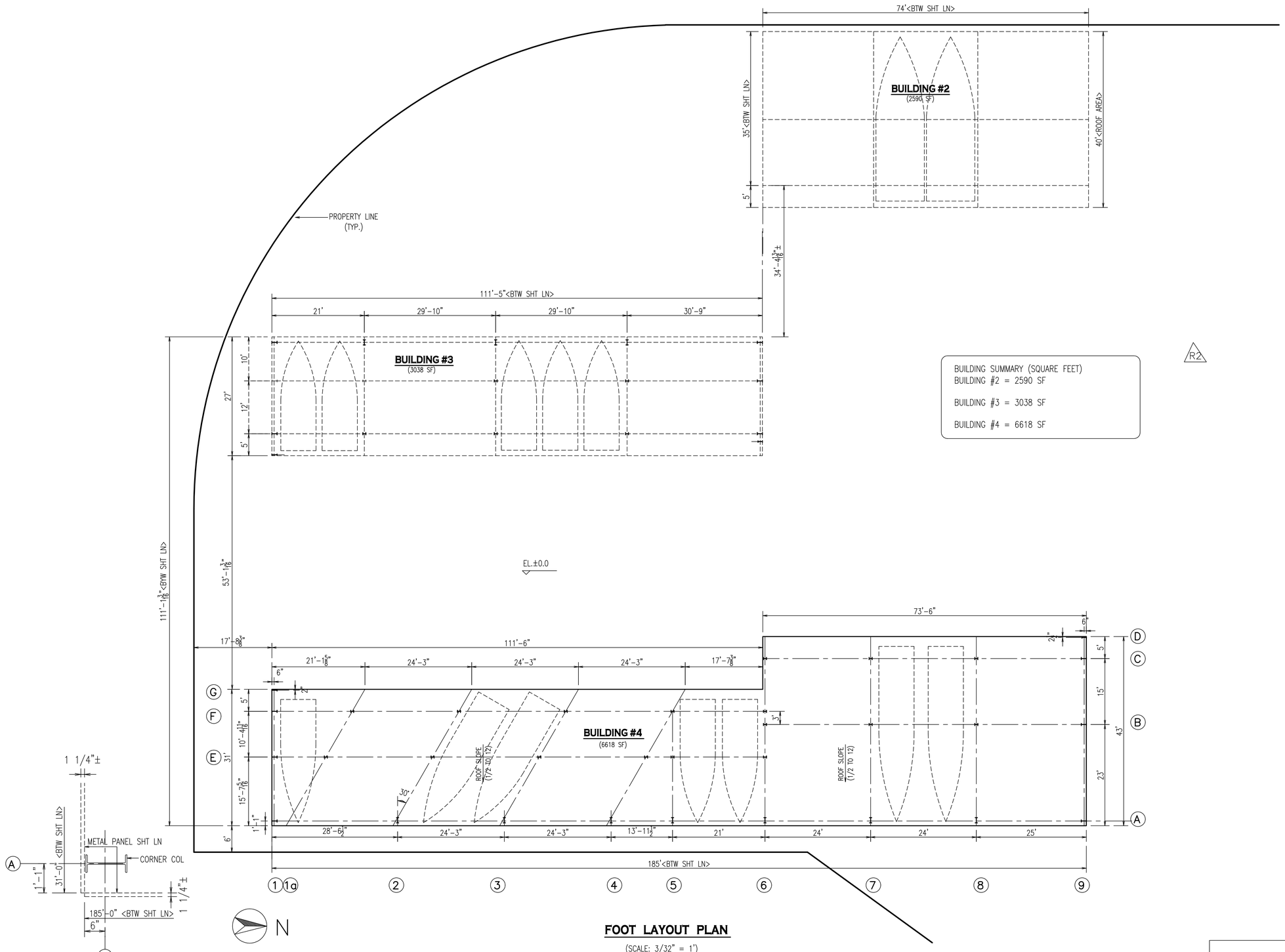
DATE: 10/27/17
DRAWN BY: RDN
JOB NO.:

WALKER'S COON KEY MARINA #4
(DESIGN INFORMATION)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
P.O. BOX 1330
BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
www.roofrack.com

SHEET 1 OF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



BUILDING SUMMARY (SQUARE FEET)
BUILDING #2 = 2590 SF

BUILDING #3 = 3038 SF

BUILDING #4 = 6618 SF

RZ

FOOT LAYOUT PLAN

(SCALE: 3/32" = 1')

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ROOF DESIGN GROUP, INC.
6421 CORPORATE DR. STE. 117
BOCA RATON, FL33487

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3/16/19	RDN	CHANGED AS PER REQUEST

DATE: 10/27/17
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JOB NO.:

WALKER'S COON KEY MARINA #4
(FOOT LAYOUT PLAN)
GOODLAND, FLORIDA

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P.O. BOX 1330
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SHEET 2 OF

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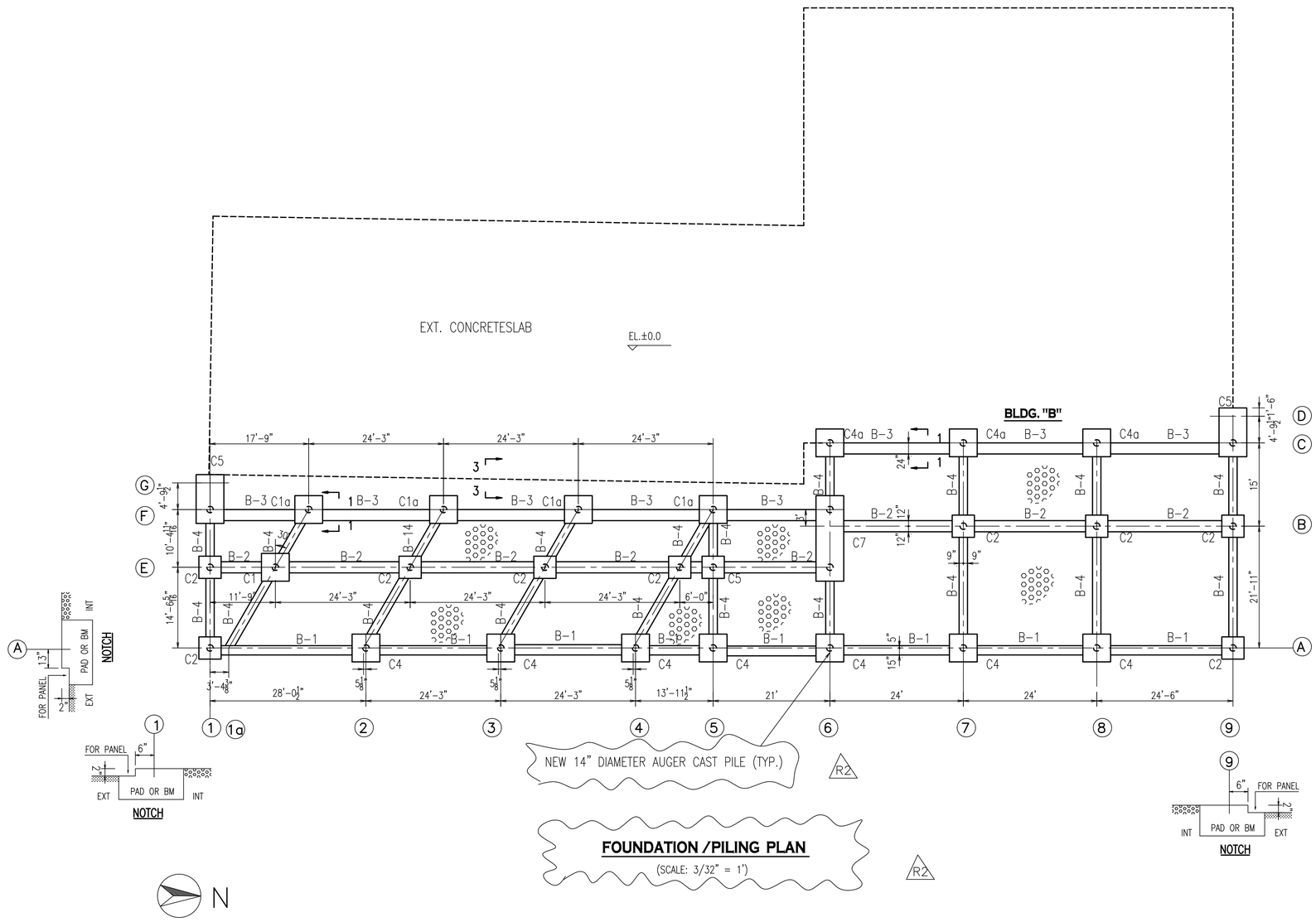

FOUNDATION /PILING PLAN

(SCALE: 3/32" = 1')

R2

RONG QU, PE61460
6421 CONGRESS AVE, STE. 117
BOCA RATON, FL33487

STATE OF FLORIDA PROFESSIONAL ENGINEER RONG QU LICENSE No. 51480

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5/18/18	RQN	CHANGED AS PER CITY COMMENTS
10/3/18	RQN	CHANGED AS PER CITY COMMENTS
10/3/18	RQN	CHANGED AS PER REQUEST

DATE: 10/27/17
DRAWN BY: RQN
JOB NO.:

WALKER'S COON KEY MARINA #4
(FOUNDATION/PILING PLAN)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
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SHEET 3 OF

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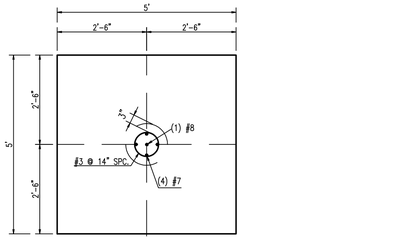

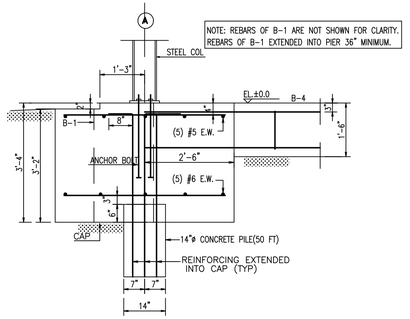

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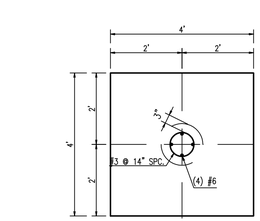

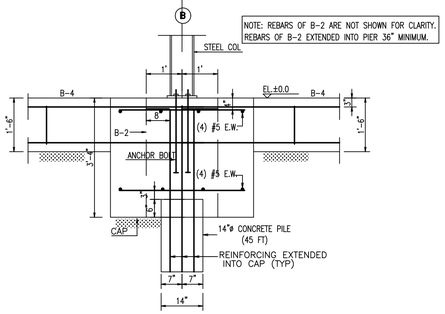

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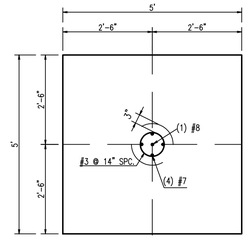

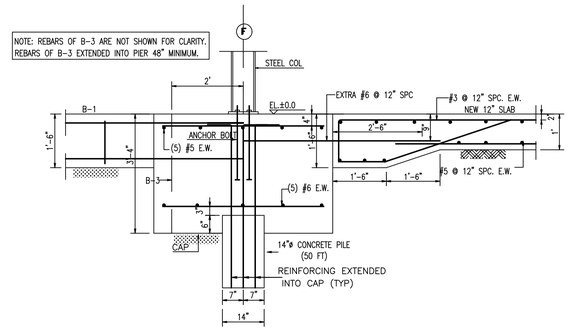

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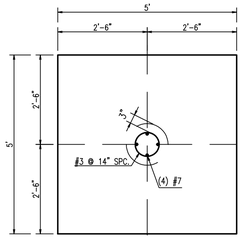

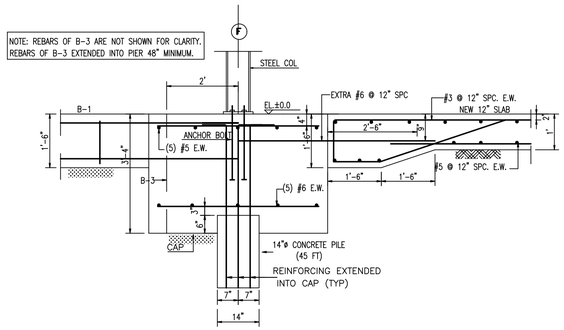

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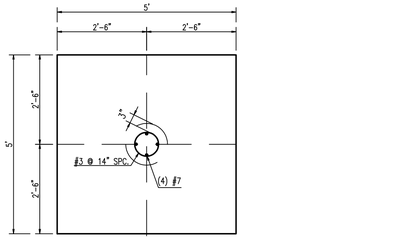

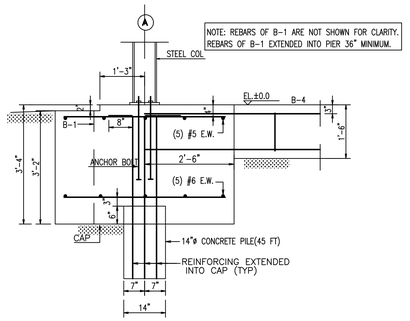

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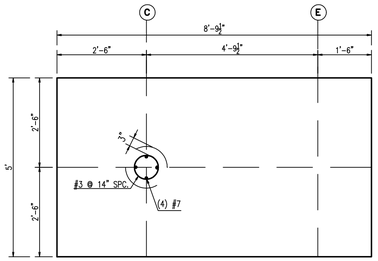

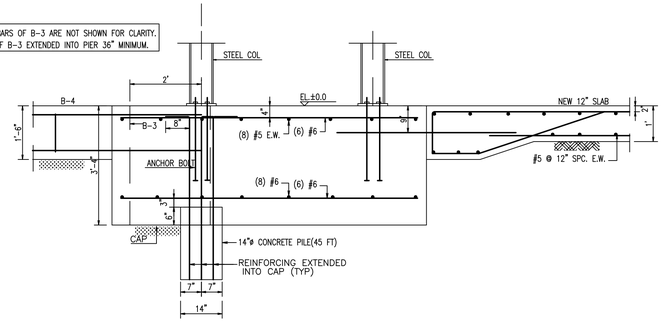

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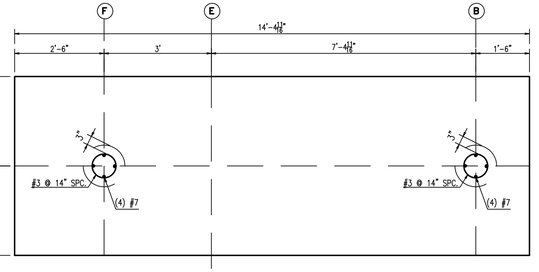

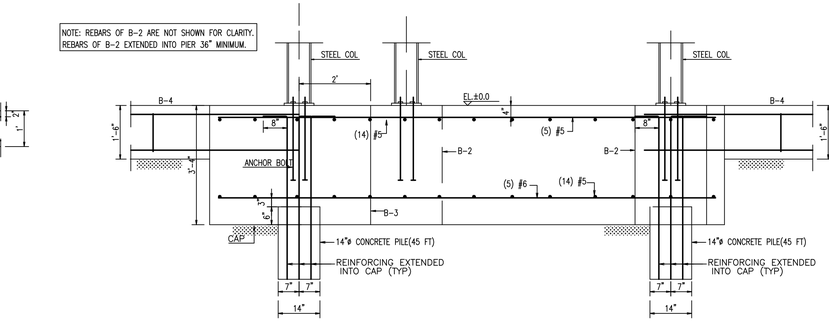

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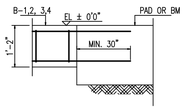
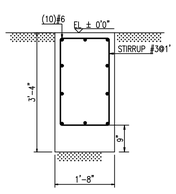


CONNECTION

COMPACTED SUBGRADE

STRUCTRAL FILL

SCALE: 1/2" = 1'



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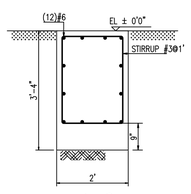

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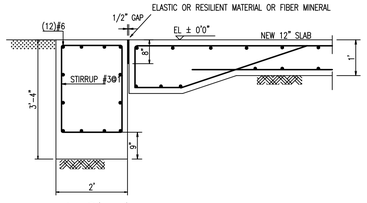

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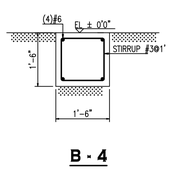

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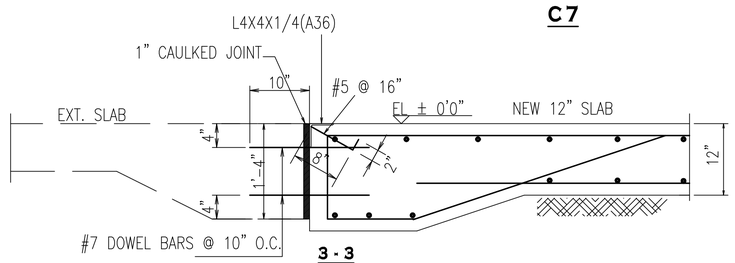

3 - 3
(N.T.S.)

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10/3/18	RON	CHANGED AS PER CITY COMMENTS
8/16/19	RON	CHANGED AS PER REQUEST

DATE: 10/27/17

DRAWN BY: RON

JOB NO.:

WALKER'S COON KEY MARINA #4
(FOUNDATION DETAIL - 1)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
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SHEET 4 OF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

REINFORCING SCHEDULE

MARKS	SIZE	TOP ELEV. OF PILE	PILE DEPTH	COMPRESSIVE CAPACITY(TON)	TENSION CAPACITY(TON)	REINFORCING
C1,C1a	CAP:5'0"X5'0"X40" 14" DIA. PILES	-2.83	50 FT	140 TON	70 TON	SEE DETAIL
C2	CAP:4'0"X4'0"X40" 14" DIA. PILES	-2.83	45 FT	90 TON	30 TON	SEE DETAIL
C4,C4a	CAP:5'0"X5'0"X40" 14" DIA. PILES	-2.83	45 FT	90 TON	45 TON	SEE DETAIL
C5	CAP:5'0"X8'9"X40" 14" DIA. PILE	-2.83	45 FT	90 TON	45 TON	SEE DETAIL
C7	CAP:5'0"X14'5"X40" (2) 14" DIA. PILES	-2.83	45 FT	90 TON	45 TON	SEE DETAIL
B-1	20"(W)x40"(D)					(10)#6 W/#3 STIRRUP @1'
B-2	24"(W)x40"(D)					(12)#6 W/#3 STIRRUP @1'
B-3	24"(W)x40"(D)					(12)#6 W/#3 STIRRUP @1'
B-4	18"(W)x18"(D)					(4)#6 W/#3 STIRRUP @1'

NOTE:

1. SITE EXCAVATION, EARTH WORK, DEWATERING THE SITE, SUBGRADE COMPACTION, PREPARATION AND PILE TEST FOR AUGER-CAST-IN-PLACE CONCRETE PILES SHALL FOLLOW INSTRUCTIONS & RECOMMENDATIONS PROVIDED FROM "FORGE ENGINEERING ING (2267-003.01)".
2. SAWCUT AS SHOWN(TYP) ON 12" SLAB WITHIN 24 HRS AFTER PLACING THE CONC.
3. CHECK ANCHOR BOLT LAYOUT PLAN FOR INSTALLATION OF ANCHOR BOLT. ANCHOR BOLT HAS 4" PROJECTION ABOVE FINISHED FLR.
4. ALL COL'S. ARE AT SAME TOP ELEVATION.
5. FOLLOW SPECIFICATION OF USAGE OF FIBERMESH PROVIDED BY MANUFACTURER.
6. CONC COVERAGE: SLAB ON GROUND=2", OTHER FDN=3".
7. MATERIALS: CONC: 12" SLAB: 4000 PSI(IN 28 DAYS), AUGER CAST PILE: 5000(IN 28 DAYS) PSI, OTHERS: 3000 PSI(IN 28 DAYS), STEEL: 60000 PSI (ASTM A615 GRADE 60).
8. ALL STEEL INSIDE GRADE BEAMS SHALL HAVE 30" EMBEDMENT INTO THE FDN.
9. REFER TO SITE PLAN FOR PROPOSED ELEVATION OF BLDG.
10. AT LEAST ONE LAYER OF SEALER TO BE APPLIED ON ALL SLABS.
11. ALL FLAT WORK TO BE SMOOTH TROWEL FINISHED UNLESS OTHERWISE STATED.
12. REFER TO CIVIL PLAN FOR DRAINAGE SYSTEM.
13. MIN 9 MILL PLASTIC SHEET BTW 12" SLAB AND SUBGRADE.
14. **TOP ELEVATION OF NEW 12" CONCRETE SLAB SHALL MATCH WITH EXISTING CONCRETE SLAB.**
15. AUGER-CAST-IN-PLACE CONCRETE PILES:
    1) THE DRILLED PILES SHALL BE IMPLEMENTED TO ASSURE THAT THE HOLE IS FREE OF LARGE FOREIGN MATERIAL AND CONCRETE VOIDS ARE MINIMIZED. THE COMPRESSION AND TENSION CAPACITIES OF PILES HAVE BEEN SHOWN ON THE TABLE. THEY SHALL BE VERIFIED IF THEY ARE REQUIRED BY SOIL REPORT.
    2) PILE REINFORCEMENT:
       ALL VERTICAL REBARS SHALL BE AT FULL LENGTH OF PILE.
       LATERAL TIE REBARS ARE #3 @ MAX. 14" SPC. AT FULL LENGTH OF PILE EXCEPT FOR "C2", WHICH IS AT HALF OF PILE LENGTH.
       ALL VERTICAL REBARS SHALL BE EXTENDED INTO CAP OR GRADE BEAM AS SHOWN.
    3) REFER TO SOIL REPORT FOR LENGTH OF PILES.

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10/3/18	RDN	CHANGED AS PER CITY COMMENTS
8/16/19	RDN	PER CITY COMMENTS

DATE: 10/27/17
DRAWN BY: RDN
JOB NO:

WALKER'S COON KEY MARINA #4
(FOUNDATION DETAIL - 2)
GOODLAND, FLORIDA

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SHEET 5 OF

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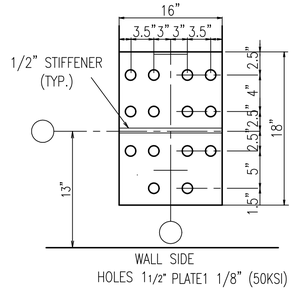
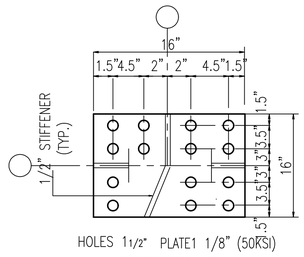


HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL G

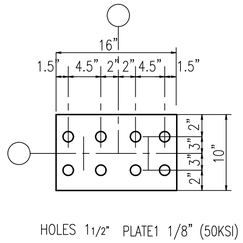
(N.T.S.)



HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL J

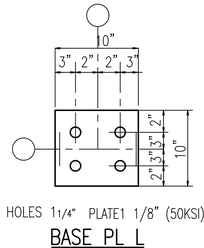
(N.T.S.)



HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL K

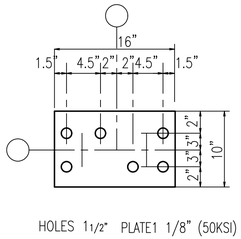
(N.T.S.)



HOLES 1 1/4" PLATE1 1/8" (50KSI)

BASE PL L

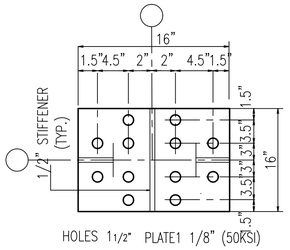
(N.T.S.)



HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL M

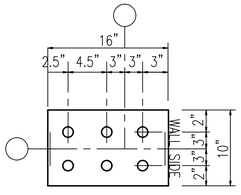
(N.T.S.)



HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL H

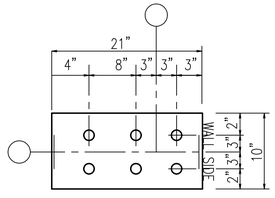
(N.T.S.)



HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL N,N1

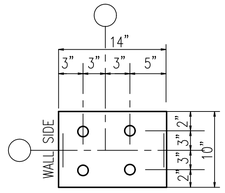
(N.T.S.)



HOLES 1 1/2" PLATE1 1/8" (50KSI)

BASE PL P,P1

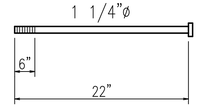
(N.T.S.)



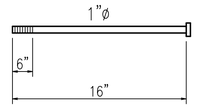
HOLES 1 1/4" PLATE1 1/8" (50KSI)

BASE PL F

(N.T.S.)

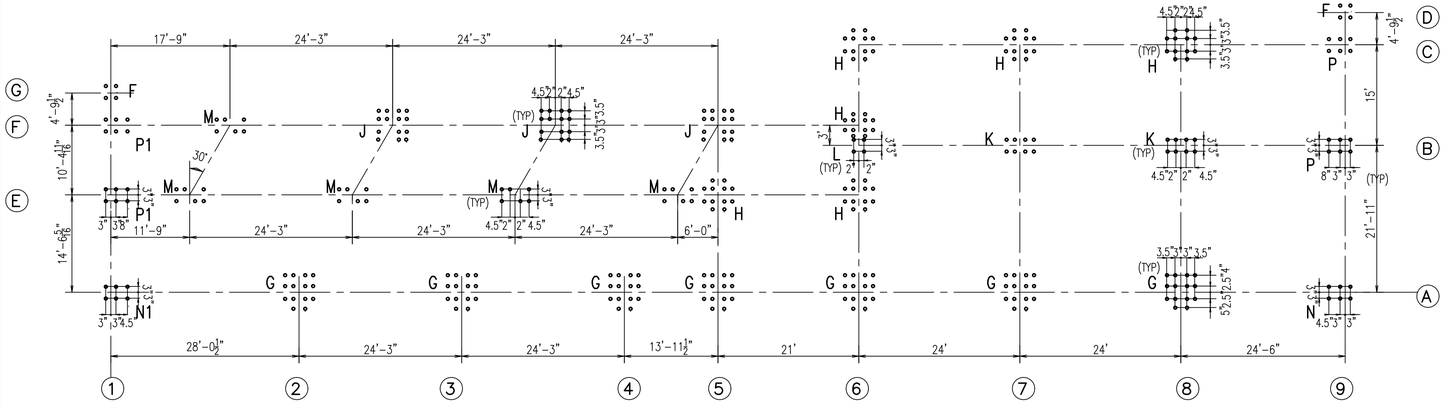


HEADED ANCHOR BOLT(A307, GRADE A)X(414)
(NUT W/ WASHER)
(FOR "G", "H", "K", "J", "M", "N", "N1", "P", "P1")



HEADED ANCHOR BOLT(A307, GRADE A)X(28)
(NUT W/ WASHER)
(FOR "F")

EL.±0.0

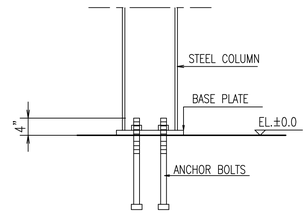


ANCHOR BOLT LAYOUT PLAN

(SCALE: 3/32" = 1')

CONSTRUCTION NOTE:

1. PRECISE PLACEMENT OF ANCHOR BOLTS ARE IMPORTANT. ALL ANCHOR BOLTS SHALL BE SECURED PROPERLY AGAINST CONSTRUCTION MOVEMENT.
2. CONTRACTOR SHALL NOTE THAT ANCHOR BOLTS HAVE DIFFERENT SIZE AND PATTERN.
3. ALL ANCHOR BOLTS ARE TO BE GALVANIZED.
4. ANCHOR BOLTS ARE NOT DREW IN SCALE.



DETAIL OF ANCHOR BOLT CONNECTION

NOT TO SCALE

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JOB NO.:

WALKER'S COON KEY MARINA #4

(ANCHOR BOLT LAYOUT PLAN)

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SHEET 6 OF

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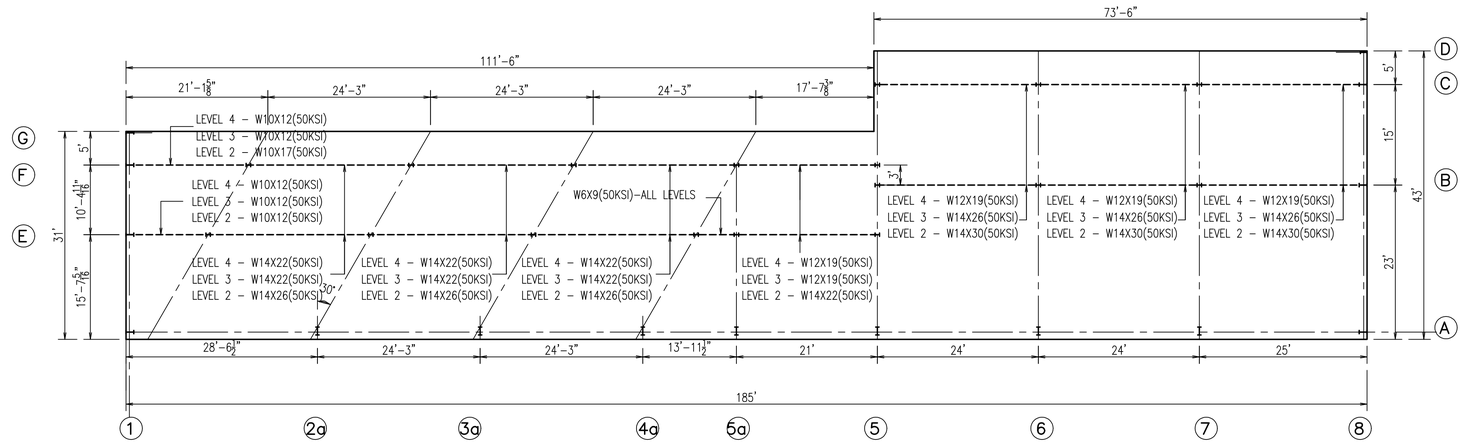

N

BUNKER BEAM LAYOUT PLAN

(SCALE: 3/32" = 1')

* SEE CONNECTION SCHEDULE FOR DETAIL OF CONNECTION.

* SHOW DESIGN BEAM SIZE

R2

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10/3/18	RON	CHANGED AS PER CITY COMMENTS
8/16/19	RON	CHANGED AS PER REQUEST

DATE: 10/27/17
DRAWN BY: RON
JOB NO.:

WALKER'S COON KEY MARINA #4
(BUKNER BEAM LAYOUT PLAN)
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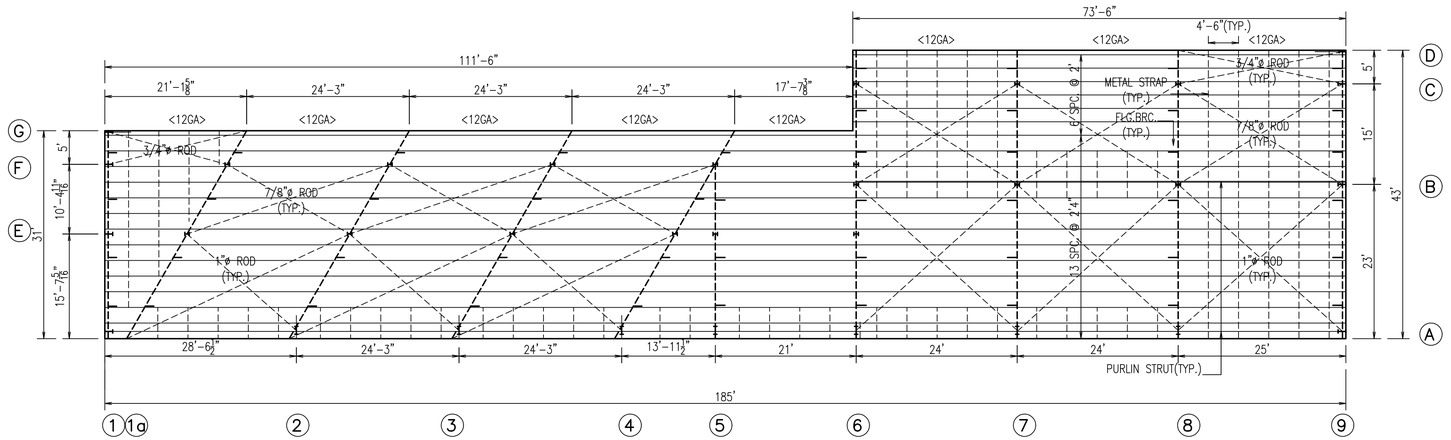
SHEET 7 OF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



N

ROOF FRAMING PLAN

(SCALE: 3/32" = 1')

* SEE CONNECTION SCHEDULE FOR DETAIL OF CONNECTION.

NOTE:

1. PURLIN: 8X2.5Z W/ 8' LAP FOR ALL BAYS. GAUGES AS SHOWN.
   PURLIN STRUTS ARE 8X2.5Z12GA
   EAVE STRUTS ARE 8X4C12GA
2. ROOF PANEL:
   STORAGE: "R" PANEL, 26GA(80KSI)
3. METAL STRAPS ARE AS SHOWN.THEY SHALL BE TENSIONED
   AND SCREWED TO EH CROSSING PURLIN, EXTRA PURLIN AND PURLIN STRUTS.

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BOCA RATON, FL 33487

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CHANGED AS PER CITY COMMENTS	RDN	10/3/18
CHANGED AS PER REQUEST	RDN	8/16/19

DATE: 10/27/17
DRAWN BY: RDN
JOB NO.:

WALKER'S COON KEY MARINA #4
(ROOF FRAMING PLAN)
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SHEET 8

DF

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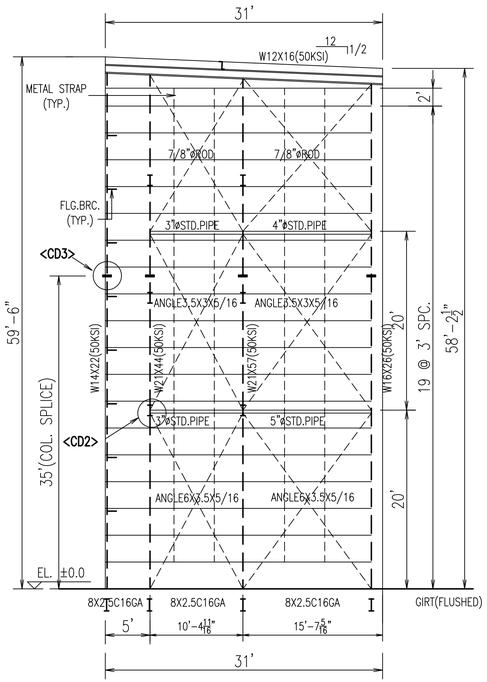
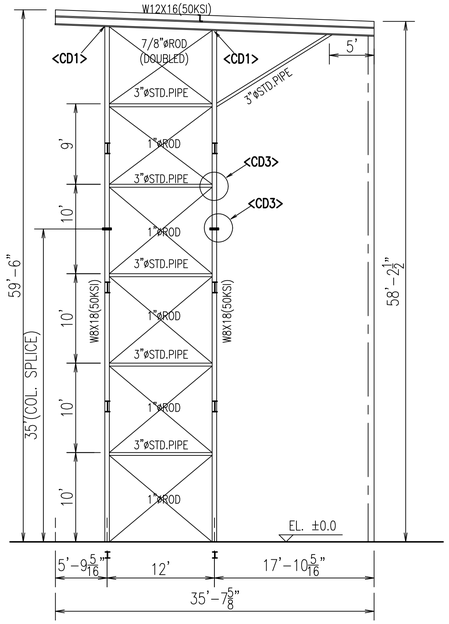


SECTION - 1
(FOR GRID LN)



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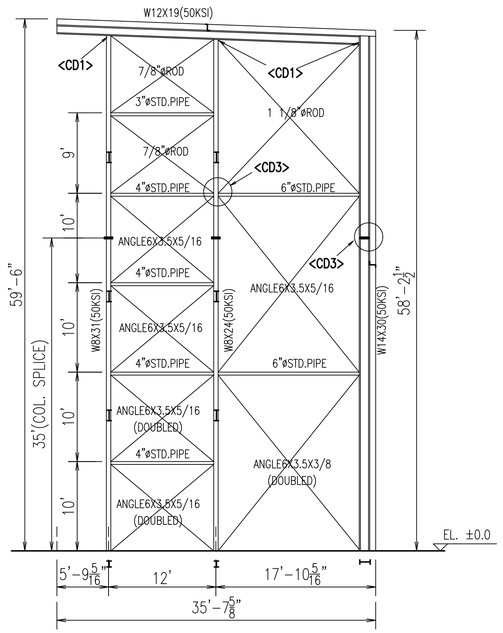

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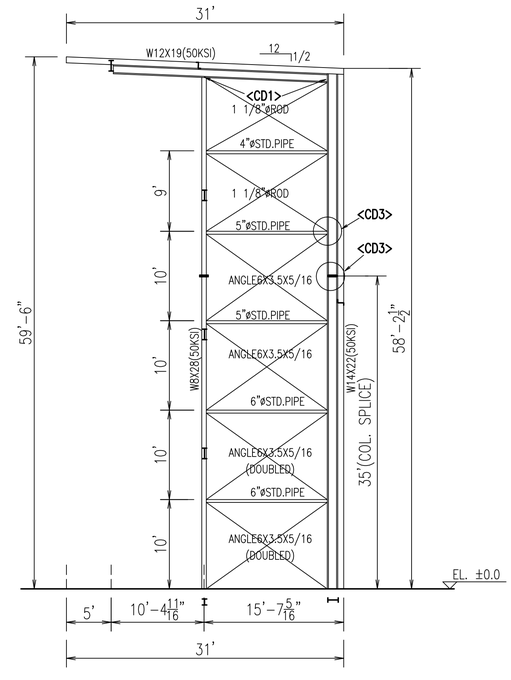


SECTION - 4
(FOR GRID LN 5)

NOTE:
1. GIRTS ARE AS SHOWN.
2. WALL PANELS ARE 26 GA (80KSI) "R" .
3. METAL STRAPS SHALL BE TENSIONED AND SCREWED TO INSIDE FACE OF EH CROSSING GIRT.
4. SEE **CONNECTION SCHEDULE** FOR DETAILS OF CONNECTIONS

CONN SCHEDULE

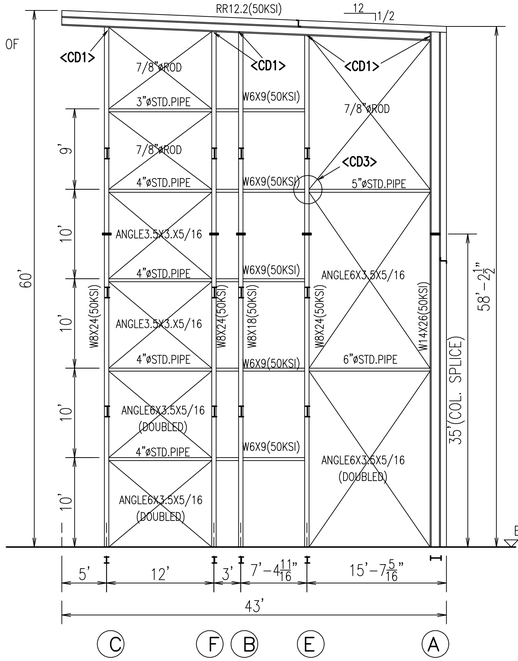
<CD1>: (4) ø3/4 A325 BOLT W/ 1/2 PL. --- SHEAR CONN.

<CD2>: (4) ø1 A325 BOLT W/ 1/2 PL. ON ALL 6" DOUBLED ANGLES.
(2) ø1 A325 BOLT W/ 1/2 PL. ON ALL 3" DOUBLED ANGLES
(4) ø1 A325 BOLT W/ 1/2 PL ON ALL 6" ANGLES
(2) ø 1 A325 BOLT W/ 1/2 PL. ON ALL 3" ANGLES.
(4) ø 1 1/8 A325 BOLT W/ 1/2 PL. FOR ALL 8" PIPES
(4) ø1 1/8 A325 BOLT W/ 1/2 PL. ON ALL 6" PIPES EXECEPT FOR THOSE ON END WALL, WHERE (2) ø1 1/8 W/ 1/2 PL.
(2) ø 1 1/8 A325 BOLT W/ 1/2 PL. ON ALL 5" PIPES
(2) ø 1 A325 BOLT W/ 1/2 PL. FOR ALL 4" PIPES.
(2) ø7/8 A325 BOLT W/ 1/2 PL ON ALL 3" PIPES
(1) ø1 1/8 A325 BOLT W/ 1/2 PL. FOR ALL RODS

<C3>: (16) ø 1 1/8 A325 BOLT W/ 1 1/8 PL. FOR ALL 21" COL'S W/ 1/2 STIFFNERS.
(10) ø1 A325 BOLT W/ 1 1/8 PL. FOR ALL 16", 14" COL.W/ 1/2 STIFFNERS
(6) ø 1 A325 BOLT W/ 1 1/8 PL. FOR ALL 10", 8" COL.W/ 1/2 STIFNNERS.

<C4>: (4) ø3/4 A325 BOLT W/ 3/8 PL. ON ALL BUNKER BEAMS -- SHEAR CONN.

SCALE: 1/8" = 1'



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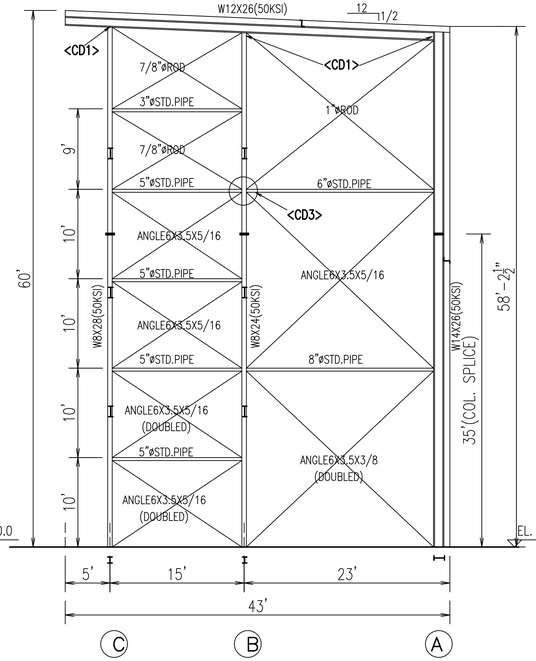
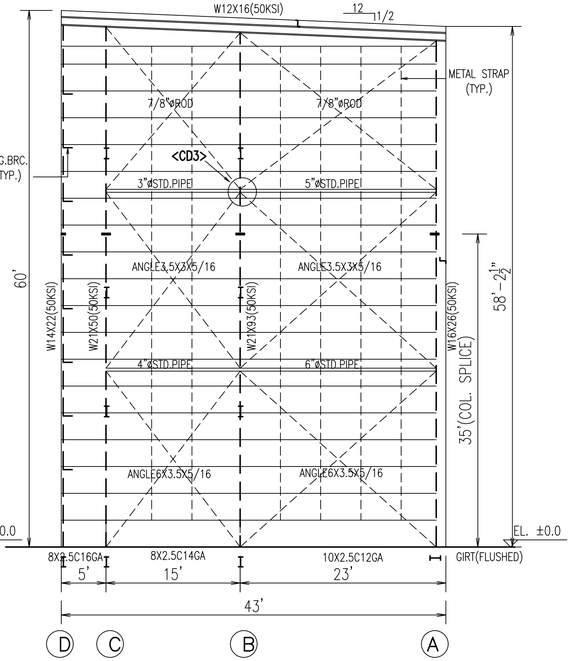


SECTION - 6
(FOR GRID LN 7~8)



SECTION - 7
(FOR GRID LN 9)

ROOF DESIGN GROUP, INC.
P.O. BOX 1330
BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
www.roofmack.com

REVISIONS

DATE:	BY:	DESCRIPTION:
3/21/18	RDN	CHANGED AS PER CITY COMMENTS
7/12/18	RDN	CHANGED AS PER CITY COMMENTS
10/3/18	RDN	CHANGED AS PER CITY COMMENTS
8/16/19	RDN	CHANGED AS PER REQUEST

DATE: 7/13/16
DRAWN BY: RDN
JOB NO:

WALKER'S COON KEY MARINA #4
(BUILDING FRAMING -1)
GOODLAND, FLORIDA

SHEET 9 OF

ROOF DESIGN GROUP, INC.
6421 CONGRESS AVE. STE. 117
BOCA RATON, FL 33487
LICENSE
CHING CHUNG LU
No. 51480
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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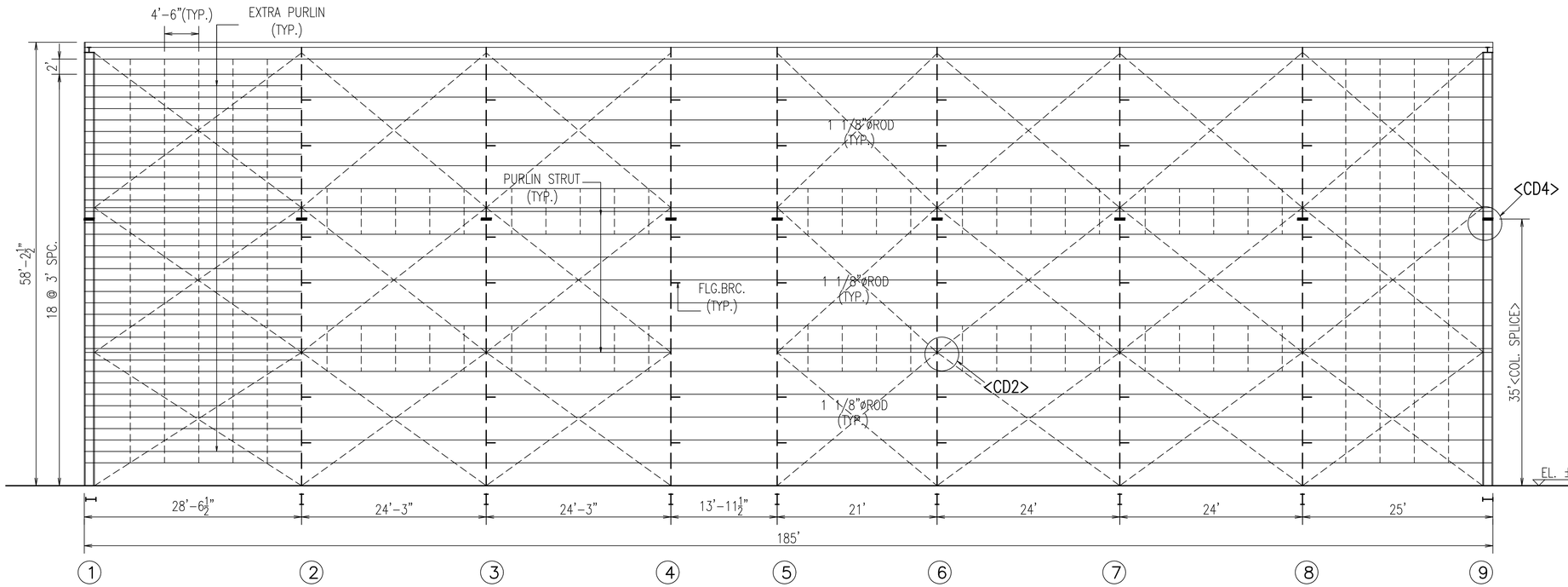
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



SECTION - 8

(FOR GRID LN A)

SCALE: 1/8" = 1'

NOTE:

1. GIRTS ARE 8X2.5Z12GA WITH 8.3' LAPPING. EXTRA GIRTS ARE 8X2.5Z12GA GIRTS STRUTS ARE 8X2.5Z12GA
2. WALL PANELS ARE 26 GA (80KSI) "R"
3. METAL STRAPS SHALL BE TENSIONED AND SCREWED TO INSIDE FACE OF EH CROSSING GIRT. OR GIRT STRUT.
4. SEE **CONNECTION SCHEDULE** FOR DETAILS OF CONNECTIONS

RONG QU, PE51480
FOR CERTIFICATE OF AUTH. 117
2100 NW 19TH AVE
BOCA RATON, FL33487

STATE OF FLORIDA PROFESSIONAL ENGINEER RONG QU LICENSE No. 51480

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REVISIONS

DESCRIPTION:	BY:	DATE:
CHANGED AS PER CITY COMMENTS	RDN	3/21/18
CHANGED AS PER CITY COMMENTS	RDN	7/12/18
CHANGED AS PER CITY COMMENTS	RDN	10/3/18
CHANGED AS PER REQUEST	RDN	8/16/19

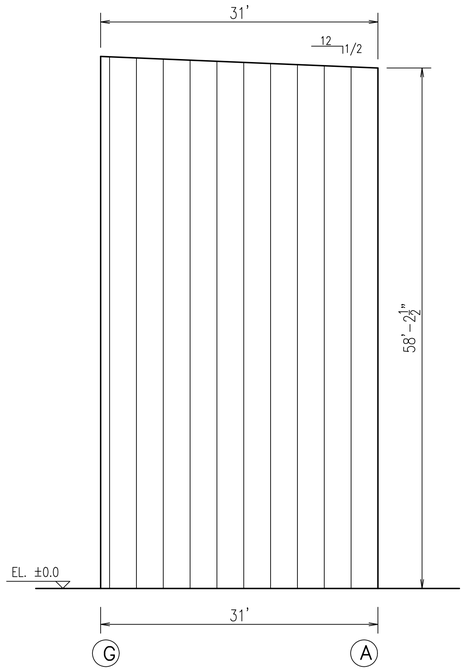
DATE: 10/27/17
DRAWN BY: RDN
JOB NO.:

WALKER'S COON KEY MARINA #4
(BUILDING FRAMING -2)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
P.O. BOX 1330
BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
www.roofmack.com

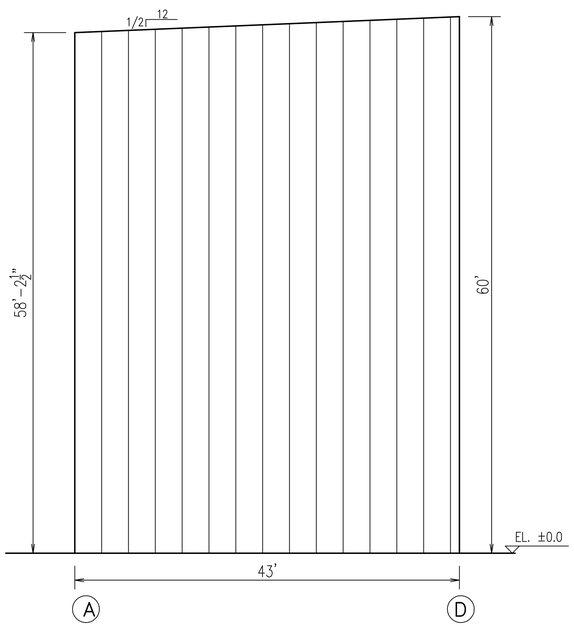
SHEET 10 OF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



WALL ELEVATION - 1

(FOR GRID LN 1)



SCALE: 1/8" = 1'

WALL ELEVATION - 2

(FOR GRID LN 9)

RONG GU, PE51480
6421 CONGRESS AVE. STE. 117
BOCA RATON, FL33487

RONG GU LICENSE No. 51480 STATE OF FLORIDA PROFESSIONAL ENGINEER

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REVISIONS

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3/21/18	RDN	CHANGED AS PER CITY COMMENTS
7/12/18	RDN	CHANGED AS PER CITY COMMENTS
10/3/18	RDN	CHANGED AS PER CITY COMMENTS
8/16/19	RDN	CHANGED AS PER REQUEST

DATE: 10/27/17

DRAWN BY: RDN

JOB NO.:

WALKER'S COON KEY MARINA #4

(WALL ELEVATION - 1)

GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
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BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
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SHEET 11

DF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

WALL ELEVATION - 3

(FOR GRID LN A)

SCALE: 1/8" = 1'

RONG QU PE51480
6421 CONGRESS AVE, STE. 117
BOCA RATON, FL 33487

RONG QU LICENSE No. 51430 STATE OF FLORIDA PROFESSIONAL ENGINEER

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3/21/18	RON	CHANGED AS PER CITY COMMENTS
7/12/18	RON	CHANGED AS PER CITY COMMENTS
8/16/19	RON	CHANGED AS PER REQUEST

DATE: 10/27/17

DRAWN BY: RON

JOB NO:

WALKER'S COON KEY MARINA #4

(WALL ELEVATION -2)

GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
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BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
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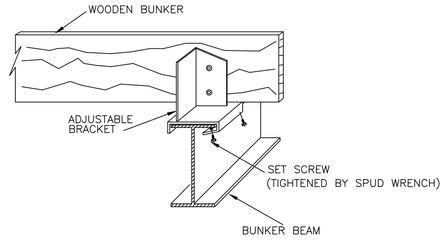
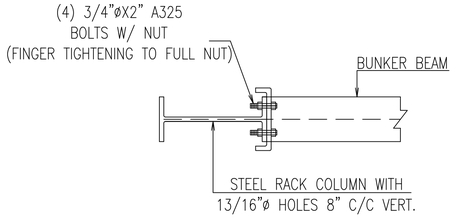
SHEET 12

DF

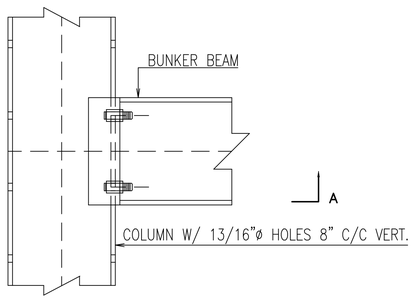
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



ADJUSTABLE BRACKET



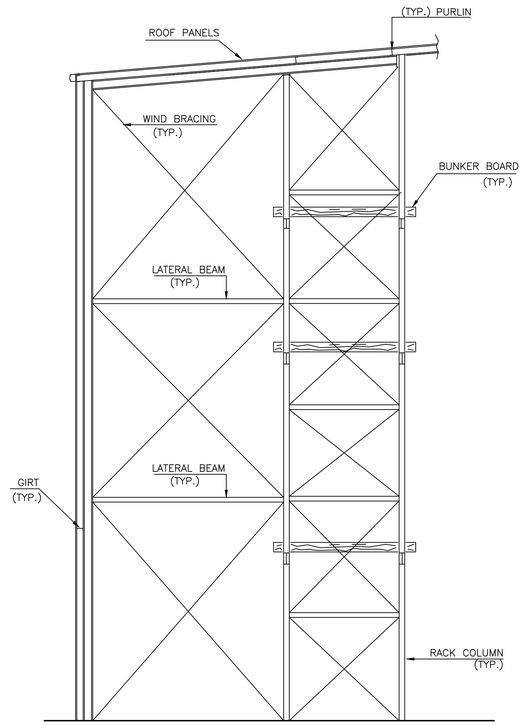
SECT A

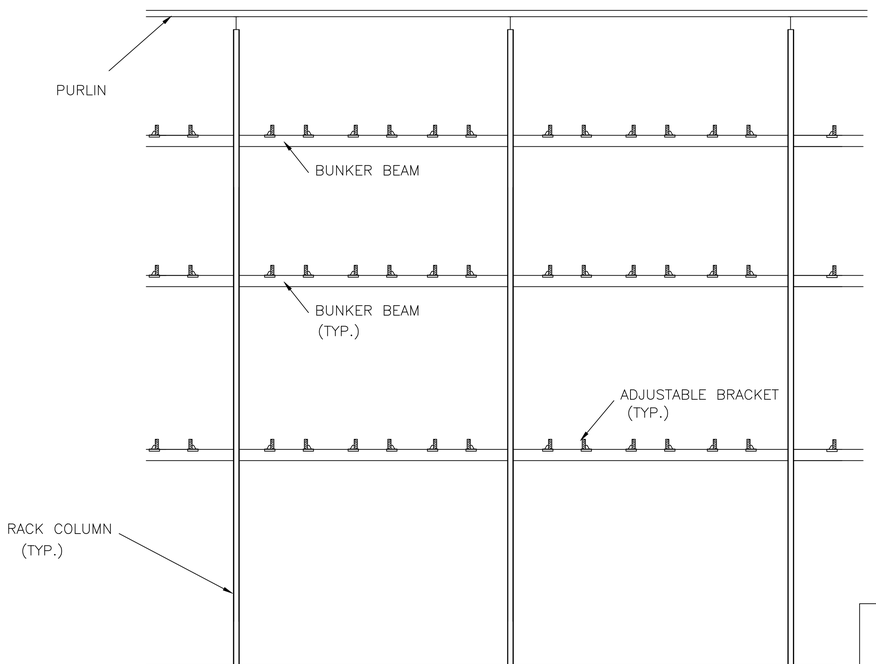


BUNKER BEAM CONNECTION(TYP.)

NOTE: THIS SHEET IS FOR EXPLANATIONS OF COMPONENTS RELATED TO RACK SYSTEM. IT SHALL BE REFERED TO OTHER PAGES FOR SIZING AND DETAILS OF CONNECTIONS.

(N.T.S.)





RONG QU, PE51480
6421 CONGRESS AVE. STE. 117
BOCA RATON, FL 33487

RONG QU LICENSE No. 51480 STATE OF FLORIDA PROFESSIONAL ENGINEER

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10/3/18	RON	CHANGED AS PER CITY COMMENTS
8/16/19	RON	CHANGED AS PER REQUEST

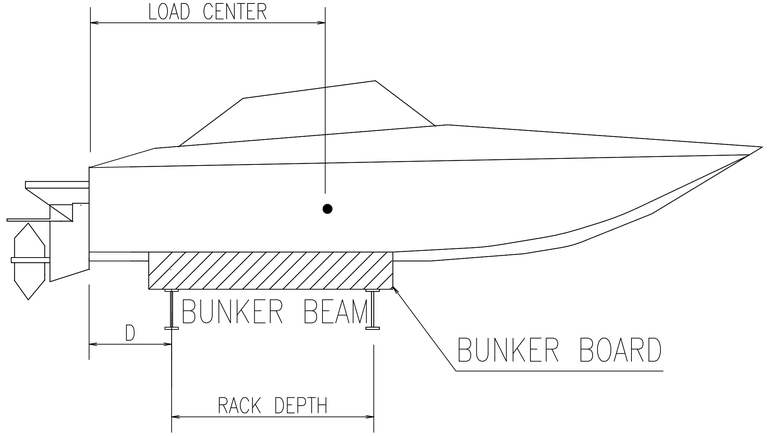
DATE: 10/27/17
DRAWN BY: RON
JOB NO.:

WALKER'S COON KEY MARINA #4
(EXPLANATIONS OF COMPONENTS)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
P.O. BOX 1330
BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
www.roofmrack.com

SHEET 13 OF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



LOAD CENTER / "D" VALUE / RACK DEPTH	15'	14'	13'	12'	11'	10'	9'	8'	7'	6'
	"D" VALUE									
15'–0"	5'0"	4'0"	3'0"	2'0"	1'0"	1'0"	1'0"	1'0"	1'0"	1'0"
12'–0"			5'0"	4'0"	3'0"	2'0"	1'0"	1'0"	1'0"	1'0"

NOTE:

1. PROPER POSITION HAS STERN OF VESSEL IN THE "D" VALUE GIVEN ON ABOVE TABLE, BASED ON THE LOAD CENTER OF BOAT AND RACK DEPTH.
2. SEE BOAT MANUFACTURE SPECIFICATION FOR PROPER LOAD CENTER.
3. ANY LOAD CENTER OF BOAT NOT SHOWED ON THE TABLE SHALL BE APPROVED BY CERTIFIED STRUCTURAL ENGINEER BEFORE PLACEMENT OF BOAT.

PROPER PLACEMENT OF BOAT

(N.T.S.)

RONG GU, PE105873
6421 CONGRESS AVE, STE 117
BOCA RATON, FL33487

RONG GU LICENSE No. 51480 STATE OF FLORIDA PROFESSIONAL ENGINEER

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7/12/18	RDN	CHANGED AS PER CITY COMMENTS
10/3/18	RDN	CHANGED AS PER CITY COMMENTS
8/16/19	RDN	CHANGED AS PER CITY COMMENTS

DATE: 10/27/17
DRAWN BY: RDN
JOB NO.:

WALKER'S COON KEY MARINA #4
(BOAT PLACEMENT TABLE)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
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BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
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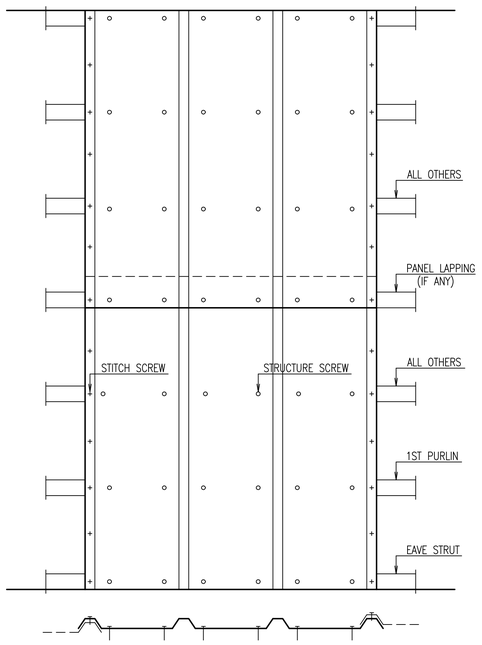
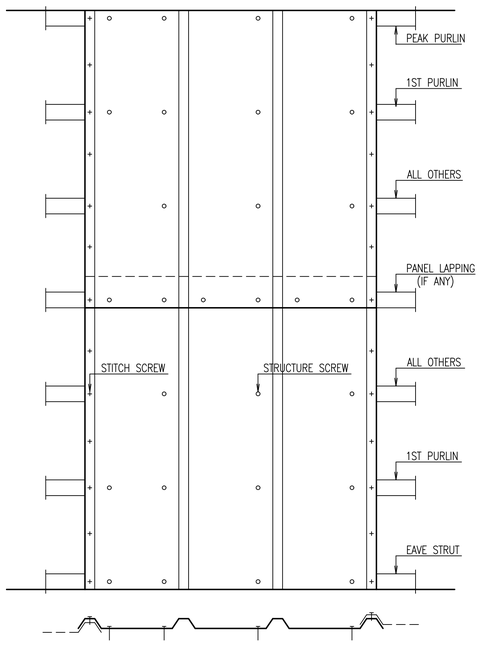
SHEET 14

DF

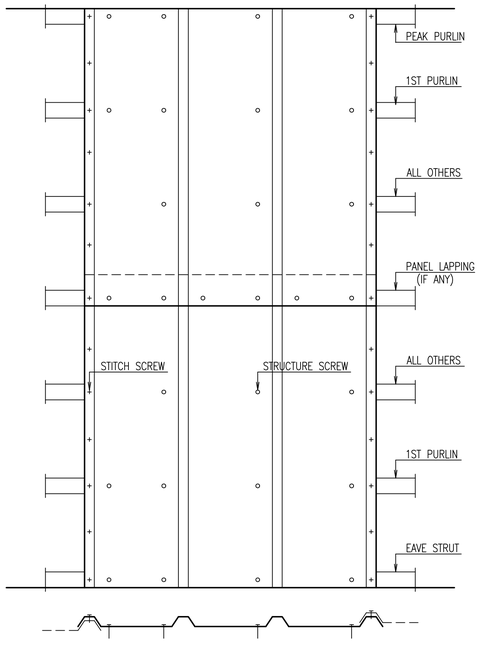
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



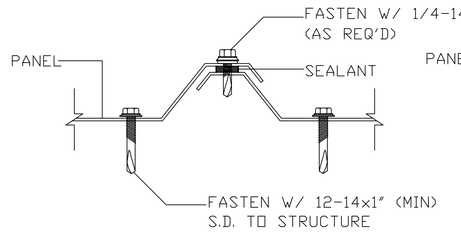
ROOF PANEL(FOR ZONE 3) INSTALLATION



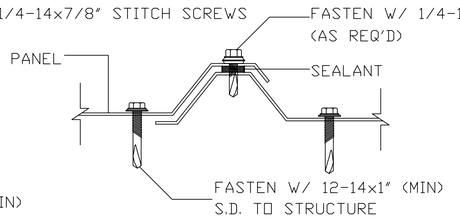
ROOF PANEL(FOR ZONE 1 & 2) INSTALLATION



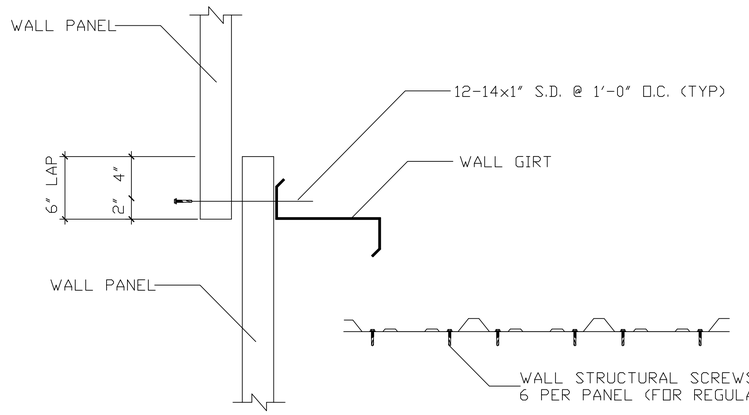
WALL PANEL(FOR ZONE 4 & 5) INSTALLATION



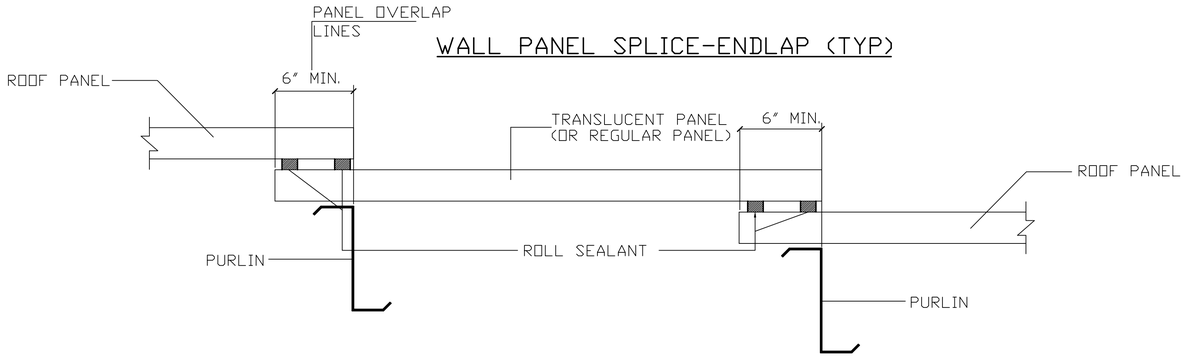
PANEL-SIDELAP DETAIL



PBR-PANEL-SIDELAP DETAIL



WALL PANEL SPLICE-ENDLAP (TYP)



TRANSLUCENT & ROOF PANEL @ OVERLAP LINE(TYP.)

NOT TO SCALE

RONG QU, PE#105873
6421 CONGRESS AVE, STE. 117
BOCA RATON, FL 33487

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REVISIONS

DESCRIPTION:	BY:	DATE:
CHANGED AS PER CITY COMMENTS	RQN	3/21/18
CHANGED AS PER CITY COMMENTS	RQN	7/12/18
CHANGED AS PER CITY COMMENTS	RQN	10/3/18
CHANGED AS PER REQUEST	RQN	8/16/19

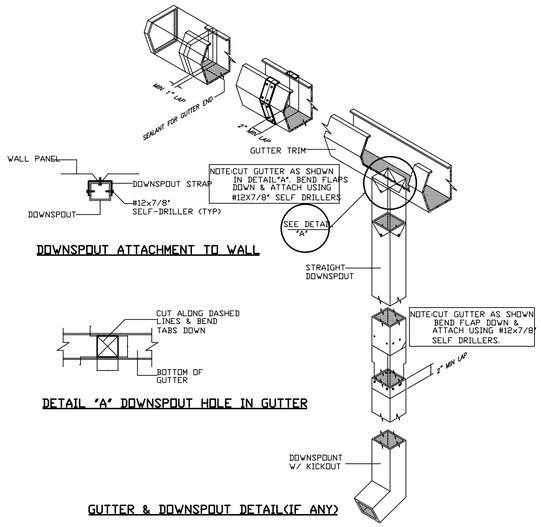
DATE: 10/27/17
DRAWN BY: RQN
JOB NO.:

WALKER'S COON KEY MARINA #4
(MISCELLANEOUS - 1)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
P.O. BOX 1330
BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
www.roofnrack.com

SHEET 15 OF

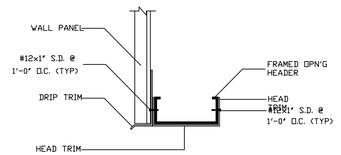
Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

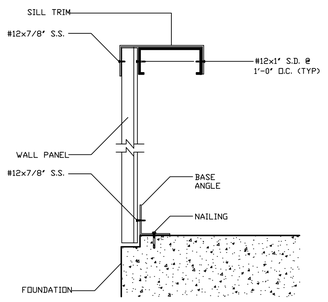


DOWNSPOUT ATTACHMENT TO WALL

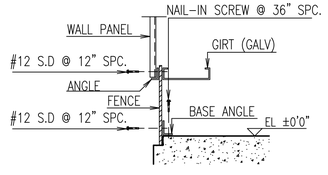
DETAIL "A" DOWNSPOUT HOLE IN GUTTER

GUTTER & DOWNSPOUT DETAIL(IF ANY)

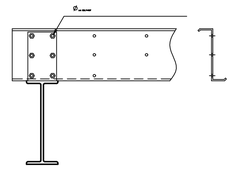




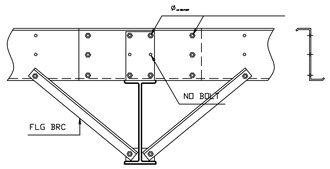
DETAIL THROUGH OPENING (TYP.IF ANY)



DETAIL OF BTM. FENCE(IF ANY)

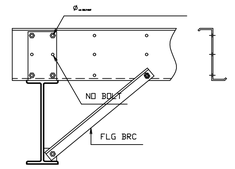


PURLIN STRUT OR S.W. GIRT STRUT

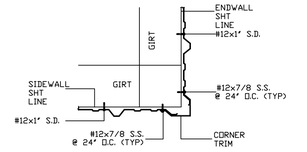


CONNECTION 1
(INT BAY)

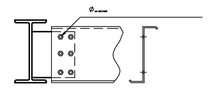
10" PURLIN OR GIRT CONN(IF ANY)
(NOTE: HEAVY DUTY ON PURLIN AND WALL GIRT)



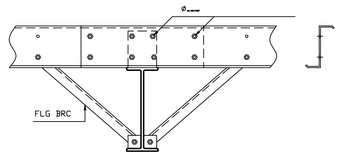
CONNECTION 2
(END BAY)



OUTSIDE CORNER TRIM-SHEET WALLS (TYP. IF ANY)

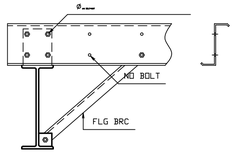


(10") E.W. GIRT STRUT

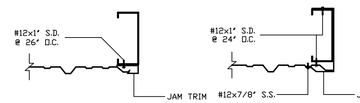


CONNECTION 1
(INT BAY)

8" PURLIN OR GIRT CONN(IF ANY)

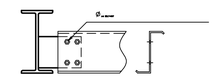


CONNECTION 2
(END BAY)

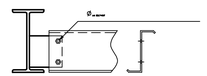


JAM TRIM (1)(IF ANY)

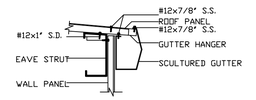
JAM TRIM (2)(IF ANY)



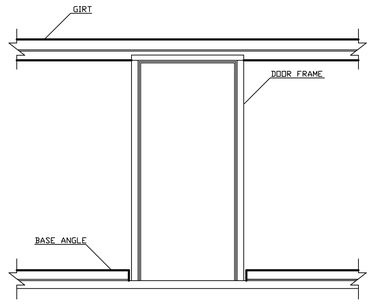
(8") E.W. GIRT STRUT



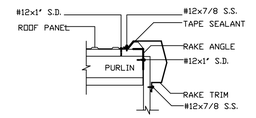
CONNECTION 3
(FLUSHED GIRT)



GUTTER INSTALLATION (TYP. IF ANY)



FRAMING ELEVATION



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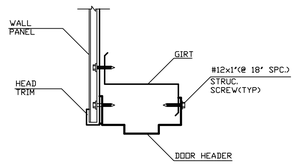
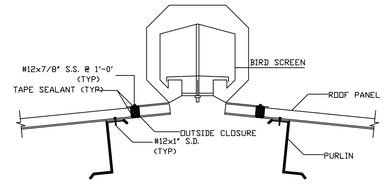


SECTION THRU HEADER



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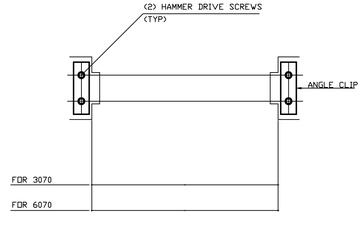
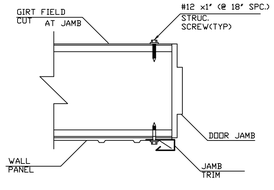
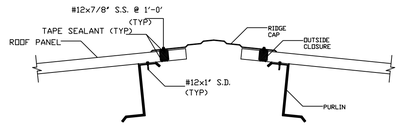


SECTION @ FOOT



SECTION @ SIDE

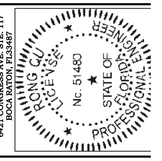
WALK DOOR INSTALLATION DETAILS(IF ANY)



RIDGE CAP INSTALLATION (TYP.IF ANY)

NOT TO SCALE

RONG GU, #E1058573
6401 CONGRESS AVE, STE 117
BOCA RATON, FL33487



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REVISIONS

DATE:	BY:	DESCRIPTION:
3/21/18	RON	CHANGED AS PER CITY COMMENTS
7/12/18	RON	CHANGED AS PER CITY COMMENTS
10/3/18	RON	CHANGED AS PER CITY COMMENTS
8/16/19	RON	CHANGED AS PER REQUEST

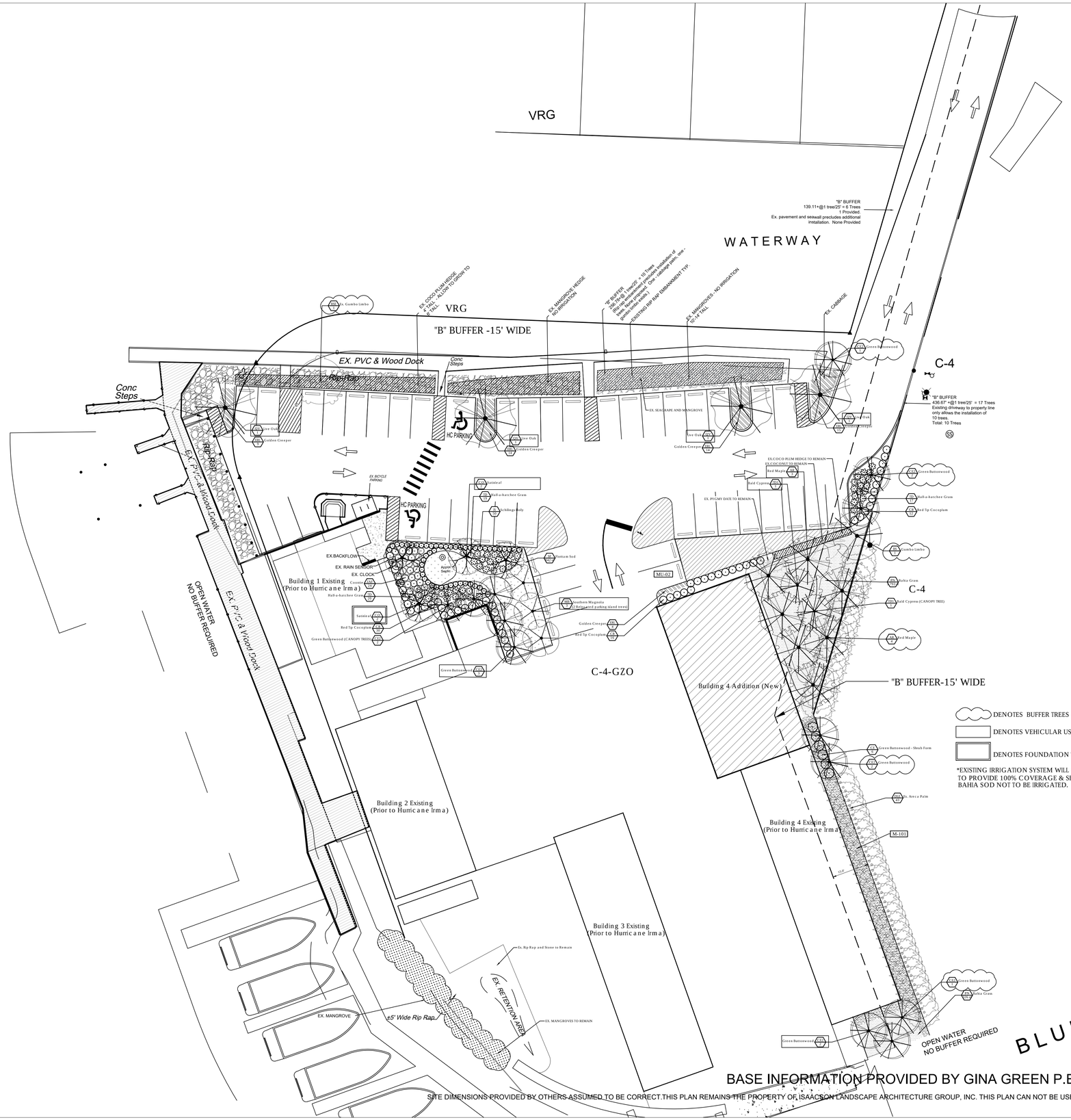
DATE: 10/27/17
DRAWN BY: RON
JOB NO.:

WALKER'S COON KEY MARINA #4
(MISCELLANEOUS - 2)
GOODLAND, FLORIDA

ROOF DESIGN GROUP, INC.
P.O. BOX 1330
BOCA RATON, FL 33429
(800) 555-4701 FAX (561) 393-4796
www.roofmack.com

SHEET 16 OF

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)



BASE INFORMATION PROVIDED BY GINA GREEN P.E. AND SQUARE'S LANDCAPING INC. - SDPA-2008-AR-13409

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ARCHITECTURE
GROUP

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dan@IsaacsonGroup.com
LC2600464

SDPA LANDSCAPE//IRRIGATION PLAN FOR:

WALKERS COON KEY MARINA

604 PALM AVENUE

Daniel R. Isaacson, RLA
LA #0001512

Rev: 7/13/2019
Rev: 6/21/2019
Rev: 4/8/2019
Rev: 3/25/2019
Rev: 1/29/2019
Date: 10/27/18

Scale: 1"=20'

North

L-1

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPEC.
AR	7	ACER RUBRUM / RED MAPLE	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
BS	1	BURSERA SIMARUBA / GUMBO LIMBO	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
CE2	13	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
CO	4	CHRYSOPHYLLUM OLIVIFORME / SATINLEAF	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
MB	3	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM / SOUTHERN MAGNOLIA	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
QV	4	QUERCUS VIRGINIANA / LIVE OAK	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
TD1	2	TAXODIUM DISTICHUM / BALD CYPRESS	25 GAL	1.75"CAL	10`-12` OA., 4` SPREAD
EXISTING	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPEC.**
BSE	1	BURSERA SIMARUBA / EX. GUMBO LIMBO	TO REMAIN		
DLE	43	DYPSIS LUTESCENS / EX. ARECA PALM	TO REMAIN		SHARED
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPEC./SPACING**
CE	6	CONOCARPUS ERECTUS / GREEN BUTTONWOOD - SHRUB FORM	10 GAL	5` OA, 3` SPREAD	4` OC
CR	58	CHRYSOBALANUS ICACO `RED TIP` / RED TIP COCOPLUM	3 GAL	18" -24" OA	3` OC
IS	50	ILEX VOMITORIA `SCHILLINGS` / SCHILLINGS HOLLY	3 GAL	12"-14" OA	2` OC
TD	56	TRIPSACUM X DACTYLOIDES / HALF-A-HATCHEE GRASS	3 GAL	15"-18" OA	3` OC
ZAF	24	ZAMIA PUMILA / COONTIE	3 GAL	15"-18" OA	3` OC
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**
ERL	56	ERNODEA LITTORALIS / GOLDEN CREEPER	1 GAL	12"-15" OA	3` OC
SOD	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**
PN	2,119 SF	PASPALUM NOTATUM / BAHIA GRASS	SOD		PALETTE
SF	842 SF	STENOTAPHRUM SECUNDATUM / FLORITAM SOD	SOD		PALETTE

REFERENCE NOTES SCHEDULE

SYMBOL	MULCH DESCRIPTION	QTY	DETAIL
M-101	2" CRUSHED SEASHELL.	890 SF	(9.5% of pervious)

SYMBOL	DESCRIPTION	QTY	DETAIL
MU-02	3" SHREDDED COCO BROWN MULCH.	20.13 CY	

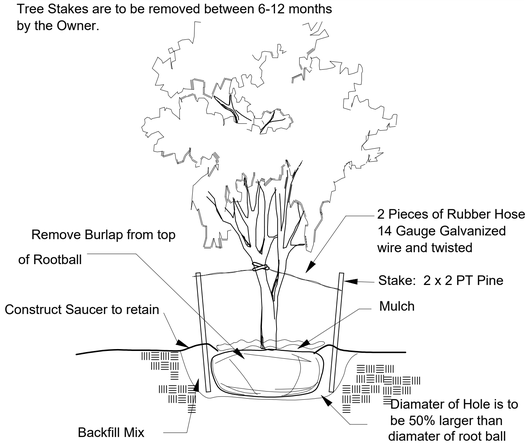
*ALL NEW PLANTINGS ARE TO BE 100% NATIVE
*EXISTING IRRIGATION SYSTEM WILL BE REPAIRED AND/OR RETROFITTED AS NECESSARY TO PROVIDE 100% COVERAGE & SEPARATION OF HIGH AND LOW WATER USE. BAHIA SOD NOT TO BE IRRIGATED.
*INVASIVE PLANTS SHALL BE REMOVED AND MAINTAINED IN PERPETUITY.
*MULCH NOT TO CONTAIN MORE THAN 25% CYPRESS.

Tree Availability/Substitution and Future Replacements:
If specified trees are unavailable or need to be replaced in the future, the following varieties of trees may be used as substitutions, or interchanged, for the trees listed above: Green or Silver Buttonwood, Satin Leaf, Pigeon Plum, Geiger, Gumbo Limbo, Live Oak, Red Maple, Southern Magnolia and Bald Cypress. Trees species specified in SDPA-2008-AR-13409 may aslo be replaced with the trees listed above. All trees are to be Code minimum at planting.

Shrub-Groundcover Availability/Substitution and Future Replacements:
Shrub-Groundcover replacements in the future may be any 100% native variety that grows in SW Florida.

Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



Total Site Area	73,181 sf
Building Area	18,209 sf
Pavement Area	45,564 sf
Pervious Area	9,408 sf

LANDSCAPE CALCULATIONS

MINIMUM NUMBER OF CANOPY TREES REQUIRED 3 (Required) 3 (Provided)
Based on 1 tree / 3000 sf of pervious lot area - 9,408 sf

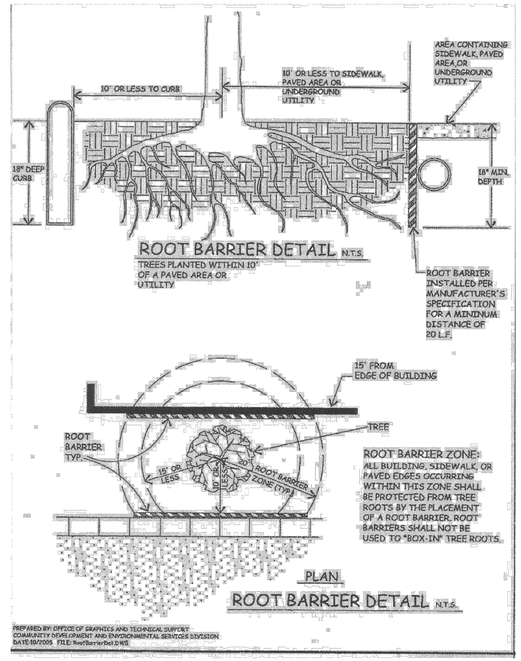
I. VEHICULAR USE AREA (Section 4.06.03 B.1)
10% x 45,564 (Pavement Area) S.F. = 4,556.4 S.F. (Required Interior Landscape Area) 2,687 S.F. (Provided Interior Landscape Area)
4,556.4 (Required Interior Landscape Area) S.F. / 250 = 18 Trees 18 (# Trees Required) 18 (# Trees Provided)

II. RIGHT-OF-WAY LANDSCAPING(Alternative "D")
(Section 4.06.02 C.4)
NA (Perimeter of Site adjacent to R.O.W.) L.F. / 30 = NA Trees NA (# Trees Required) NA (# Trees Provided)

III. PERIMETER BUFFERING (Alternatives "A,B,C")
(Section 4.06.02 & Table 2.4)
Type "A" - Minimum Width = 10 ft.
NA (Perimeter L.F.) L.F. / 30 = xx Trees xx (# Trees Required) xx (# Trees Provided)
Type "B" - Minimum Width = 15ft. 80% Opaque within one year - 6' tall. May include a fence.
833± (Perimeter L.F.) L.F. / 25 33 Trees 33 (# Trees Required) 12 (Including 1 ex. tree) (# Trees Provided)

IV. BUILDING PERIMETER PLANTINGS - Building 1
(Based on 4.06.05.B.4)
226 (Building Perimeter) L.F. x 25%. x 10' 565 SF (SF Foundation Plantings Req.) 565 SF (Provided)
565 (SF Foundation Plantings Req.) S.F./300 = 2 (# Trees Required) 2 (# Trees Provided)

VII. TREES AND SHRUBS
(Sections 4.06.05 C.4) Tree Species Required 5
a. Trees < 100%> 10', 1.75" Cal., 4' spd.
65 Trees Required x 100% 65 Native Trees Required
35 Native Trees Provided (Include one existing tree)
b. Shrubs 100% Native



SPECIFICATIONS

The Contractor shall be responsible for providing a complete and operable system for the irrigation of all new landscape plantings on site. Plans and specifications may not indicate all items necessary for the proper irrigation of the project. This shall not relieve the contractor of his responsibility to furnish labor, materials and equipment required for a complete and proper system.

The Contractor shall be responsible for adjusting head location, type, size, and any other system components to comply with the requirements of the landscape planting as installed. Such adjustments shall be made when authorized in writing by owner. Such adjustments will be compensated at the prices indicated in the proposal.

Contractors shall personally examine the site and fully acquaint themselves with all of the existing conditions in order that no misunderstanding may afterwards arise to the character or as to the extent of the work to be done and, likewise, in order to advised and acquaint themselves with all precautions to be taken in order to avoid injury to person or property.

PLANTING MATERIAL: The contractor shall make every possible effort to avoid existing plant material that has been tagged for preservation. Where such material falls in the path of trenching, the Contractor shall reroute the pipe or hand trench as necessary, to protect the designated plant material. Any damage caused by the contractor to newly introduced plant material or sod shall be restored to its original condition prior to final acceptance.

NOTES

All Plants shall be Florida No.1 or better.
Contractor shall be familiar w/ Collier County Land Dev. Code
Contractor shall verify all quantities indicated at time of bid.
All contractors working on the project shall be licensed and fully insured as required.
The Contractor is responsible for replacement of all dead plant materials that occurs during the warrantee period.
Tress and palm staking shall be removed between 6 and 12 months by the Contractor.
WARRANTEE:
*All trees and palms shall be warranted for one year from final acceptance.
*Shrubs shall be warranted for six months from final acceptance.
*Sod and annuals shall be warranted for three months from final acceptance.
Contractor is responsible to fertilize all new trees, palms, shrubs, and ground covers with low release fertilizer w/minors at installation.

BASE INFORMATION PROVIDED BY GINA GREEN P.E AND SQUARE'S LANDCAPING INC. - SDPA-2008-AR-13409

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239-353-3505
dan@IsaacsonGroup.com
LC2600464

SDPA LANDSCAPE/IRRIGATION- SITE DATA AND DETAILS

WALKERS COON KEY MARINA

Daniel R. Isaacson, RLA
LA #0001512
Rev: 7/13/2019
Rev: 6/21/2019
Rev: 4/8/2019
Rev: 3/25/2019
Rev: 1/29/2019
Date: 10/27/2018

Scale: N.T.S

North

L-2

Attachment: Attachment F - Applicants Back up documents (20340 : PL20180002114 DR Walker's Coon Key Marina)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: PETITION NO. DR-PL20210001068, Petitioners, Yaima and Roylan Reyes, request approval of a site plan with deviations pursuant to LDC Section 4.02.26.E and seek two deviations, one deviation from LDC Section 4.02.26.B.16.a, which requires parking lots to be located to the sides or rear of buildings, to allow for an extension of the current parking lot to the front of the building and playground to the back; one deviation from LDC Section 4.02.26.B.8.a, which requires a minimum five-foot-wide planting strip with shrubs and trees to be provided along the perimeter of any lot line for a non-residential use adjacent to lands outside the Golden Gate Parkway Overlay District (GGPOD) and zoned for single-family residential dwellings, to allow for no planting strip along a portion of the northern property line where an existing fence and playground area have been permitted and constructed for the redevelopment of a child daycare center consisting of 0.76± acres, also described as 5269/5275 Golden Gate Parkway, located on the northern side of Golden Gate Parkway, approximately 1,700 feet east of Santa Barbara Boulevard, in Section 28, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, Principal Planner] Commission District 3

Meeting Date: 10/28/2021

Prepared by:
Title: – Zoning
Name: Tim Finn
10/08/2021 4:26 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/08/2021 4:26 PM

Approved By:

Review:

Zoning	Mike Bosi	Zoning Director Review	Completed	10/08/2021 4:48 PM
Growth Management Operations & Regulatory Management		Kenneth Kovensky	Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/12/2021 8:47 AM
Zoning	Ray Bellows	Review Item	Completed	10/12/2021 1:34 PM
Zoning	Diane Lynch	Review Item	Skipped	10/12/2021 8:47 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 28, 2021

SUBJECT: HERE WE GROW DAYCARE, SITE PLAN WITH DEVIATIONS, DR-PL20210001068

PROPERTY OWNER/AGENT:

Applicant/Owner:	Agent:
Roylan & Yaima Reyes, Managers	Patrick Vanesse, AICP
S & R Brothers Investments, LLC	RWA, Inc.
5269 Golden Gate Parkway	6610 Willow Park Drive, Suite 200
Naples, FL 34116	Naples, FL 34109

REQUESTED ACTION:

The applicant requests that the Collier County Hearing Examiner consider an application for Site Plan with Deviations for Redevelopment (DR) for a redevelopment project for Here We Grow Daycare. To better facilitate this redevelopment project, the petitioner requests approval of a site plan with deviations pursuant to LDC Section 4.02.26.E and seek two deviations, one deviation from LDC Section 4.02.26.B.16.a, which requires parking lots to be located to the sides or rear of buildings, to allow for an extension of the current parking lot to the front of the building and playground to the back; one deviation from LDC Section 4.02.26.B.8.a, which requires a minimum five-foot-wide planting strip with shrubs and trees to be provided along the perimeter of any lot line for a non-residential use adjacent to lands outside the Golden Gate Parkway Overlay District (GGPOD) and zoned for single-family residential dwellings, to allow for no planting strip along a portion of the northern property line where an existing fence and playground area have been permitted and constructed for the redevelopment of a child daycare center consisting of 0.76± acres.

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))

GEOGRAPHIC LOCATION:

The subject property is described as 5269/5275 Golden Gate Parkway, located on the northern side of Golden Gate Parkway, approximately 1,700 feet east of Santa Barbara Boulevard, in Section 28, Township 49 South, Range 26 East, Collier County, Florida (See location map page 3).

PURPOSE AND DESCRIPTION OF PROJECT:

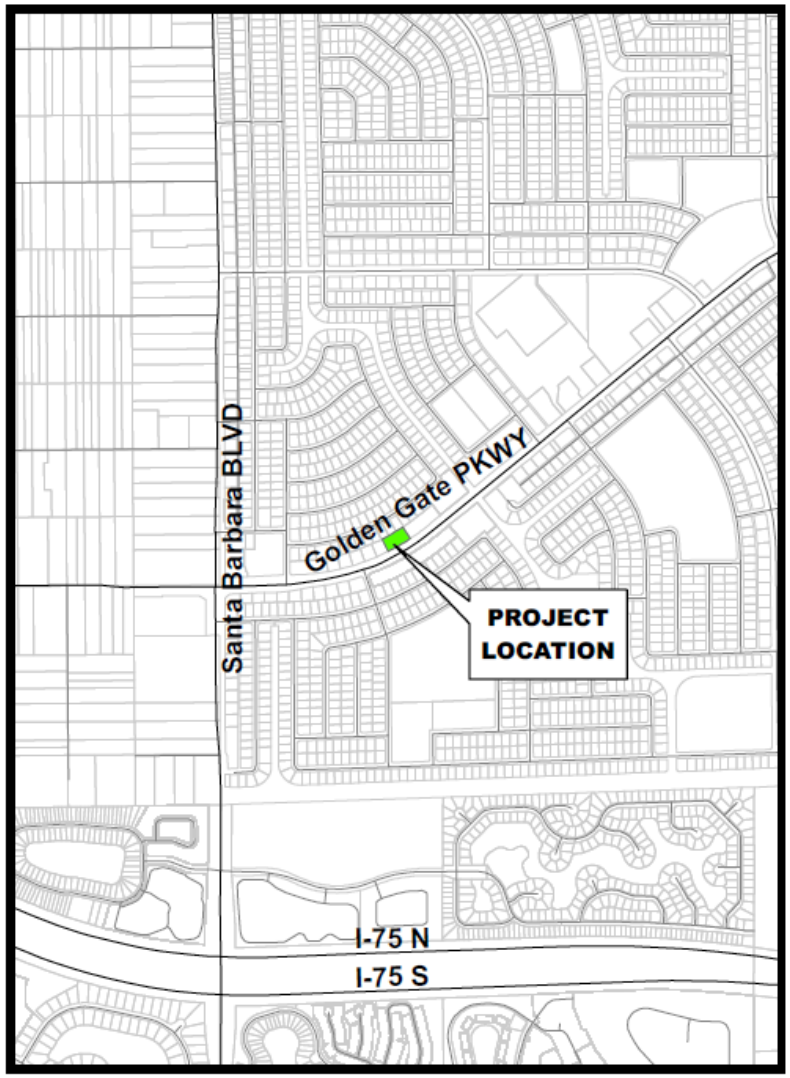
In March 2021, S & R Brothers Investments submitted a Site Development Plan SDP-PL20190001903 for the extension of the front parking lot and a playground into the western neighboring vacant property. (See Attachment B - Site Development Plan – PL20190001903) In review of the SDP, it was found that this project needed deviation requests for projects in the GGPOD as the property owner requested to continue the extension of the front parking lot into the western property thereby continuing the property's current configuration. The existing daycare currently provides parking in the front of the property and a playground to the rear of the property, as shown on Sheet 3 – Aerial, Existing Conditions and Demolition Plan (See Attachment B) in Site Development Plan PL20190001903.

The Golden Gate Parkway Overlay Districts recently adopted ordinance (Attachment C - Ordinance 2021-14) requires parking to be located either to the side or the rear of the property per LDC Section 4.02.26.B.16.a. The property owner/applicant is seeking approval of an SDP to allow for the continued extension of the existing parking lot so that the extended parking area would remain towards the front of the property and the playground situated at the rear. (See Attachment A) However, LDC Section 4.02.26.B.16.a, requires parking to be located either to the side or the rear of the property. Therefore, a deviation is necessary to achieve this extended continuation of the front parking lot into the western property. Moreover, the applicant/owner is also requesting a second deviation as an approved fence as illustrated directly to the north of the existing playground (See Attachment A) does not allow for any room for an external landscaping buffer. As such, this required plantings associated with this specific area of the property will be relocated to other portions of the buffers at other locations of the property.

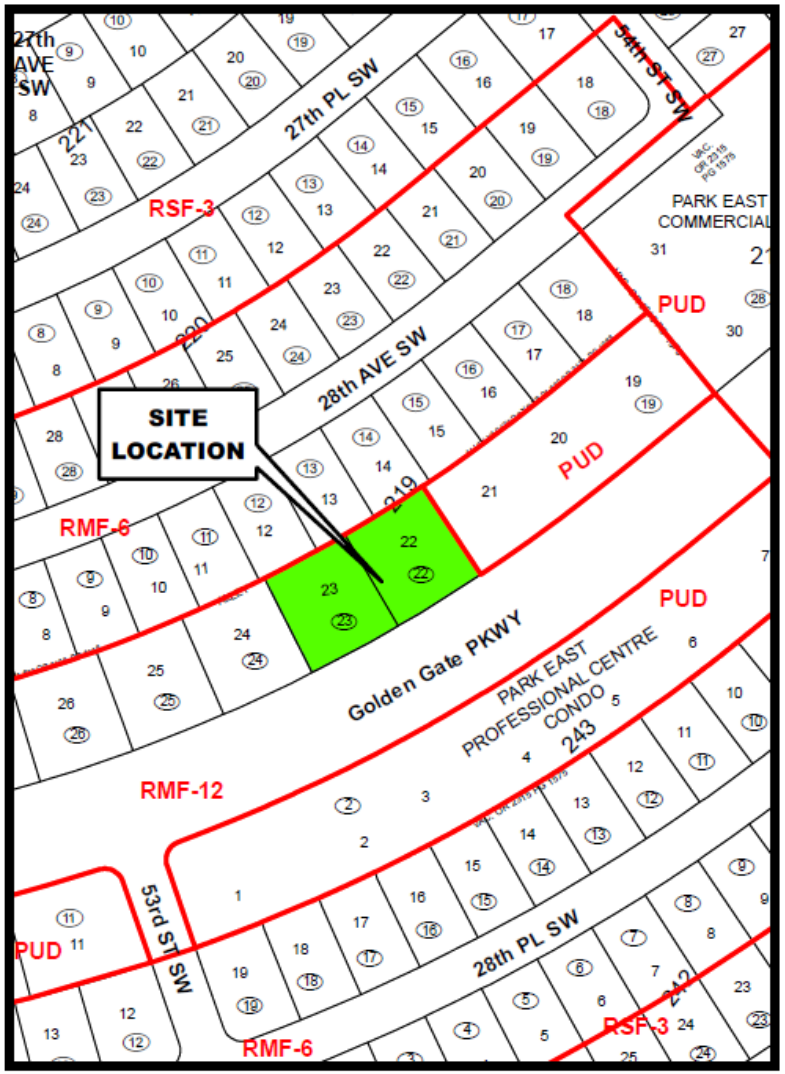
As stated, the existing day care is requesting to extend the front parking lot into the western neighboring property with the playground to be located in the rear of the property. Due to the introduction of the GGPOD standards memorialized via Ordinance 2021-14, the portions of the site the applicant wishes to maintain does not meet GGPOD provisions. The applicants deviation requests for projects in the GGPOD is detailed in the deviation section below. A summary is provided here.

1. Allow for an extension of the current parking lot to the front of the building and playground to the back.
2. Allow for no planting strip along a portion of the northern property line where an existing fence and playground area have been permitted and constructed. Additionally, the plantings required within this portion of the property will be provided as an addition to the buffer areas provided for this project.

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))



Location Map



Zoning Map

Petition Number: PL20210001068

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))

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 currently developed with Here We Grow Day Care and is zoned Residential Multi-Family-12 (RMF-12) District within the Golden Gate Parkway Overlay District – Downtown District (GGPOD-DT):

North: Developed single family residential, with a current zoning designation of Residential Multi-Family-6 (RMF-6) District

East: Developed commercial, with a current zoning designation of Parkway Promenade (PUD) within the Golden Gate Parkway Overlay District – Downtown District (GGPOD-DT)

South: Developed commercial, with a current zoning designation of Founders Plaza (PUD) within the Golden Gate Parkway Overlay District – Downtown District (GGPOD-DT)

West: Undeveloped land, with a current zoning designation of Residential Multi-Family-12 (RMF-12) District within the Golden Gate Parkway Overlay District – Downtown District (GGPOD-DT)

Source: RWA Engineering

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))

APPLICANT'S JUSTIFICATIONS FOR REQUESTED DEVIATIONS:

The petitioner is seeking two (2) deviations from the requirements of the Land Development Code (LDC). The deviations are listed below with staff analysis and recommendations.

Proposed Deviation #1: (Parking Lot)

"Deviation 1 seeks relief from LDC 4.02.26.B.16.a., which requires parking lots to be located to the sides or rear of buildings, to allow for an extension of the current parking lot to the front of the building and playground to the back."

Petitioner's Justification*: The proposed deviation will allow the extension of an existing parking lot next door that is adjacent to the street and represents a use that is compatible with adjacent land uses. This deviation allows for an efficient site layout, a logical circulation patter and the playground extension to conform with the existing one. The proposed layout will keep the children away from the vehicular traffic from the road and parking lot area.*

The "minimum amount necessary criterion" does not apply in this case because the improvements requested (i.e., additional parking and extended playgrounds) meet county requirements. The issue is related to the proposed location on the property. A deviation which allows for an extension of the current parking in the front and playground located in the rear is the minimum allowance necessary to provide a properly functioning site and safe configuration for the children attending the daycare.

Unlike a deviation to a development standard such as a setback or building height requirement, we are asking for a deviation that would allow for the location of the extended parking lot in a more logical and functional fashion. Providing for parking on the front of the site allows for a safe environment needed for the children – in the area of the property where the existing playground is located, as opposed to having them congregate close vehicular traffic on the abutting the right-of-way. This request will allow the playground to be located far enough from the street to provide a safe environment for the children, while allowing for the parking lot to be extended in a contiguous and logical manner. The applicant will also provide landscaping in the form of a hedge row on the front property line facing the right-of-way. This newly constructed landscaping strip, in combination with an upgraded paved parking area and upgraded playground facility, will bring provide property improvements consistent with the GGOPD's intent, while improving aesthetics along Golden Gate Parkway, softening the pedestrian interface, and creating a safer and more enjoyable public realm.

***Staff Analysis and Recommendation*:** Staff sees no detrimental effect if this deviation request is approved. Zoning staff has evaluated the proposed deviation to the site plan and found no issue with consistency. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation.

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))

Proposed Deviation #2: (Planting Strip)

"Deviation 2 seeks relief from LDC Sec. 4.02.26.B.8.a., which requires a minimum five-foot-wide planting strip with shrubs and trees to be provided along the perimeter of any lot line for a non-residential use adjacent to lands outside the GGPOD and zoned for single-family residential dwellings, to allow for no planting strip along a portion of the northern property line where an existing fence and playground area have been permitted and constructed. Additionally, the plantings required within this portion of the property will be provided as an addition to the buffer areas provided for this project."

Petitioner's Justification*: The proposed deviation will meet the intent of the buffer regulations in that a fence will be in place to provide proper separation between uses. Additionally, the plantings required within this portion of the property will be provided as an addition to the buffer areas provided for this project.*

The proposed provides for the reasonable use of the existing fence located on the property which had been permitted by staff (Permit # PRBD2017103706701). The approval of this fence located to the back of the property line does not allow for any room for an external landscaping buffer to be provided on the property. The issue will be addressed through providing the required plantings associated with this portion to other portions of the buffers located on the property.

As previously stated, the deviation request will be mitigated for by providing the required buffer plantings associated with this portion of the property within other buffers areas located on the property.

***Staff Analysis and Recommendation*:** Staff sees no detrimental effect if this deviation request is approved. Landscape Review staff has evaluated the proposed deviation to the site plan and found no issue with consistency. Therefore, Zoning and Development Review staff recommends **APPROVAL** of this deviation.

STAFF ANALYSIS:

Staff has reviewed the deviation requests for projects in the GGPOD under LDC Section 4.02.26.E.4 and provide the below analysis.

a. Whether the proposed deviation is compatible with adjacent land uses and achieves the requirements and/or intent of the regulations as closely as is practicable.

The proposed deviations will not change the permitted land uses and densities within the development. Staff is of the opinion that the proposed improvements will have beneficial effect for the surrounding neighborhood and unincorporated Collier County for this currently developed property.

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))

b. Whether the proposed deviation is the minimum amount necessary to allow for reasonable use of the property and/or address the issue necessitating the deviation request.

Staff finds that the deviations are clearly delineated and is the minimum required to achieve the goals of the child day care redevelopment project.

c. Whether the reduced or increased standard requested by the deviation is mitigated for, either on the subject site or by providing a public benefit on the subject site. Examples of such on-site mitigation include but are not limited to: increasing setbacks from the adjacent road right-of-way when proposing to deviate from sign size limitations; increasing plantings or planting sizes or installing a fence or wall where a reduced buffer width is proposed; providing public pedestrian and/or bicycle pathway easements or other similar mobility improvements including transit enhancements; providing public parking; providing beautification in the public realm, including street trees, street furniture, lighting and other similar public benefits.

Providing for parking on the front of the site allows for a safe environment needed for the children in the area of the property where the existing playground is located, as opposed to having them congregate close vehicular traffic on the abutting the right-of-way. This request will allow the playground to be located far enough from the street to provide a safe environment for the children, while allowing for the parking lot to be extended in a contiguous and logical manner. The applicant will also provide landscaping in the form of a hedge row on the front property line facing the right-of-way. This newly constructed landscaping strip, in combination with an upgraded paved parking area and upgraded playground facility, will bring provide property improvements consistent with the GGOPD's intent. Moreover, the request will be mitigated for by providing the required buffer plantings associated with this portion of the property within other buffers areas located on the property.

Landscape Review: As mentioned in the Staff Analysis and Recommendation for deviation 2, staff sees no detrimental effects resulting from the approval of deviation 2 given that the site has existed with no buffer in this area for several years. The applicant is committing to re-allocate the buffer plantings that would be required in the area of the deviation elsewhere on the site. As a result, there will be no net loss of required trees and shrubs on the site.

Environmental Review: Environmental Planning staff has reviewed this petition. Preservation of native vegetation is not required since the property has been developed and does not contain native vegetation or listed species. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site is not required to set aside a preserve area.

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))

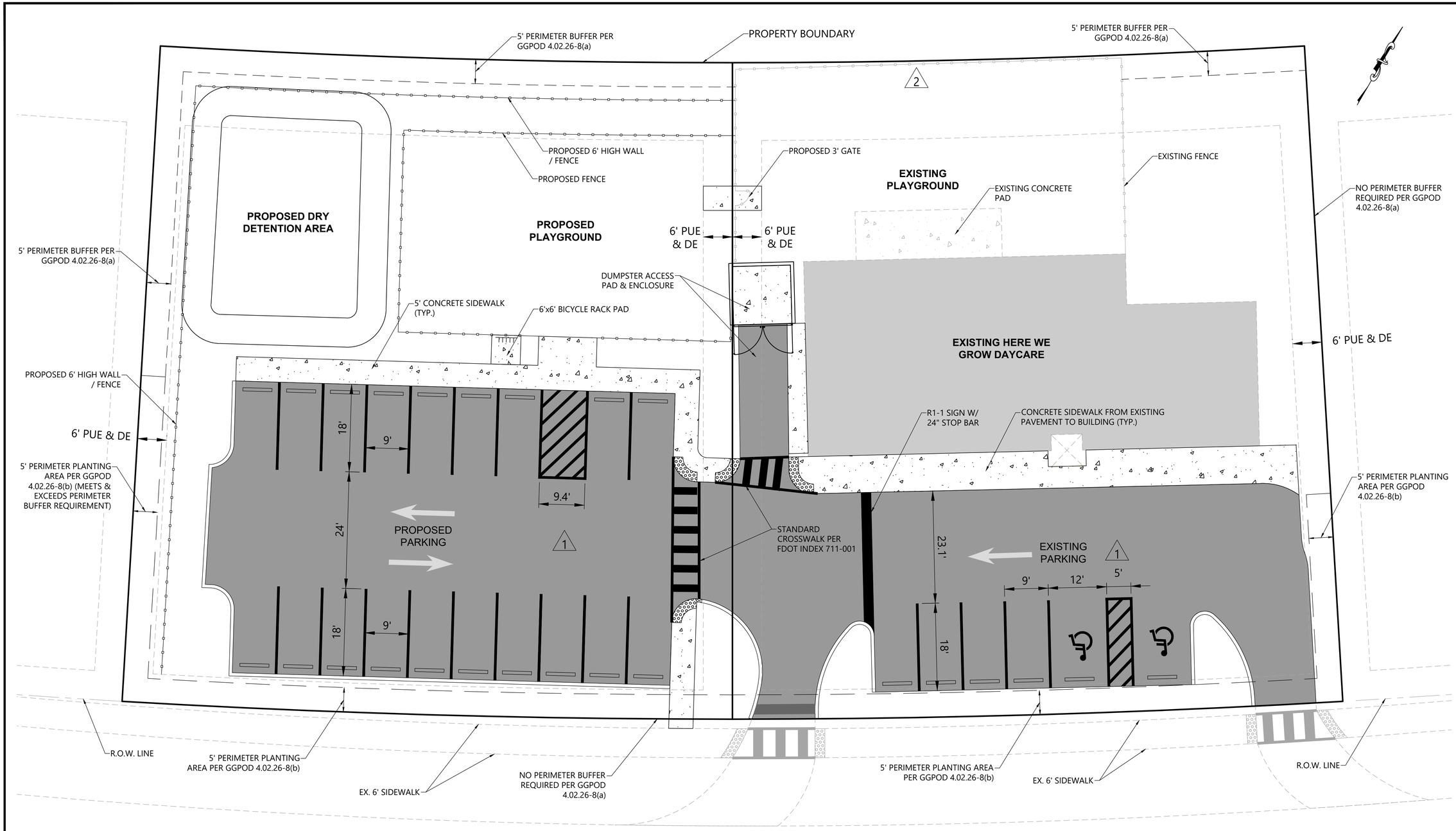
STAFF RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner **approve** Here We Grow Daycare, Site Plan with Deviations, DR-PL20210001068, with the following condition:

1. The Here We Grow Daycare, Site Plan with Deviations, shall be limited to that which is depicted on the "Here We Grow, Exhibit – Site Plan with Deviations, dated June 2021," prepared by RWA Engineering.

Attachments:
A. Here We Grow, Exhibit – Site Plan with Deviations, dated June 2021
B. Site Development Plan – PL20190001903
C. Ordinance 2021-14
D. Application/Backup Materials

Attachment: Staff Report - Here We Grow Daycare (19991 : Here We Grow Daycare (DR))



SCHEDULE OF DEVIATIONS:

1. DEVIATION #1: SEEKS RELIEF FROM LDC SEC. 4.02.26 B.16.a., WHICH REQUIRES PARKING LOTS TO BE LOCATED TO THE SIDES OR REAR OF BUILDINGS, TO ALLOW FOR AN EXTENSION OF THE CURRENT PARKING LOT TO THE FRONT OF THE BUILDING AND PLAYGROUND TO THE BACK.
2. DEVIATION #2:SEEKS RELIEF FROM LDC SEC. 4.02.26.B.8.a., WHICH REQUIRES A MINIMUM FIVE-FOOT-WIDE PLANTING STRIP WITH SHRUBS AND TREES TO BE PROVIDED ALONG THE PERIMETER OF ANY LOT LINE FOR A NON-RESIDENTIAL USE ADJACENT TO LANDS OUTSIDE THE GGPOD AND ZONED FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS, TO ALLOW FOR NO PLANTING STRIP ALONG A PORTION OF THE NORTHERN PROPERTY LINE WHERE AN EXISTING FENCE AND PLAYGROUND AREA HAVE BEEN PERMITTED AND CONSTRUCTED. THE PLANTINGS REQUIRED WITHIN THIS PORTION OF THE PROPERTY WILL BE PROVIDED AS AN ADDITION TO THE BUFFER AREAS PROVIDED FOR THIS PROJECT.

LEGEND

- PROPERTY BOUNDARY
- PROJECT INGRESS/EGRESS
- R/W
- PROPOSED FENCE
- EXISTING FENCE
- DEVIATION LOCATIONS

RWA ENGINEERING
6610 Willow Park Drive, Suite 200 / Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization EB 7663 / LB6952

0 5 10 20

#	REVISION	DRAWN	DATE

CLIENT: YAIMA AND ROYLAN REYES
PROJECT: HERE WE GROW
TITLE: EXHIBIT - SITE PLAN WITH DEVIATIONS

DATE: JUN_2021
DESIGNED: RWA
SEC: 28 TWP: 49S RGE: 26E
DRAWN: DLP
PROJECT NO.: 190145.00.02
SHEET NUMBER: 1 OF 1

Attachment: Attachment A - Here We Grow, Exhibit - Site Plan with Deviations, dated June 2021 (13991 : Here We Grow Daycare (DR))

SITE DEVELOPMENT PLAN FOR

HERE WE GROW DAYCARE

LOCATED IN COLLIER COUNTY, FLORIDA

PART OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 26 EAST

PROPERTY INFORMATION

PROPERTY OWNER

S&R BROTHERS INVESTMENTS LLC
5269 GOLDEN GATE PARKWAY
NAPLES, FL 34116

ROYLAN & YAIMA REYES
5180 17TH AVE SW
NAPLES, FL 34116

SITE ADDRESS

5269 / 5275 GOLDEN GATE PARKWAY
NAPLES, FL 34116

PARCEL NUMBERS

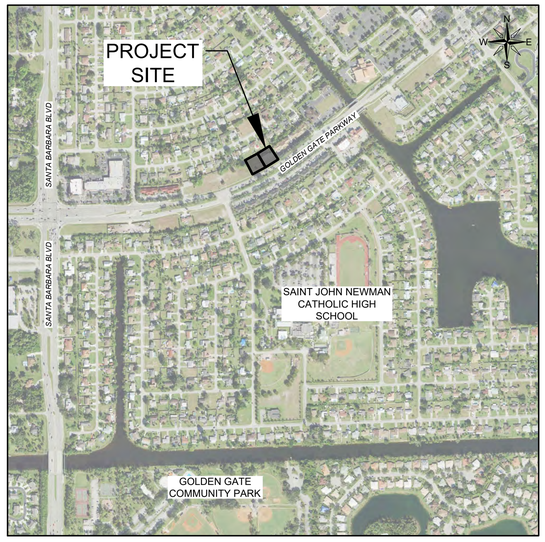
36319720003
36319760005

FLOOD ZONE

COMMUNITY NUMBER: 120067
PANEL: 0412 SUFFIX: H
EFFECTIVE DATE: 05/16/2012
FLOOD ZONE: X

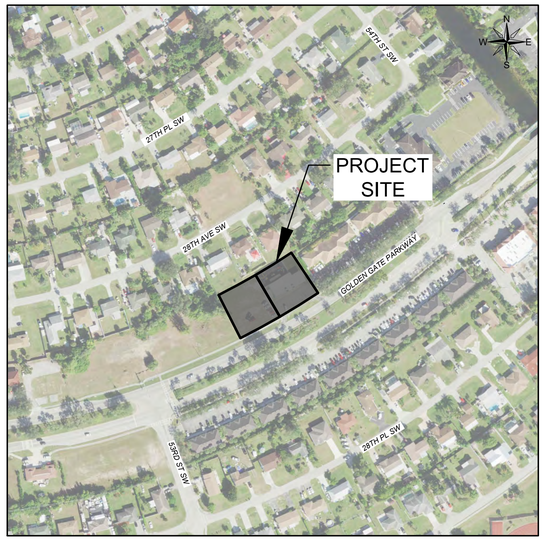
ZONING

RMF-12
OVERLAY DISTRICT- GGPPOCO



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

INDEX OF SHEETS

1. COVER
2. GENERAL NOTES AND DETAILS
3. AERIAL, EXISTING CONDITIONS AND DEMOLITION PLAN
4. MASTER SITE, PAVING AND SIGNAGE PLAN
5. MASTER GRADING, DRAINAGE AND CROSS SECTIONS PLAN
6. EROSION CONTROL PLAN

LEGAL DESCRIPTION

LOT 22, BLOCK 219, TOGETHER WITH THE SOUTHERLY 10 FEET OF THE 20 FOOT ALLEYWAY LYING NORTH AND ADJACENT TO SUBJECT PROPERTY, AS VACATED UNDER RESOLUTION NO. 95-639 RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 1968, GOLDEN GATE, UNIT 6, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 124 THROUGH 134, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LOT 23, BLOCK 219, TOGETHER WITH THE SOUTHERLY 10 FEET OF THE 20 FOOT ALLEYWAY LYING NORTH AND ADJACENT TO SUBJECT PROPERTY, AS VACATED UNDER RESOLUTION NO. 95-639 RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 1968, GOLDEN GATE, UNIT 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 124-134, INCLUSIVE OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

HERE WE GROW DAYCARE

COVER

#	DATE	REVISIONS
		1ST SUBMITTAL (JAN-2020)

Joshua Evans

Digitally signed by Joshua Evans
Date: 2021.03.03 15:19:27 -05'00'

JOSHUA R. EVANS, P.E.
FL. LICENSE No. 57436
FL. COA # 29226

DATUM NOTE:

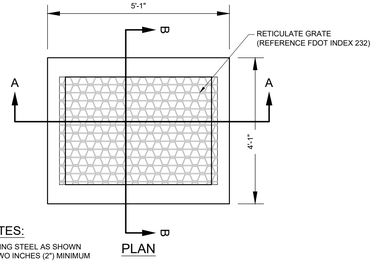
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.27' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

PROJECT #: 00532-02

SHEET: 1

Attachment: Attachment B - Site Development Plan - PL20190001903 (19991 : Here We Grow Daycare (DR))

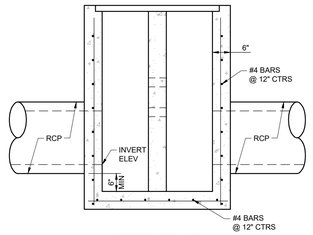
G:\LAND 2017\532 - HERE WE GROW DAYCARE\00532-01 ENGINEERING SERVICES\HERE WE GROW\00-AUTOCAD\00532-02 SDP\PARKING LOT\CURRENT PLANS\00532SDPLAN SET.DWG 2/19/2021 1:58 PM



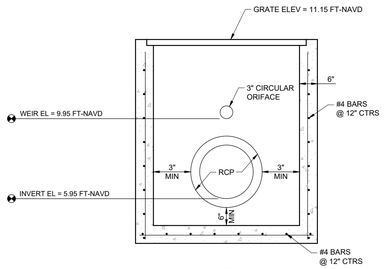
PLAN

DESIGN NOTES:

1. ALL REINFORCING STEEL AS SHOWN SHALL HAVE TWO INCHES (2") MINIMUM COVER.
2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.



SECTION B-B



SECTION A-A

DRAINAGE STRUCTURE TABLE

TYPE OF STRUCTURE	REFERENCE	CASTING
CURB INLET TOP - TYPE 5 W/ TYPE J OR P BOTTOM	FDOT INDEX 425-010, 425-021	USF 5160 - 6310 OR APPROVED EQUAL
CURB INLET TOP - TYPE 6 W/ TYPE J OR P BOTTOM	FDOT INDEX 425-010, 425-021	USF 5160 - 6310 OR APPROVED EQUAL
CURB INLET TOP - TYPE 9 W/ TYPE J OR P BOTTOM	FDOT INDEX 425-010, 425-024	USF 5130 - 6016, NEENAH R-3067-L, OR APPROVED EQUAL
CURB INLET TOP - TYPE 9 MODIFIED W/ TYPE J OR P BOTTOM	FDOT INDEX 425-010, 425-024	USF 5130-6168 OR APPROVED EQUAL
FLARED END*	FDOT INDEX 430-020	NONE
GRATE INLET	SEE DETAIL	USF 4170 - 6245 OR APPROVED EQUAL
MODIFIED GRATE INLET W/ SIDE SLOTS	SEE DETAIL	RECTANGULAR CAST IRON GRATE, SIZED TO FIT. USF 6210 OR APPROVED EQUAL FOR MIN. 2' x 3' STRUCTURE
JUNCTION BOX	SEE DETAIL	USF 125 OR APPROVED EQUAL
THROAT INLET	SEE DETAIL	USF 1260 OR APPROVED EQUAL
VALLEY GUTTER INLET	SEE DETAIL	USF 5106-6149 (2 GRATES) USF 5107-6154 (3 GRATES) OR APPROVED EQUAL

PIPE LENGTH AND SLOPE SHALL BE FIELD ADJUSTED TO HAVE FLARED END MATCH FLUSH WITH LAKE BANK.

MINIMUM OUTSIDE DIMENSIONS FOR DRAINAGE STRUCTURES

PIPE SIZE	MINIMUM STRUCTURE WIDTH
15"	3.5 FT
18"	3.5 FT
24"	3.5 FT
30"	3.5 FT / 4.0 FT (SEE NOTE 1)
36"	4.0 FT / 5.0 FT (SEE NOTE 2)
42"	5.0 FT
48"	5.5 FT
54"	6.0 FT

1) IF 30" PIPES ARE IN ADJACENT WALLS AND INVERT DIFFERENCE IS LESS THAN 36" USE 4.0' STRUCTURE SIZE.

2) IF 36" PIPES ARE IN ADJACENT WALLS AND INVERT DIFFERENCE IS LESS THAN 36" USE 5.0' STRUCTURE SIZE.

GENERAL STRUCTURE DESIGN NOTES:

1. ALL REINFORCING STEEL SHALL HAVE A MINIMUM TWO INCHES OF COVER.
2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
3. PRECAST STRUCTURE WALLS SHALL BE 6" THICK (MIN.)
4. CAST-IN-PLACE STRUCTURE WALLS SHALL BE 8" THICK (MIN.)
5. SEE FDOT STANDARD INDEX 425-010, TABLES 3 AND 4 FOR MINIMUM STRUCTURE SIZES.

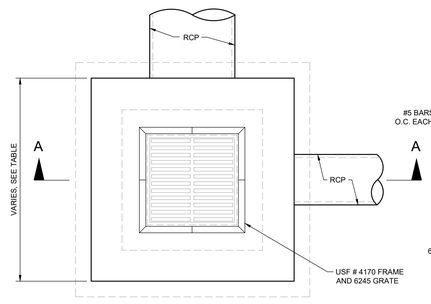
MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

	WALL THICKNESS	PIPE SIZE: 18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"
MAXIMUM SKEW ANGLE	8"	19°	17°	16°	16°	15°	14°	14°	13°	13°	13°	12°	12°
	6"	21°	20°	18°	17°	17°	17°	16°	15°	15°	14°	14°	13°	13°

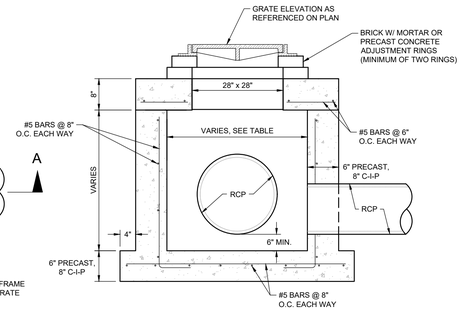
NOTES:
THESE VALUES ARE BASED ON 2" CLEARANCE FOR PRECAST STRUCTURES. LARGER SKEWS ARE POSSIBLE FOR CAST-IN-PLACE STRUCTURES OR ELLIPTICAL PIPE OPENINGS WHEN APPROVED BY THE ENGINEER.

CONTROL STRUCTURE (TYPE "C" INLET) DETAIL (CS-1)

N.T.S.



PLAN



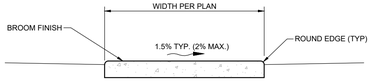
SECTION A-A

NOTES:

1. ALL REINFORCING STEEL SHALL HAVE TWO INCHES (2") MINIMUM COVER
2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS
3. REFER TO "MINIMUM DIMENSIONS FOR DRAINAGE STRUCTURES" TABLE

GRATE INLET DETAIL

NTS

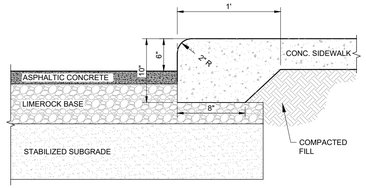


NOTES:

1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. STANDARD INDEX 522-001 AND STANDARD SPECIFICATION 522 AND CORRESPONDING STANDARDS.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND F.D.O.T. STANDARD INDEX 522-002.

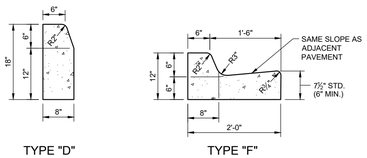
TYPICAL CONCRETE SIDEWALK DETAIL

NTS



THICKEN EDGE SIDEWALK DETAIL

NTS

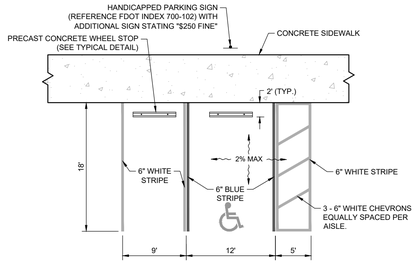


CONCRETE CURB NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. INDEX 300
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY ±500'.

CURB AND GUTTER DETAILS

NTS

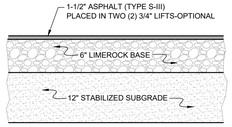


NOTES:

1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

TYPICAL PARKING SPACE DETAIL

NTS

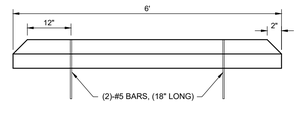


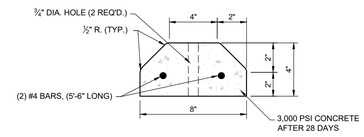
LIMEROCK & SUBGRADE NOTES:

1. 6" LIMEROCK BASE, PRIMED AND COMPACTED TO 98% OF MAX. DENSITY (DETERMINED BY AASHTO T-180)
2. 12" STABILIZED SUBGRADE (MIN. LBR 40)
3. STABILIZED SUBGRADE TO EXTEND 1 FOOT BEYOND EDGE OF PAVEMENT AND BACK OF CURB
4. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT

TYPICAL PAVING SECTION

NTS





TYPICAL PRECAST CONCRETE WHEEL STOP

NTS

NOTES

1. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH THE EASEMENT OF RECORD.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ONSITE FACILITIES.
3. PER LDC 3.05.08, ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.
4. ALL COST AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.
5. ALL ONSITE POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEM IS OWNED AND MAINTAINED BY THE PROPERTY OWNER.
6. ALL REQUIRED INSPECTIONS REQUIRE A 48 HOUR NOTICE.
7. ALL PROPOSED UTILITIES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ANY STRUCTURES, SERVICES, GUTTERS/CURBS & FENCE POSTS AND A MINIMUM OF 10' SETBACK FROM THE BUILDING.

J.R. EVANS ENGINEERING, P.A.
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ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

HERE WE GROW DAYCARE

GENERAL NOTES AND DETAILS

#	DATE	REVISIONS
		1ST SUBMITTAL (JAN-2020)

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.27' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

JOSHUA R. EVANS, P.E.
FL. LICENSE No. 57436
FL. COA # 29226

PROJECT #: 00532-02

SHEET: 2

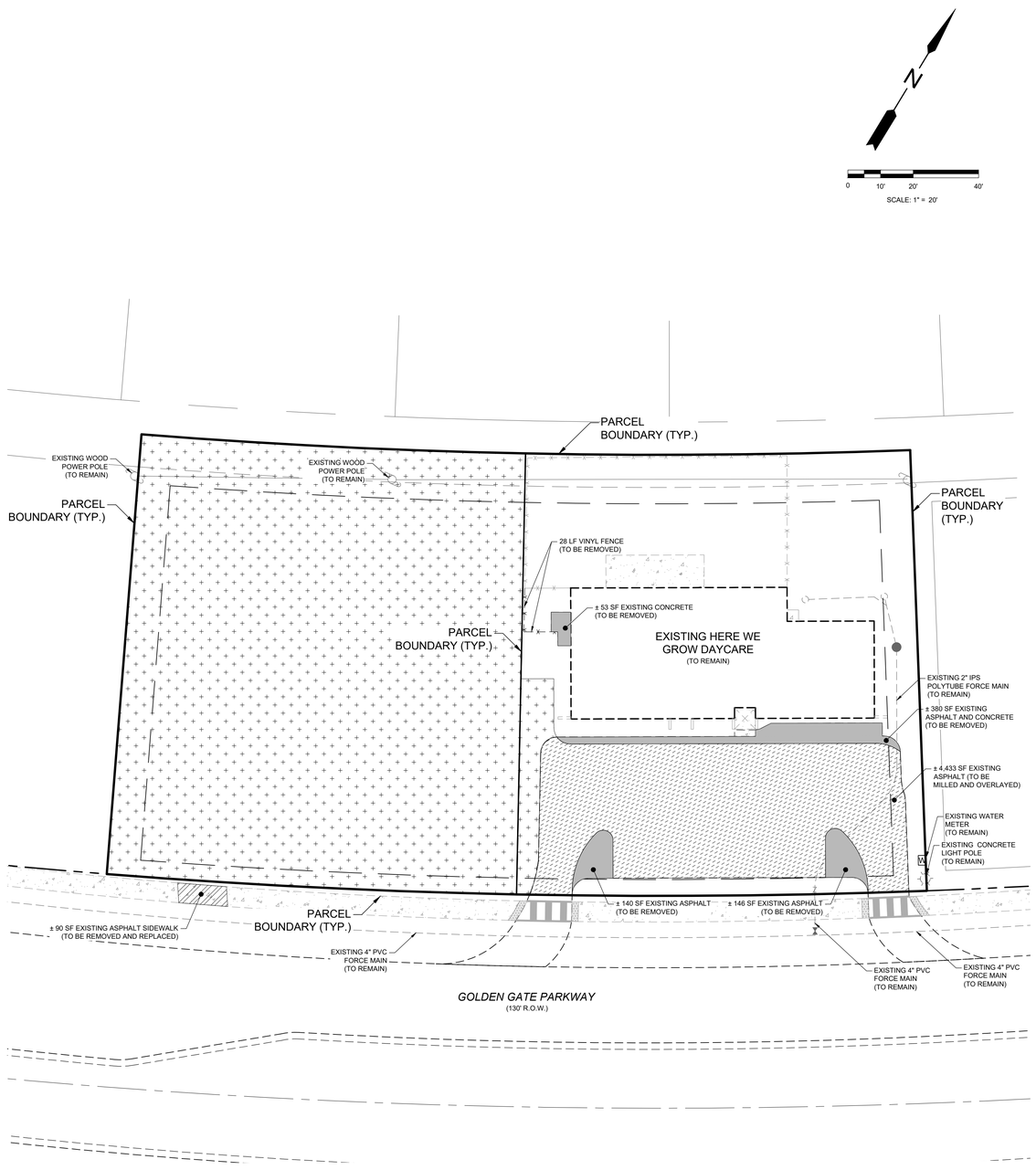
Attachment: Attachment B - Site Development Plan - PL20190001903 (19991 : Here We Grow Daycare (DR))

G:\LAND 2017\532_HERE WE GROW DAYCARE\ENGINEERING SERVICES\8-SITE WE GROW\00-AUTOCAD\00532-02 SDP\1 PARKING LOT\CURRENT PLANS\00532SDP-LAN SET.DWG 2/19/2021 1:58 PM

AERIAL AND EXISTING CONDITIONS

LEGEND

- EXISTING BUILDING
- EXISTING ASPHALT



DEMOLITION PLAN

LEGEND

- EXISTING SHRUBS, GRASS AND TREES TO BE CLEARED AND GRUBBED
- EXISTING PAVEMENT / CONCRETE TO BE REMOVED
- MILL AND OVERLAY
- ASPHALT SIDEWALK TO BE REMOVED AND REPLACED

DATUM NOTE:

ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM. APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.27' = NGVD29 ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

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WWW.JREVANSENGINEERING.COM

J.R. EVANS ENGINEERING

HERE WE GROW DAYCARE

AERIAL, EXISTING CONDITIONS AND DEMOLITION PLAN

#	DATE	REVISIONS
		1ST SUBMITTAL (JAN-2020)

JOSHUA R. EVANS, P.E.
FL. LICENSE No. 57436
FL. COA # 29226

PROJECT #: 00532-02

SHEET: 3

Attachment: Attachment B - Site Development Plan - PL20190001903 (19991 : Here We Grow Daycare (DR))

G:\LAND 2017\532- HERE WE GROW DAYCARE\ENGINEERING SERVICES\532-01 ENGINEERING SERVICES-HERE WE GROW\00-AUTOCAD\00532-02 SDP1 PARKING LOT\CURRENT PLANS\00532SDP1-PLAN SET.DWG 2-19/2021 1:58 PM

SETBACKS		
MINIMUM SETBACK	REQUIRED (FEET)	PROVIDED (FEET)
REAR (FEET)	30	40.7
SIDE (FEET)	15	13 / 14.5
FRONT - PUBLIC (FEET)	30	53.4

EXISTING PARKING SUMMARY			
USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
DAY CARE	1 SPACE PER STAFF & 1 SPACE FOR EVERY 10 STUDENT	20 TOTAL PARKING SPACES (INCLUDING 1 HANDICAP SPACE)	9 TOTAL PARKING SPACES

NOTES:
- ASSUMING 8 STAFF & 112 STUDENTS.
- NO LOADING SPACES REQUIRED OR PROVIDED.

PROPOSED PARKING SUMMARY			
USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
DAY CARE	1 SPACE PER STAFF & 1 SPACE FOR EVERY 10 STUDENT	20 TOTAL PARKING SPACES (INCLUDING 1 HANDICAP SPACE)	25 TOTAL PARKING SPACES (INCLUDING 2 HANDICAPPED SPACES)

EXISTING BICYCLE PARKING SUMMARY			
USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
DAY CARE	5% OF VEHICLE PARKING SPACES	2 SPACES	0 SPACES

PROPOSED BICYCLE PARKING SUMMARY			
USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
DAY CARE	5% OF VEHICLE PARKING SPACES	2 SPACES	2 SPACES

EXISTING LAND USE SUMMARY						
	PARCEL 1		PARCEL 2		PROJECT	
CATEGORY	ACREAGE	PERCENTAGE	ACREAGE	PERCENTAGE	ACREAGE	PERCENTAGE
BUILDING	0.00	0.00	0.08	21.05	0.08	10.53
IMPERVIOUS	0.00	0.00	0.12	31.58	0.12	15.79
PERVIOUS	0.00	0.00	0.18	47.37	0.56	73.68
TOTAL	0.00	0.00	0.38	100.00	0.76	100.00

PROPOSED LAND USE SUMMARY						
	PARCEL 1		PARCEL 2		PROJECT	
CATEGORY	ACREAGE	PERCENTAGE	ACREAGE	PERCENTAGE	ACREAGE	PERCENTAGE
BUILDING	0.00	0	0.08	21.05	0.08	10.52
IMPERVIOUS	0.15	39.47	0.21	55.26	0.36	47.37
PERVIOUS	0.23	60.53	0.09	23.69	0.32	42.11
TOTAL	0.38	100	0.38	100.00	0.76	100.00

SIGNAGE

A — STOP
30" x 30" STOP SIGN (R1-1) WITH 24" SOLID WHITE STOP BAR

B — PARKING BY DISABLED PERMIT ONLY
FDOT INDEX # 700-102 (FTP20-06) HANDICAP PARKING SIGN

C — (W11-2) (PEDESTRIAN CROSSING)

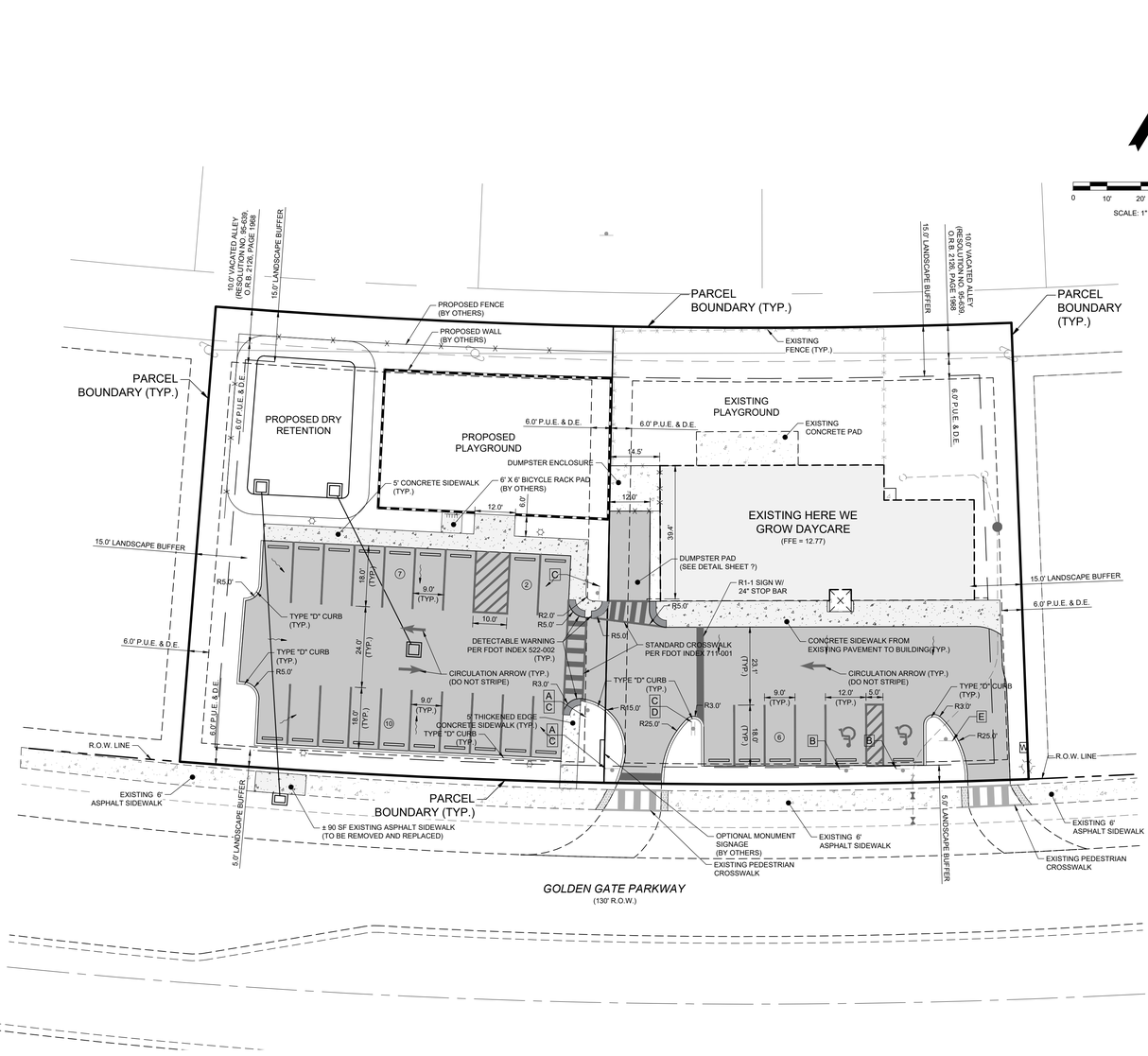
D — DO NOT ENTER
(R5-1) (DO NOT ENTER)

E — ONE WAY
(R6-2) (DO NOT ENTER)

DETAILS REFERENCED M.U.T.C.D. & F.D.O.T. DESIGN STANDARDS

F.D.O.T. DESIGN STANDARDS
INDEX # 711-001 - PAVEMENT MARKINGS
INDEX # 700-102 - SPECIAL SIGN DETAILS

M.U.T.C.D.
SECTION 2B.05 - STOP SIGN (R1-1)
SECTION 2C.50 - PEDESTRIAN CROSSING SIGN (W11-2)
SECTION 2B.37 - DO NOT ENTER SIGN (R5-1)
SECTION 2B.40 - ONE WAY SIGN (R6-2)



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HERE WE GROW DAYCARE

MASTER SITE, PAVING AND SIGNAGE PLAN

#	DATE	REVISIONS
		1ST SUBMITTAL (JAN-2020)

DATUM NOTE:
ALL ELEVATIONS REFERENCE NAVD88 VERTICAL DATUM.
APPROXIMATE CONVERSION FOR PROJECT AREA: NAVD88 + 1.27' = NGVD29
ANY DATUM CONVERSIONS SHOULD BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO USE.

JOSHUA R. EVANS, P.E.
FL. LICENSE No. 57436
FL. COA # 29226

PROJECT #: 00532-02

SHEET: 4

Attachment: Attachment B - Site Development Plan - PL20190001903 [19991 : Here We Grow Daycare (DR)]

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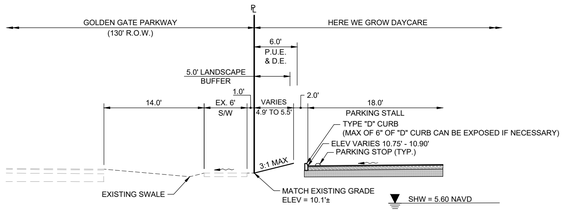
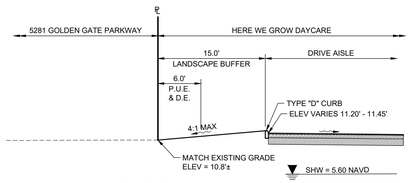


SECTION A-A

NTS



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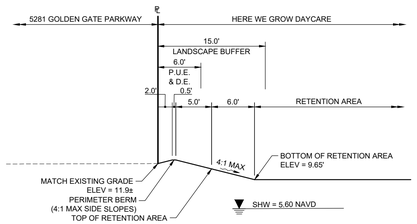

SECTION C-C

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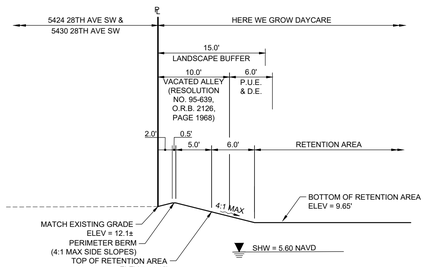

SECTION D-D

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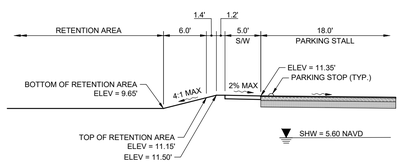

SECTION E-E

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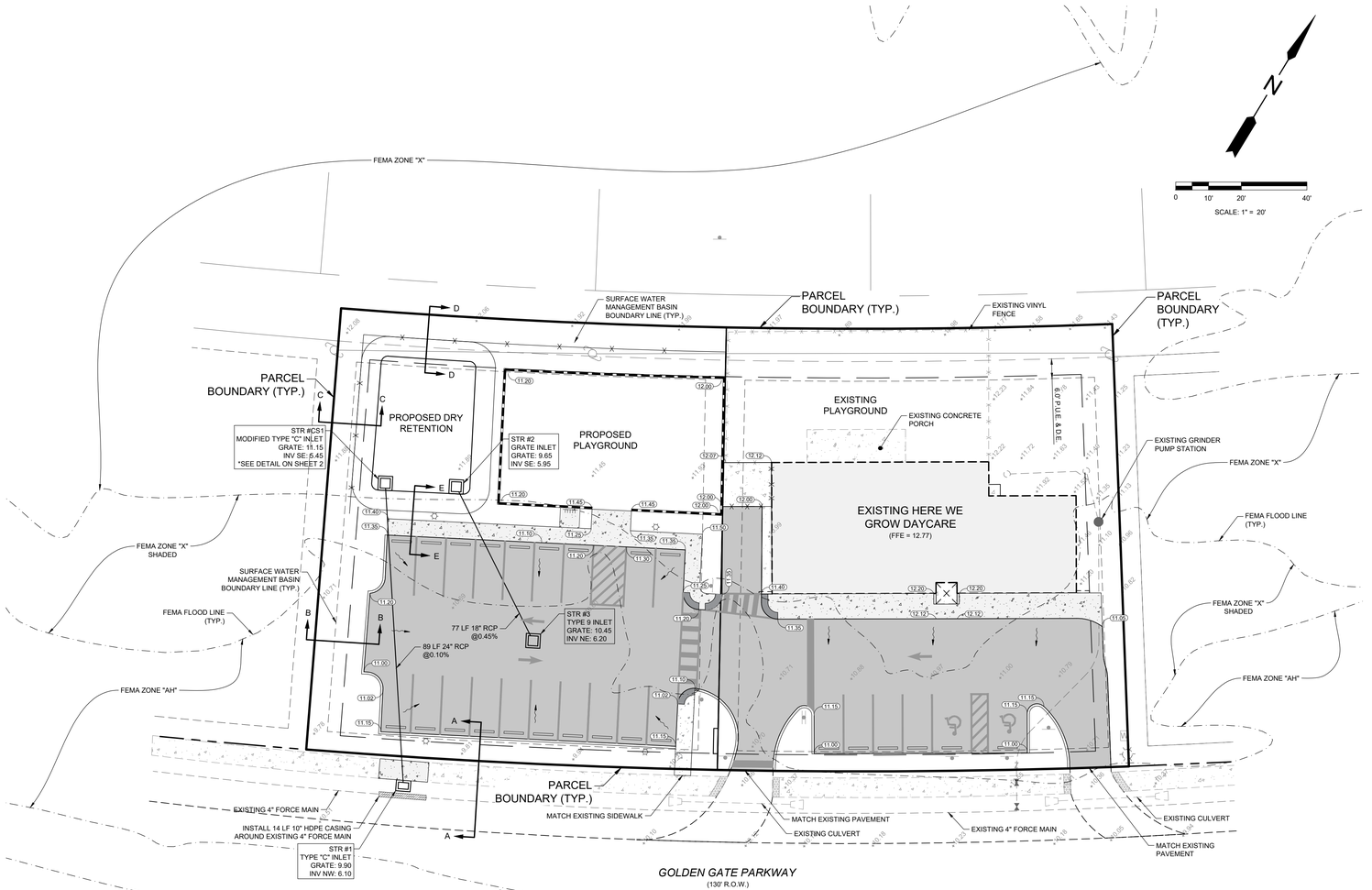

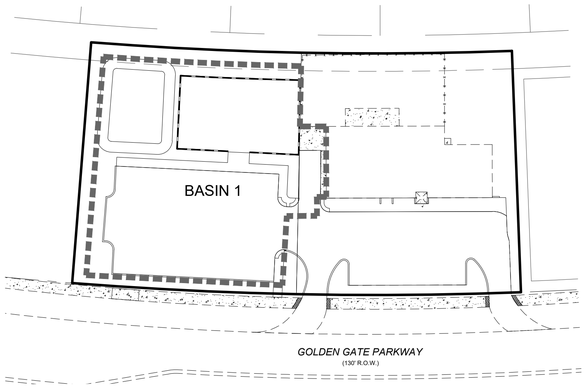

SURFACE WATER MANAGEMENT SYSTEM BASIN MAP

SCALE: 1" = 40'

SURFACE WATER MANAGEMENT SUMMARY	
10-YEAR, 1-DAY STORM	
RAINFALL (IN)	6.90
PEAK STAGE (FT-NAVD)	10.36
25-YEAR, 3-DAY STORM	
RAINFALL (IN)	11.20
ALLOWABLE DISCHARGE (CFS)	0.11
DESIGN DISCHARGE (CFS)	0.22
PEAK STAGE (FT-NAVD)	11.15
MINIMUM BERM ELEVATION (FT-NAVD)	11.15
100-YEAR, 3-DAY STORM	
RAINFALL (IN)	14.30
PEAK STAGE (FT-NAVD)	11.97

DATUM NOTE:

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HERE WE GROW DAYCARE

MASTER GRADING, DRAINAGE AND CROSS SECTIONS PLAN

#	DATE	REVISIONS
		1ST SUBMITTAL (JAN-2020)

JOSHUA R. EVANS, P.E.
FL. LICENSE No. 57436
FL. COA # 29226

PROJECT #: 00532-02

SHEET: 5

Attachment: Attachment B - Site Development Plan - PL20190001903 (19991 : Here We Grow Daycare (DR))

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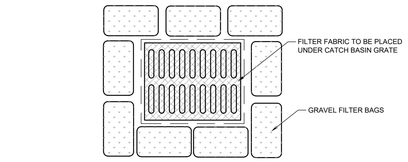
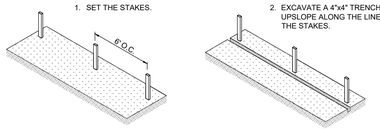
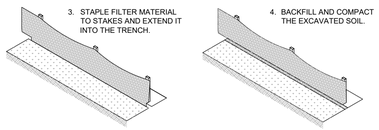


CATCH BASIN PROTECTION DETAIL

NTS





TYPICAL SILT FENCE DETAIL

NTS

STORM WATER POLLUTION PREVENTION NOTES

GENERAL REQUIREMENTS

1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3. STABILIZE ALL PERIMETER BERMS AND SLOPES TO PROTECT AGAINST EROSION.
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SOD
5. MAINTAIN SILT FENCE, GEO BALES, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
6. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. DESIGN STANDARD
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE AFFECTED AREA BY WETTING OR OTHER ACCEPTABLE METHODS.
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
11. LOCATIONS OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
12. DETAILS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICTED. BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETAIL FOR SITUATION ENCOUNTERED ON SITE.
13. BARRIERS ARE TO BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND THE STAKES SHALL BE NO MORE THAN 10' APART.
14. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE ARES. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
15. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED:

(REFERENCE FLORIDA DEVELOPMENT MANUAL, FDEP, PPS 6-301 TO 6-500

A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
B) BMP 1.05 - GEO BALE BARRIER
C) BMP 1.06 - SILT FENCE
D) BMP 1.08 - STORM INLET DRAIN PROTECTION

16. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGHOUT SITE CONSTRUCTION.

WORK WITHIN PUBLIC RIGHTS-OF-WAY

17. SLOPES 4:1 TO 3:1 SHALL BE STABILIZED WITH STABILIZED SOD
18. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH RIP-RAP, AS SHOWN ON THE PLANS.
19. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON FINISH GRADING.
20. STORMWATER BMP'S FOR A GIVEN WORK ZONE MAY BE REMOVED IMMEDIATELY FOLLOWING FINAL STABILIZATION.

DATUM NOTE:

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HERE WE GROW DAYCARE

EROSION CONTROL PLAN

#	DATE	REVISIONS
		1ST SUBMITTAL (JAN-2020)

JOSHUA R. EVANS, P.E.
FL. LICENSE No. 57436
FL. COA # 29226

PROJECT #: 00532-02

SHEET: 6

Attachment: Attachment B - Site Development Plan - PL20190001903 (19991 : Here We Grow Daycare (DR))

O:\LAND 2017\532 - HERE WE GROW DAYCARE\00532-01 ENGINEERING SERVICES\HERE WE GROW\00-AUTOCAD\00532-02 SDP\ PARKING LOT\CURRENT PLANS\00532-02PLAN SET.DWG 2/19/2021 1:58 PM

ORDINANCE NO. 2021 - 14

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE AND ZONING ATLAS, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, TO CREATE THE GOLDEN GATE PARKWAY OVERLAY DISTRICT (GGPOD) AND ELIMINATE THE GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL OVERLAY (GGPPOCO) AND THE GOLDEN GATE DOWNTOWN CENTER COMMERCIAL OVERLAY DISTRICT (GGDCCO), AND ESTABLISH USES, BOUNDARIES AND DESIGN STANDARDS, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER ONE - GENERAL PROVISIONS, INCLUDING SECTION 1.08.01 - ABBREVIATIONS; CHAPTER TWO – ZONING DISTRICTS AND USES, INCLUDING SECTION 2.03.07 OVERLAY ZONING DISTRICTS AND SECTION 2.05.01 – DENSITY STANDARDS AND HOUSING TYPES; CHAPTER 4 – SITE DESIGN AND DEVELOPMENT STANDARDS, INCLUDING SECTION 4.02.26 – DESIGN STANDARDS FOR THE GOLDEN GATE PARKWAY OVERLAY DISTRICT (GGPOD) WHICH WILL REPLACE THE GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL OVERLAY DISTRICT (GGPPOCO)—SPECIAL CONDITIONS FOR THE PROPERTIES ABUTTING GOLDEN GATE PARKWAY EAST OF SANTA BARBARA BOULEVARD AS REFERENCED IN THE GOLDEN GATE PARKWAY PROFESSIONAL OFFICE COMMERCIAL DISTRICT MAP (MAP 2) OF THE GOLDEN GATE AREA MASTER PLAN, AND INCLUDING SECTION 4.02.37 - DESIGN STANDARDS FOR DEVELOPMENT IN THE GOLDEN GATE DOWNTOWN CENTER COMMERCIAL OVERLAY DISTRICT (GGDCCO), SECTION 4.02.38-SPECIFIC DESIGN CRITERIA FOR MIXED USE DEVELOPMENT WITHIN C-1 THROUGH C-3 ZONING DISTRICTS, SECTION 4.05.02 – DESIGN STANDARDS; CHAPTER FIVE – SUPPLEMENTAL STANDARDS, INCLUDING SECTION 5.05.04 – GROUP HOUSING AND SECTION 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS; AND CHAPTER 10 – APPLICATION, REVIEW, AND DECISION-MAKING PROCEDURES, INCLUDING SECTION 10.03.06 - PUBLIC NOTICE AND REQUIRED HEARINGS FOR LAND USE PETITIONS; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE.

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

Recitals

WHEREAS, on October 30, 1991, the Collier County Board of County Commissioners adopted Ordinance No. 91-102, the Collier County Land Development Code (hereinafter LDC), which was subsequently amended; and

WHEREAS, the Collier County Board of County Commissioners (Board) on June 22, 2004, adopted Ordinance No. 04-41, which repealed and superseded Ordinance No. 91-102, as amended, the Collier County Land Development Code, which had an effective date of October 18, 2004; and

WHEREAS, on March 18, 1997, the Board adopted Resolution 97-177 establishing local requirements and procedures for amending the LDC; and

WHEREAS, all requirements of Resolution 97-177 have been met; and

WHEREAS, the Collier County Planning Commission, sitting as the land planning agency, did hold an advertised public hearing on October 8, 2020, and reviewed the proposed amendments for consistency with the Comprehensive Plan and did recommend approval; and

WHEREAS, the Board of County Commissioners, in a manner prescribed by law, did hold an advertised public hearing on February 23, 2021 and March 9, 2021, and did take action concerning these amendments to the LDC; and

WHEREAS, the subject amendments to the LDC are hereby determined by this Board to be consistent with and to implement the Collier County Growth Management Plan as required by Subsections 163.3194 (1) and 163.3202 (1), Florida Statutes; and

WHEREAS, this ordinance is adopted in compliance with and pursuant to the Community Planning Act (F.S. § 163.3161 *et seq.*), and F.S. § 125.01(1)(t) and (1)(w); and

WHEREAS, this ordinance is adopted pursuant to the constitutional and home rule powers of Fla. Const. Art. VIII, § 1(g); and

WHEREAS, all applicable substantive and procedural requirements of the law have otherwise been met.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida, that:

SECTION ONE: RECITALS

The foregoing Recitals are true and correct and incorporated by reference herein as if fully set forth.

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

SECTION TWO: FINDINGS OF FACT

The Board of Commissioners of Collier County, Florida, hereby makes the following findings of fact:

1. Collier County, pursuant to § 163.3161, *et seq.,* F.S., the Florida Community Planning Act (herein after the "Act"), is required to prepare and adopt a comprehensive plan.

2. After adoption of the Comprehensive Plan, the Act and in particular § 163.3202(1). F.S., mandates that Collier County adopt land development regulations that are consistent with and implement the adopted comprehensive plan.

3. Section 163.3201, F.S., provides that it is the intent of the Act that the adoption and enforcement by Collier County of land development regulations for the total unincorporated area shall be based on, be related to, and be a means of implementation for, the adopted comprehensive plan.

4. Section 163.3194(1)(b), F.S., requires that all land development regulations enacted or amended by Collier County be consistent with the adopted comprehensive plan, or element or portion thereof, and any land regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

5. Section 163.3202(3), F.S., states that the Act shall be construed to encourage the use of innovative land development regulations.

6. On January 10, 1989, Collier County adopted the Collier County Growth Management Plan (hereinafter the "Growth Management Plan" or "GMP") as its comprehensive plan pursuant to the requirements of § 163.3161 *et seq.,* F.S.

7. Section 163.3194(1)(a), F.S., mandates that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such comprehensive plan or element shall be consistent with such comprehensive plan or element as adopted.

8. Pursuant to § 163.3194(3)(a), F.S., a development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

9. Section 163.3194(3)(b), F.S., states that a development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are

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Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

10. On October 30, 1991, Collier County adopted the Collier County Land Development Code, which became effective on November 13, 1991. The Land Development Code adopted in Ordinance 91-102 was recodified and superseded by Ordinance 04-41.

11. Collier County finds that the Land Development Code is intended and necessary to preserve and enhance the present advantages that exist in Collier County; to encourage the most appropriate use of land, water and resources consistent with the public interest; to overcome present handicaps; and to deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Collier County and it is intended that this Land Development Code preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare of Collier County; to prevent the overcrowding of land and avoid the undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; to conserve, develop, utilize and protect natural resources within the jurisdiction of Collier County; to protect human, environmental, social and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

12. It is the intent of the Board of County Commissioners of Collier County to implement the Land Development Code in accordance with the provisions of the Collier County Comprehensive Plan, Chapter 125, Fla. Stat., and Chapter 163, Fla. Stat., and through these amendments to the Code.

SECTION THREE: ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE

* * * * * * * * * * * * *

SUBSECTION 3.A. AMENDMENTS TO SECTION 1.08.01 ABBREVIATIONS

Section 1.08.01, Abbreviations, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

* * * * * * * * * * * * *

1.08.01 Abbreviations

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

* * * * * * * * * * * *

GGAMP	Golden Gate Area Master Plan
GGPOD	Golden Gate Parkway Overlay District
GGPOD-AC	Golden Gate Parkway Overlay District-Activity Center subdistrict
GGPOD-DT	Golden Gate Parkway Overlay District-Downtown subdistrict
~~GGPPOCO~~	~~Golden Gate Parkway Professional Office Commercial Overlay District~~
GMP	Collier County Growth Management Plan

* * * * * * * * * * * *

SUBSECTION 3.B. AMENDMENTS TO SECTION 2.03.07 OVERLAY ZONING DISTRICTS

Section 2.03.07, Overlay Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

* * * * * * * * * * * *

2.03.07 Overlay Zoning Districts

* * * * * * * * * * * *

F. Golden Gate Parkway Overlay District (GGPOD)

1. Purpose and intent. The purpose and intent of these provisions is to implement the goals, objectives, and policies of the GGAMP, specifically the Golden Gate City Sub-Element. These provisions shall also be utilized in concert with the County's Golden Gate City Economic Development Zone, Ordinance 2018-56.

2. Applicability.

a. The use regulations of this LDC section and the design standards of LDC section 4.02.26, shall apply to all properties as shown in Illustration 1 of LDC section 2.03.07 F.4.b.

b. Property owners within the GGPOD may establish uses, densities, and intensities in accordance with the underlying zoning classification or the GGPOD. The design standards of the GGPOD pursuant to LDC Section 4.02.26 shall apply.

c. Any PUD established prior to [*the effective date of this ordinance*,] including amendments or boundary changes, may elect to utilize the use regulations and design standards of the GGPOD. Any PUD proposed after [*the effective date of this ordinance*] shall apply the provisions of the GGPOD, unless a deviation is approved in accordance with LDC Section 10.02.13 A.3.

d. Where a property or a PUD is partially located within the boundary of the GGPOD, the provisions of the GGPOD shall only be available to that portion of the property located within the GGPOD.

e. Conditional Uses approved prior to [*the effective date of this ordinance*] that include design standards inconsistent with the provisions of the

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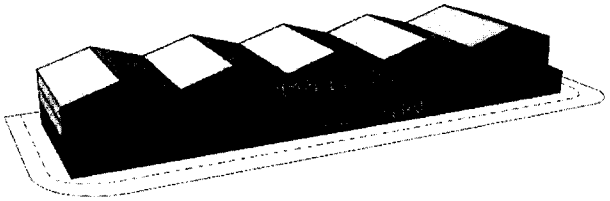
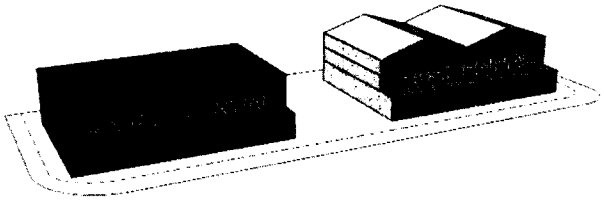
GGPOD may elect to utilize the provisions of the GGPOD without the review of the CU as required by LDC section 10.02.08 G.4.

3. Definitions. The following definitions shall apply to the GGPOD:

Mixed use: A single development project with a residential component and a nonresidential component. The mix of uses may be arranged horizontally (separate buildings with a common development plan) or vertically (in the same building), or some combination of both. Examples include but are not limited to the following:



Vertical mixed use



Horizontal mixed use

4. Establishment of subdistricts.

a. Purpose and Intent.

i. The Mixed Use Activity Center Subdistrict (GGPOD-AC). This subdistrict is intended to be mixed-use (commercial, residential, institutional) in character. The concept is designed to concentrate new and existing commercial zoning in locations where traffic impacts can be readily accommodated, to avoid strip and disorganized patterns of commercial development, and to create focal points within the community. The standard for intensity of commercial uses are uses allowed in the C-1 through C-5 zoning districts but with certain exceptions. In addition, uses that are specifically intended to support economic development in Golden Gate City are also allowed.

ii. Downtown Center Commercial Subdistrict (GGPOD-DT). This subdistrict is to encourage redevelopment along Golden Gate Parkway in order to improve the physical appearance of the area and create a vibrant and viable downtown subdistrict within Golden Gate City. Emphasis shall be placed on the creation of a pedestrian-oriented boulevard. The provisions of this subdistrict are intended to ensure harmonious development of commercial and mixed use buildings at a pedestrian scale that are compatible with residential development within and outside of the subdistrict. The subdistrict allows the aggregation of properties in order to promote flexibility in site design. The types of uses permitted within this subdistrict are retail, office, personal services, institutional, and residential. Non-residential development is

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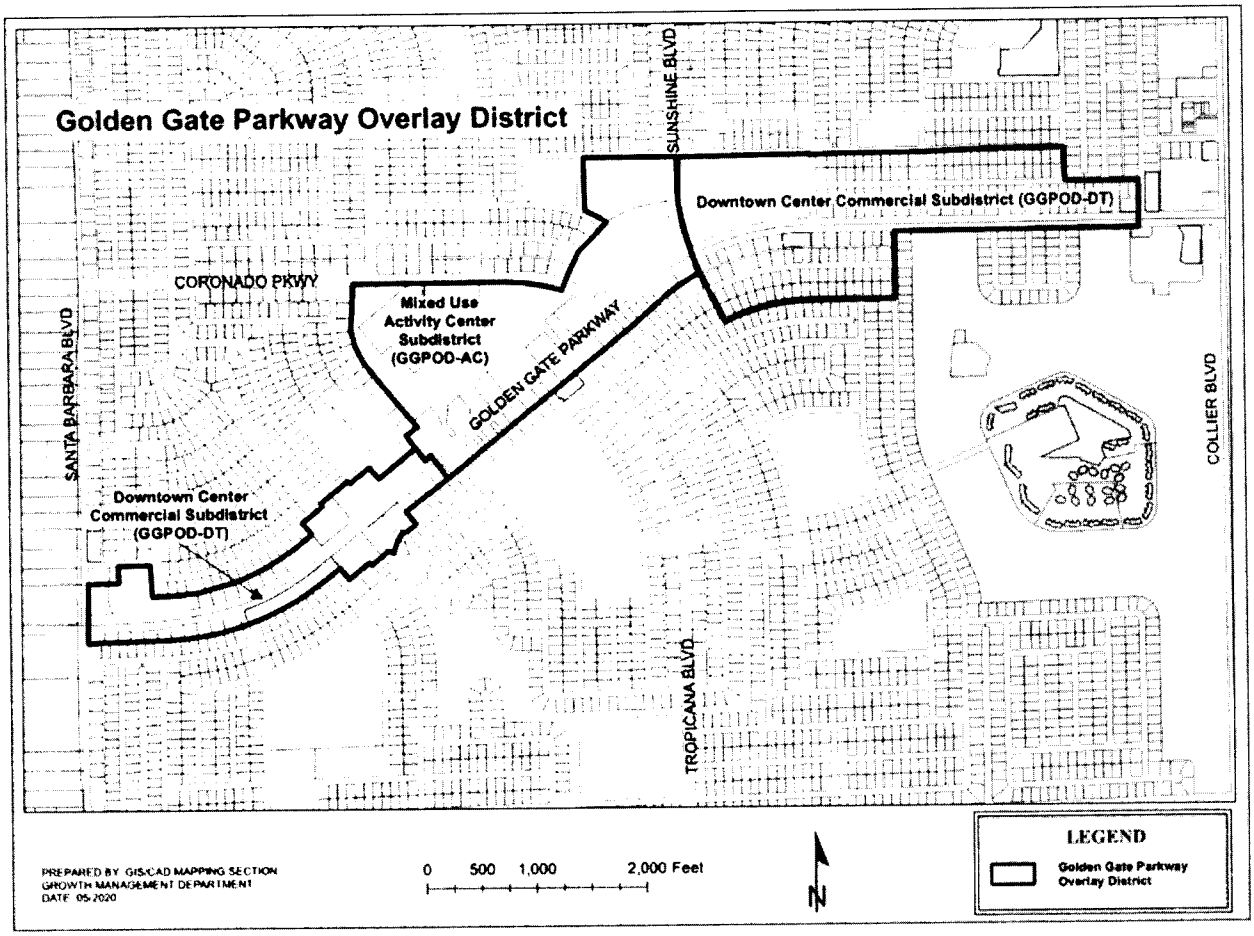
intended to serve the needs of residents within the subdistrict, surrounding neighborhoods, and passerby.

b. Boundaries of GGPOD and subdistricts. The boundaries of the GGPOD and subdistricts are identified in Illustration 1 below:



(map to be added)

Illustration 1 - GGPOD with subdistricts

5. Table of Uses.

a. The Table of Uses identifies uses as permitted uses (P) or conditional uses (CU). Conditional uses shall require approval in accordance with the procedures set forth in LDC section 10.08.00.

b. Table 1.

Use Category	Mixed Use Activity Center Subdistrict	Downtown Center Commercial Subdistrict

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		(GGPOD-AC)[1]	(GGPOD-DT)[1]
	Residential Uses		
1)	Artist village.	P	P
2)	Dwelling, Multi-Family, including townhouses.	P	P
3)	Live-work units.	P	P
4)	Any use listed as permitted in the underlying zoning.	P	P
5)	Any use listed as a conditional use in the underlying zoning district.	CU	CU
	Commercial Uses[2]		
1)	Any use listed as permitted in the underlying zoning district.	P	P
2)	Any use listed as a conditional use in the underlying zoning district.	C	C
3)	Any use listed as a permitted use in any of the C-1, C-2, or C-3 zoning districts, without size limitations.	P	P
4)	Any use listed as a conditional use in any of the C-1, C-2, or C-3 zoning districts, without size limitations.	P	CU[4]
5)	Any use listed as a permitted use in the C-4 or C-5 zoning districts.	P	
6)	Any use listed as a conditional use in the C-4 or C-5 zoning districts.	CU[4]	
7)	Hotels and motels (7011, 7021, and 7041).	P	P
	Economic Development Uses[2, 3]		
1)	Aircraft and parts (3721-3728).	P	
2)	Beverages (2082-2087).	P	
3)	Communications equipment (3661-3669).	P	
4)	Computer and office equipment (3571-3579).	P	
5)	Construction, mining, and materials handling (3531, 3534-3537).	P	
6)	Dental laboratories (8072).	P	
7)	Drugs (2833-2836).	P	
8)	Electrical industrial apparatus (3621-3629).	P	
9)	Electric lighting and wiring equipment (3641-3646, 3648).	P	
10)	Electric transmission and distribution equipment (3612-3613).	P	
11)	Electronic components and accessories (3671-3679).	P	
12)	Engines and turbines (3511-3519).	P	
13)	Farm machinery and equipment (3523-3524).	P	
14)	Furniture and fixtures, not elsewhere classified (2599).	P	
15)	General industrial machinery and equipment (3561, 3563, 3565-3569).	P	
16)	Household appliances, not elsewhere classified	P	

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	(3639).		
17)	Household audio and video equipment, and audio (3651-3652).	P	
18)	Jewelers' findings and materials, and lapidary work (3915).	P	
19)	Laboratory apparatus and analytical, optical, measuring, and controlling instruments (3821-3829).	P	
20)	Manufacturing industries, not elsewhere classified (3999).	P	
21)	Metalworking machinery and equipment (3546 and 3548).	P	
22)	Miscellaneous electrical machinery, equipment, and supplies (3691-3692, 3695-3699).	P	
23)	Miscellaneous industrial and commercial (3593-3599).	P	
24)	Ophthalmic goods (3851).	P	
25)	Photographic equipment and supplies (3861).	P	
26)	Refrigeration and service industry machinery (3581-3582, 3586-3589).	P	
27)	Search, detection, navigation, guidance, aeronautical, and nautical systems and instruments (3812).	P	
28)	Special industry machinery, except metalworking (3552-3559).	P	
29)	Surgical, medical, and dental instruments and supplies (3841-3845).	P	
30)	Transportation equipment, not elsewhere classified (3799).	P	
31)	Watches, clocks, clockwork operated devices, and parts (3873).	P	
32)	Any other Economic Development use which is comparable in nature with the list of permitted uses contained herein and consistent with the purpose and intent statement of the GGPOD as determined by the Hearing Examiner or Board of Zoning Appeals, pursuant to LDC section 10.02.06.	P	

Notes:

[1] See LDC section 2.03.07 F.6. for specific prohibitions in the GGPOD.

[2] See LDC section 4.02.26 B.14. for pollution control standards.

[3] See LDC section 4.02.26 C. for design standards specific to Economic Development uses.

[4] Vertical mixed use developments shall be permitted uses.

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6. Prohibited uses. These uses are prohibited, except that uses existing as of [*effective date of Ordinance*] may continue to operate as a permitted use until the use ceases for a period of one year. This section does not apply to the uses allowed in the underlying zoning district.

a. Prohibited uses in the GGPOD-AC and GGPOD-DT.

i. Ancillary plants.

ii. Animal specialty services, except veterinary (0752, with outdoor kenneling).

iii. Automobile dealers (5511 and 5599).

iv. Automobile parking (7521), tow-in parking lots only.

v. Automotive services (7549).

vi. Automotive repair services (7532-7539).

vii. Boat dealers (5551).

viii. Building construction (1521-1542).

ix. Car washes (7542).

x. Carpentry and floor work contractors (1751-1752).

xi. Communication towers.

xii. Concrete work (1771).

xiii. Correctional institutions (9223).

xiv. Electrical contractors (1731).

xv. Equipment Rental and Leasing, Not Elsewhere Classified (7359 – airplane rental and leasing; industrial truck rental and leasing; oil field equipment rental and leasing; oil well drilling equipment rental and leasing; and toilets, portable: rental and leasing only).

xvi. Farm product raw materials (5153-5150).

xvii. Fuel dealers (5983-5989).

xviii. Gasoline service stations (5541).

xix. Glass and glazing work (1793).

xx. Golf courses, public (7992).

xxi. Heating and air-conditioning contractors (1711).

xxii. Heavy construction equipment rental and leasing (7353).

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xxiii. Installation or erection of building equipment contractors (1796).

xxiv. Local trucking without storage (4212).

xxv. Marinas (4493 and 4499).

xxvi. Masonry, stonework, tile setting and plastering contractors (1741-1743).

xxvii. Mobile home dealers (5271).

xxviii. Motion picture theatres, drive-in (7833).

xxix. Motor freight transportation and warehousing (4225).

xxx. Motor vehicle dealers, new and used (5511, 5521).

xxxi. Motorcycle dealers (5571).

xxxii. Outdoor storage yards.

xxxiii. Packing Services (4783).

xxxiv. Painting and paper hanging (1721).

xxxv. Passenger car leasing (7515).

xxxvi. Passenger car rental (7514).

xxxvii. Plumbing contractors (1711).

xxxviii. Recreational vehicle dealers (5561).

xxxix. Roofing, siding and sheet metal work contractors (1761).

xl. Special trade contractors, not elsewhere classified (1799).

xli. Structural steel erection contractors (1791).

xlii. Taxicabs (4121).

xliii. Truck rental and leasing, without drivers (7513).

xliv. Veterinary services (0741 & 0742, with outdoor kenneling).

xlv. Utility trailer and recreational vehicle rental (7519).

b. Additional prohibitions for the GGPOD-DT only.

i. No automatic food and drink vending machines located outside of a building.

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ii. Enameling, painting, or plating as a principal use is prohibited; however, these are permitted if accessory to an artist or craft studio.

iii. Prisons, detention facilities, halfway houses, soup kitchens, homeless shelters, and single-room occupancy hotels, which are dormitory-style hotels with shared bathrooms and public space.

~~F. Golden Gate Parkway Professional Office Commercial Overlay (GGPPOCO).~~

~~1. The provisions of the "GGPPOCO" district are intended to provide Golden Gate City with a viable professional office commercial district. The professional office commercial district has two (2) purposes. (1), to serve as a bonafide entry way into Golden Gate City. (2), to provide a community focal point and sense of place. The uses permitted within this district are generally low intensity, office development which minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure compatibility with abutting residential districts.~~

~~2. These regulations apply to properties north and south of Golden Gate Parkway, starting at Santa Barbara Boulevard and extending eastward to 52nd Terrace S.W. in Golden Gate City as measured perpendicularly from the abutting right-of-way for a distance of approximately 3,600 feet more or less and consisting of approximately 20.84 acres. These properties are identified on Map two (2) of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and development requirements shall be as required in the underlying zoning categories.~~

~~a. Permitted Uses.~~

~~1. Accounting (8721).~~
~~2. Adjustment and collection services (7322).~~
~~3. Advertising agencies (7311).~~
~~4. Architectural services (8712).~~
~~5. Auditing (8721).~~
~~6. Banks and credit Unions (6021-6062).~~
~~7. Bookkeeping services (8721).~~
~~8. Business associations (8611).~~
~~9. Business consulting services (8748).~~
~~10. Business credit institutions (6153—6159).~~
~~11. Commercial art and graphic design (7336).~~
~~12. Commercial photography (7335).~~
~~13. Computer programming services (7371).~~
~~14. Computer programming, processing, data preparation, information retrieval, facilities management, and miscellaneous services (7371, 7374—7376, 7379).~~
~~15. Credit reporting services (7323).~~
~~16. Direct mail advertising services (7331).~~
~~17. Eating places (5812 except carry-out restaurants; contract feeding; dinner theaters; drive-in and drive-through restaurants; fast food restaurants, carry-out; restaurants, fast-food; submarine sandwich shops).~~
~~18. Employment Agencies (7361).~~

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~~19. Engineering services (8711).~~
~~20. Health services, offices and clinics (8011—8049).~~
~~21. Holding and other investment offices (6712—6799).~~
~~22. Insurance carrier, agents and brokers (6311—6399, 6411).~~
~~23. Legal services (8111).~~
~~24. Loan brokers (6163).~~
~~25. Management services (8741—8742).~~
~~26. Mortgage bankers and loan correspondents (6162).~~
~~27. Museums and art galleries (8412).~~
~~28. Personal credit institutions (6141).~~
~~29. Photographic studios, portrait (7221).~~
~~30. Professional Membership organizations (8621).~~
~~31. Public administration (9111—9199, 9229, 9311, 9411—9451, 9511—9532, 9611—9661).~~
~~32. Public relations services (8743).~~
~~33. Radio, television and publishers advertising representatives (7313).~~
~~34. Real estate (6512—6514, 6519, 6531—6553).~~
~~35. Research, development, and testing services (8732).~~
~~36. Secretarial and court reporting services (7338).~~
~~37. Security and commodity brokers, dealers, exchanges, and services (6211—6289).~~
~~38. Surveying services (8713).~~
~~39. Tax return preparation services (7291).~~
~~40. Travel agencies (4724).~~
~~41. Veterinary services (0742, excluding outside kenneling).~~
~~42. Any other commercial use which is comparable in nature with the list of permitted uses, and consistent with the purpose and intent statement of the overlay, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.~~

~~b. Accessory Uses.~~

~~1. Uses and structures that are accessory and incidental to the permitted uses.~~

~~3. For signage to be located along the Golden Gate Parkway, see sections 5.06.00 of the Collier County Sign Code and the Golden Gate Master Plan.~~

* * * * * * * * * * * *

O. **Reserved.** ~~Golden Gate Downtown Center Commercial Overlay District (GGDCCO). Special conditions for properties in the vicinity of Golden Gate Parkway in Golden Gate City, as identified on the Golden Gate Downtown Center Commercial Subdistrict Map of the Golden Gate Area Master Plan and as contained herein.~~

~~1. *Applicability*. These regulations apply to properties in Golden Gate City lying north of Golden Gate Parkway, generally bounded by 23rd Avenue SW and 23rd Place SW to the north, 45th Street SW to the west, and 41st Street SW and Collier Boulevard to the east. South of Golden Gate Parkway, these regulations apply to properties bounded by 25th Avenue SW to the south, 47th Street SW to the west, and 44th Street SW to the east. These properties are more precisely identified on the "Golden Gate Downtown Center Commercial Subdistrict" map of~~

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the Golden Gate Area Master Plan and as depicted on the applicable official zoning atlas maps. Except as provided in this section and section 4.02.26, all other use, dimensional and development requirements shall be as required or allowed in the underlying zoning districts.

2. *Purpose and Intent.* The purpose and intent of this overlay district (see Downtown Center Commercial Subdistrict Map) is to encourage redevelopment herein in order to improve the physical appearance of the area and create a viable downtown district for the residents of Golden Gate City and Golden Gate Estates. Emphasis shall be placed on the creation of pedestrian-oriented areas, such as outdoor dining areas and pocket parks, that do not impede the flow of traffic along Golden Gate Parkway. Also, emphasis shall be placed on the construction of mixed-use buildings. Residential dwelling units constructed in this overlay district are intended to promote resident-business ownership. The provisions of this overlay district are intended to ensure harmonious development of commercial and mixed-use buildings at a pedestrian scale that is compatible with residential development within and outside of the overlay district.

3. *Aggregation of Properties.* This overlay district encourages the aggregation of properties in order to promote flexibility in site design. The types of uses permitted within this overlay district are low intensity retail, office, personal services, institutional, and residential. Non-residential development is intended to serve the needs of residents within the overlay district, surrounding neighborhoods, and passersby.

4. *Permitted uses.*

a. Residential uses: As permitted by right in the existing residential zoning districts, except as otherwise prohibited by this overlay, when:

1. In an existing owner occupied structure.

2. In an existing non-owner occupied structure, until such time as cessation is required by subsection 4.02.37 A.1

b. Residential within a mixed use building

c. Commercial uses:

1. Accounting services (8721).
2. Adjustment and collection services (7322).
3. Advertising Agencies (7311).
4. Apparel & accessory stores (5611-5699).
5. Architectural services (8712), limited to 5,000 square feet per floor.
6. Auto and home supply stores (5531).
7. Barber shops (7241).
8. Beauty shops (7231).
9. Building cleaning and maintenance services (7349).
10. Business associations (8611).
11. Business consulting services (8748).
12. Business services - miscellaneous (7397).

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~~13. Business repair service.~~
~~14. Carpet and upholstery cleaning (7217).~~
~~15. Commercial art and graphic design (7336).~~
~~16. Commercial photography (7335).~~
~~17. Computer programming, data processing, rental, leasing, repair and other services (7371-7379).~~
~~18. Computer and computer software stores (5734).~~
~~19. Credit reporting services (7323).~~
~~20. Department stores (5311).~~
~~21. Direct mail advertising services (7331).~~
~~22. Disinfecting and pest control services (7342).~~
~~23. Drug stores (5912), limited to 5,000 square feet per floor.~~
~~24. Eating establishments and places (5812 except commercial use employing drive-up, drive-in, or drive-through delivery of goods and/or services).~~
~~25. Electrical and electronic repair shop (7629).~~
~~26. Employment agencies (7361).~~
~~27. Engineering services (8711), limited to 5,000 square feet per floor.~~
~~28. Equipment rental and leasing (7359), not including heavy construction equipment.~~
~~29. Essential services, see~~ sec. 2.01.03; ~~except that law enforcement, fire, and emergency medical services uses are limited to administrative offices only.~~
~~30. Food stores (groups 5411-5499).~~
~~31. Funeral service and crematories (7261).~~
~~32. General merchandise stores (5331-5399).~~
~~33. Glass stores (5231).~~
~~34. Hardware stores (5251).~~
~~35. Health services, offices and clinics (8011-8049).~~
~~36. Home furniture and furnishing stores (5712-5719).~~
~~37. Home health care services (8082).~~
~~38. Household appliance stores (5722).~~
~~39. Insurance carriers, agents and brokers (6311-6399, 6411).~~
~~40. Labor unions (8631).~~
~~41. Landscape architects, consulting and planning (0781), limited to 5,000 square feet per floor.~~
~~42. Large Appliance Repair Service (7623).~~
~~43. Laundry and drycleaners agents, garment pressing, linen supply, cleaning services (7212, 7213, 7219); no coin operated laundries or drycleaners.~~
~~44. Legal services (8111).~~
~~45. Libraries (8231).~~
~~46. Management services (8741, 8742).~~
~~47. Medical equipment rental and leasing (7352).~~
~~48. Membership organizations - miscellaneous (8699).~~
~~49. Museums and art galleries (8412).~~
~~50. Musical instrument stores (5736).~~
~~51. Outdoor advertising services (7312).~~
~~52. Paint stores (5231).~~
~~53. Parks, public or private; limited to pocket parks only, generally described as a small area accessible to the general public that often includes plantings, fountains, seating areas, and other similar passive open space features.~~

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54. Personal services - miscellaneous (7299, babysitting bureaus, clothing and costume rental, dating service, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only).
55. Personnel supply services (7363, except labor pools).
56. Photocopying and duplicating services (7334).
57. Photofinishing laboratories (7384).
58. Photographic studios, portrait (7221).
59. Physical fitness facilities (7991).
60. Political organizations (8651).
61. Professional membership organizations (8621).
62. Public relations services (8743).
63. Radio, television and consumer electronics stores (5731).
64. Radio, television and publishers advertising representatives (7313).
65. Record and prerecorded tape stores (5735).
66. Real estate (6512, 6531, 6541).
67. Retail - miscellaneous (5921-5963 and 5992-5999, excluding liquor stores, pawn shops, retail firearm and ammunition sales), limited to 5,000 square feet per floor.
68. Retail nurseries, lawn and garden supply stores (5261).
69. Schools - vocational (8243-8299).
70. Secretarial and court reporting services (7338).
71. Security and commodity brokers, dealers, exchanges, and services (6211-6289).
72. Shoe repair shops or shoeshine parlors (7251).
73. Surveying services (8713), limited to 5,000 square feet per floor.
74. Tax return preparation services (7291).
75. United States Postal Service (4311, except major distribution center).
76. Videotape Rental (7841), limited to 1,800 square feet of gross floor area.
77. Wallpaper stores (5231).
78. Watch, clock and jewelry repair (7631).

5. Accessory uses. Accessory uses within the GGDCCO include the uses listed below.

a. Caretaker's residence, accessory to commercial and mixed use projects only.

b. Enameling, painting, or plating, accessory to an artist's studio or craft studio only.

c. Play areas and playgrounds.

d. Recreational facilities.

6. Conditional uses. Conditional uses within the GGDCCO include the uses listed below, subject to the standards and procedures established in section 10.08.00.

a. Auctioneering Services, auction rooms and houses (5999, 7389); limited to 5,000 square feet per floor.

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~~b. Community centers.~~

~~c. Dance studios, schools, and halls (7911).~~

~~d. Food stores (5411-5499), over 5,000 square feet.~~

~~e. Motion picture theaters (7832).~~

~~f. Outdoor dining areas, not directly abutting the Golden Gate Parkway right-of-way.~~

~~7. Prohibited uses. Prohibited uses within the GGDCCO include the uses listed below:~~

~~a. New residential-only structures.~~

~~b. Any commercial use employing drive-up, drive-in or drive-through delivery of goods or services.~~

~~c. Sexually oriented businesses (Code of Laws, 26-151 *et seq.*).~~

~~d. Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist's or craft studio.~~

~~e. Single-room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.~~

SUBSECTION 3.C. AMENDMENTS TO SECTION 2.05.01 DENSITY STANDARDS AND HOUSING TYPES

Section 2.05.01, Density Standards and Housing Types, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.05.01 Density Standards and Housing Types

A. Where residential uses are allowable, the following density standards and housing type criteria shall apply.

Housing Type: Zoning District:	Single-family	Duplex	Townhouse	Multifamily	Mobile Home	Cluster	Guest House	Caretaker Units (number allowed)	Timeshare	Recreational vehicles[1]	Maximum Density[2,17] (units per gross acre)
*	*	*	*	*	*	*	*	*	*	*	*
~~GGDCCO~~ GGPOD			✓	✓							Per the GMP ~~and/or the underlying zoning district~~

SUBSECTION 3.D. AMENDMENTS TO SECTION 4.02.26 DESIGN STANDARDS FOR THE GOLDEN GATE PARKWAY OVERLAY DISTRICT (GGPOD)

Words ~~struck through~~ are deleted, words underlined are added.

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Section 4.02.26, Design Standards for the Golden Gate Parkway Overlay District (GGPOD), of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.26 Design Standards For The Golden Gate Parkway Overlay District (GGPOD)

A. General.

1. Unless otherwise specified, the standards contained in this section shall be applicable to all development, except for single-family dwellings (detached) and two-family dwellings on residentially-zoned lots, group housing, public schools, and any use listed as a prohibited use pursuant to LDC section 2.03.07 F.6.a. These excepted uses shall comply with the dimensional standards for principal and accessory uses in the underlying zoning district and all other applicable standards of the LDC.

2. The provisions of LDC section 4.02.38 shall not apply to properties in the GGPOD.

3. LDC provisions of LDC section 5.03.02 H. shall not apply to properties in the GGPOD.

4. The provisions of LDC section 5.05.07 shall not apply to townhouse development in the GGPOD.

5. The provisions of LDC section 5.05.08 shall not apply to "vertical mixed use" projects in the GGPOD, except for the following standards:

   a. LDC section 5.05.08 D.8. (overhead doors);

   b. LDC section 5.05.08 D.15. (neon tubing);

   c. LDC section 5.05.08 E.8. (parking structures), which shall be in accordance with LDC section 4.02.26 B.9.

   d. LDC section 5.05.08 F.3. (pedestrian pathways);

   e. LDC section 5.05.08 F.4. (service function areas and facilities);

   f. LDC section 5.05.08 F.6. (drive-through facilities location and buffering standards); and

   g. LDC section 5.05.08 F.7. (lighting).

B. Architectural, building, and site design standards.

1. Table 1. Dimensional Requirements in the GGPOD.

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	Residential Use	Non-Residential Use and Mixed Use
Min. Lot Area (square feet)	Townhouse: 2,000 (per unit); Multi-Family: 10,000	10,000
Min. Lot Width (linear feet)	Townhouse: 20 Multi-Family: 100	100
Max. Floor Area Ratio	N/A	0.90 (hotels only)
Min. Floor Area (square feet per unit)	Efficiency: 450 1 Bedroom: 600 2+ Bedroom: 750	N/A
Max. Building Coverage (%)	100	
Required Yards		
Min. Front Yard (feet)	0[1,2]	
Max. Front Yard (feet)	15	
Min. Side Yard (feet)	0[1]	
Min. Rear Yard (feet)	5	
Max. Zoned Height (feet)		
GGPOD-AC	Townhouse: 45 Multi-Family: 75	75
GGPOD-DT	Townhouse: 45[3] Multi-Family: 60	60[3]

Notes:

[1] No building, appurtenance, or site design element listed in LDC section 4.02.01 D., or any outdoor seating areas shall project beyond the property line or be placed into a right-of-way.

[2] All projects providing a front yard setback greater than zero feet must accommodate pedestrians, bicyclists, or be designed with combination of planting, seating, or hardscaped areas.

[3] Or in conformance with the maximum height allowed by the underlying zoning district, whichever is greater.

2. Terminating vistas. Buildings or projects that terminate a vista at the end or turning point of any street or pedestrian path shall include design features to emphasize the importance of the view. Examples of design features include but are not limited to tower elements, porte-cocheres, and cupolas.

3. Blank walls. Building wall areas must be interrupted with a minimum of an opening or relief work every 120 square feet, measured both horizontally and vertically. Examples of relief work may include but not be limited to stucco reveals, foam decorative banding, planted trellises, or other design treatments.

4. Roof material. Asphalt shingles are prohibited.

5. Exterior building façade materials. Corrugated or metal panels are limited to no more than 33 percent of exterior building facades (not applicable to roofs).

6. Architectural massing. Transitional massing elements specified in LDC section 5.05.08 D.3. shall be provided on proposed buildings in the GGPOD that are

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twice the height or more of adjacent residential development located external to the GGPOD or twice the height or more of the maximum height allowed on adjacent residentially-zoned properties that are external to the GGPOD.

7. Streetscape design of buildings. The standards contained herein are applicable to all properties fronting on existing rights-of-way that are 60 feet in width or greater or on new streets of any width platted after [*the adoption date of this ordinance*] pursuant to LDC section 4.02.26 D.

a. Design features at intersections. Buildings located at the intersection of two or more arterial, collector, or new streets platted after [*the adoption of this ordinance*] shall include design features to emphasize their location as gateways and transition points within the community. Examples of required design features include but are not limited to tower elements, public plazas, or courtyards.

b. Windows. The ground floor of non-residential buildings shall have at least 60 percent of its façade designed with windows to provide visual interest for pedestrians and to serve as a deterrent to crime.

c. Building entrances. Buildings located along public or private streets must be designed with main entrances for pedestrians clearly defined and oriented to the street.

8. Landscape. Landscaping and buffering shall be provided in accordance with LDC section 4.06.00 at time of SDP or PPL, except as follows:

a. Buffers. No landscape buffer shall be required along the perimeter of any lot line, except where such lot consists of a nonresidential use and is adjacent to lands located outside the GGPOD and zoned for single-family residential dwellings. In this instance, a minimum five-foot wide planting strip with shrubs and trees shall be required. Shrubs shall be no less than five feet in height and spaced a maximum of four feet on-center at the time of planting. Trees shall be a minimum of 10 feet in height, four feet in spread, 1-3/4-inch caliper, and spaced a maximum of one per 25 linear feet. These landscape buffers may be interrupted to provide for pedestrian access only.

b. Parking lots, vehicular use area, and service function areas. Landscaping for off-street parking lots, vehicular use areas, and service function areas shall be designed in accordance with LDC section 4.06.03, except for the following:

i. Interior of parking lot.

a) A maximum of 30 percent of the landscape islands may have a minimum width of five feet inside planting area.

b) Plantings within parking lots shall be a maximum of 25 percent turf grass. The balance shall be shrubs or groundcover in planting areas appropriate to the design.

ii. Perimeter of parking lot, vehicular use area, or service function area. The perimeter shall have a five-foot wide perimeter planting

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area, exclusive of curbing. The perimeter planting area shall be designed in accordance with the following:

a) Trees a minimum of 10 feet in height, four feet in spread, 1-3/4-inch caliper, and spaced a maximum of one per 25 linear feet.

b) Shrubs arranged in a staggered pattern with a minimum size of three gallons, spaced no more than three feet on-center at the time of planting to provide year-round screening. Where the perimeter planting area abuts lands outside the GGPOD and zoned for single-family residential, the shrubs shall be no less than five feet in height and spaced four feet on-center at the time of planting.

c) Perimeter planting strips may be interrupted to provide for driveway openings or for pedestrian access points.

c. Building foundation plantings.

i. Buildings, including parking structures with ground floor commercial or residential along the front facade, shall be required to have foundation plantings designed in accordance with LDC section 4.06.05, except for as follows:

a) The minimum required planting area shall be the equivalent of 10 percent of the gross ground floor area of the building.

b) As an alternative to providing a continuous building foundation planting width, the planting areas shall be located within 25 feet of the building edge in the form of landscaped courtyards and seating area landscaping.

c) It is unnecessary to provide foundation plantings along facades where the building is setback less than five feet from the property line; however, the minimum size of the required planting area shall still be required and re-allocated elsewhere on-site.

d) None of the required foundation plantings shall be located within perimeter buffers or within parking lot, vehicular use, or service function areas.

ii. Stand-alone parking structures and parking structures designed without ground floor retail or residential uses along the front façade shall provide foundation landscaping in accordance with LDC section 4.06.05 C., except that the minimum width of the planting bed shall be 10 feet.

9. Signage. The sign standards of LDC sections 5.06.02 and 5.06.04 shall apply to all mixed use and non-residential projects within the GGPOD. In addition, the

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following provisions shall apply to all wall, awning, ground, blade, and menu signs for all nonresidential and mixed use projects:

a. Signs on awnings can be combined and calculated with wall signs, to the extent that signs on walls and awnings shall not exceed the maximum square footage allowed for wall signs.

b. Graphic elements, logos, mosaic tiles, or names created in flooring immediately outside the front entrance with a maximum size of six square feet are allowed.

c. Non-illuminated plaques shall be allowed subject to the following:

i. Each business may mount a maximum of two plaques at their front entrance with each plaque restricted to a maximum of two square feet. Plaques must be flush or pin-mounted on the storefront or façade.

ii. A plaque with a maximum size of two square feet may be mounted at the exit door of each business. The purpose of this plaque is to identify the business name or address for emergency response or for the delivery of goods.

d. A wall sign not to exceed three square feet is allowed in connection with a walk-up or take-out window. This sign shall not count toward the maximum size or number allowed for wall signs.

10. Open space.

a. In order to promote a vibrant, walkable, urban community, the GGPOD public open space standards are intended to concentrate open space in structured, functional, and usable spaces that are nodes along connected pedestrian paths or corridors that are accessible to the public.

b. The standards of LDC section 4.02.01 B. shall apply, except that a minimum of 15 percent of the gross area shall be devoted to useable open space as follows:
i. Residential developments on parcels 2.5 acres or greater; or

ii. Commercial, Economic Development, and mixed use projects on five acres or greater.

c. Usable open space, as defined in LDC section 1.08.02, shall also include publicly accessible site features, such as pedestrian and walking paths, plazas, and passive furnishings. Passive furnishings include but are not limited to benches, pavilions, and picnic areas. Pervious trail links connecting within or across open spaces may count toward the requirement of usable open space. Lakes, detention areas with publicly accessible sidewalks or other impervious paths, and active recreation fields or courts that are accessible to the public may be counted toward the required public open space.

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11. Pedestrian pathways. Pedestrian pathways required in accordance with LDC section 5.05.08 F.3. shall be a minimum of six feet in width.

12. Exterior lighting.

a. Public paths shall be clearly marked by using design elements such as landscaping and pedestrian lighting.

b. Illumination levels in the GGPOD shall not exceed 0.5 footcandles at property lines where adjacent to residential development that is external to the GGPOD or residentially-zoned property that is external to the GGPOD, excluding where required pursuant to LDC section 6.06.03.

13. Public transit facilities. In addition to the off-site improvements required in LDC section 6.06.02 A., where a bus stop is located immediately adjacent to the subject property or where a property abuts a bus route, a landing pad, bicycle storage rack, and bus stop identification sign, all of which approved by CAT, shall be provided by Developer at no cost to the County in the adjacent right-of-way or within a dedicated easement, for all new development and redevelopment projects proposing more than 50 dwelling units or 10,000 square feet of a non-residential use. If these CAT facilities exist, the County Manager or designee may waive this requirement.

14. Pollution control. Any discharge from industrial, commercial, or manufacturing processes to a stormwater or surface water management system is prohibited. Wastewater from any industrial, commercial, or manufacturing process must be contained within a building or disposed of through the Collier County Water-Sewer District's wastewater collection system pursuant to the Collier County Industrial Pretreatment Ordinance, (Ord. No. 2003-18, as amended).

15. Service function areas and facilities. The provisions of LDC section 5.05.08 F.4. shall apply, except that loading docks, solid waste facilities, recycling facilities, and other services elements shall be placed to the sides or rear of the building. Service function areas shall be screened along rights-of-way in accordance with LDC Section 4.02.26 B., where applicable.

16. Off-street parking and loading. Unless otherwise specified, all parking and loading standards shall comply with LDC Section 4.05.00. In addition, the following provisions shall apply:

a. Location of parking lots. The design of off-street parking lots shall comply with the provisions of LDC section 5.05.08 F.2 except that parking lots, vehicular use areas, and service function areas shall be located to the sides or rear of buildings.

b. Driveways for single-family attached dwelling units. Where a lot abuts an alley and the rear yard accommodates the driveway and unenclosed parking of vehicles in accordance with LDC section 4.02.03 D., the minimum length of such driveway shall be 23 feet.

c. Screening from abutting rights-of-way. Off-street parking lots and vehicular use areas shall be screened along rights-of-way in accordance with LDC section 4.02.26 B.8., where applicable.

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d. Spaces required.

i. Hotels shall provide one space per hotel room.

ii. All other non-residential uses shall provide a minimum number of parking spaces equal to one space per 1,000 square feet.

e. Reductions to the number of required spaces.

i. Off-street parking requirements shall be reduced cumulatively by the following provisions, when applicable:

a) No additional off-street parking is required for outdoor dining or outdoor restaurant seating areas.

b) For mixed use projects, the required number of residential off-street parking spaces is reduced by 10 percent.

c) The minimum number of spaces required shall be reduced by the County Manager or designee when it has been determined that the reduction is necessary to preserve an existing healthy tree or trees (with a 12-inch or greater diameter at breast height) from being damaged or removed, and where the SDP provides for the retention of said tree or trees.

ii. Off-street parking requirements shall be further reduced by applying only one of the following provisions:

a) If the subject property is located within the GGPOD-AC and within 330 feet of an improved public transit facility, such as a bus shelter, bus transfer facility, or park and ride site, the required number of off-street parking spaces shall be reduced by 20 percent;

b) If the subject property is located within the GGPOD-DT and within 330 feet of an improved public transit facility, such as a bus shelter, bus transfer facility, or park and ride site, the required number of off-street parking spaces shall be reduced by 10 percent; or

c) If a public transit facility, such as bus shelter, bus transfer facility, or park and ride accommodation, is provided on-site and in coordination with and accepted by the Collier Area Transit, or if a bike-share station or ride-share pick up/drop off zone is provided on-site, the facility shall substitute for a portion of the standard required off-street parking spaces. The total percentage of parking reduction shall only equal a maximum of 30 percent of the minimum required off-street parking spaces. The County Manager or designee may approve an alternative parking credit if the applicant provides a site-specific analysis of the

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projected frequency of passenger or patron use demonstrating a greater off-set of parking spaces is warranted.

f. On-street parking. Where on-street parking exists or is permitted, a development shall count the spaces directly abutting the site's frontage toward the minimum parking requirement; however, the on-street parking spaces are considered public spaces and are not for the exclusive use of the adjacent use.

g. Parking structures.

i. Parking structures shall comply with LDC section 5.05.08 E.8, except that building foundation landscaping shall be provided in accordance with LDC section 4.02.26 B.8.c.ii.

ii. Parking structure façades shall be designed to screen views of automobiles by the general public from adjacent streets and driveways.

iii. Freestanding light fixtures on the top level of the parking structures shall be a maximum of 20 feet in height and setback from the perimeter of the structure a minimum distance of twice the height of the light fixture. Light fixtures shall be fully shielded to contain light to the surface of the deck only.

h. Bicycle parking. Bicycle parking shall apply to all commercial, mixed use, and Economic Development uses. Bicyclists shall have access via sidewalks, pathways, or driveways to the public right-of-way and be located as provided below:

i. Parking structures. Required bicycle parking shall be located in or near main entrances or elevators to provide for pedestrian safety, visibility, and security of property.

ii. On site. Bicycle parking (not located within a parking structure) shall be located on site within 50 feet of main building entrances. Bicycle parking shall not obstruct walkways.

iii. Right-of-way. Bicycle parking may be located within the public right-of-way of a new local street platted after (the adoption date of this ordinance), provided a minimum clearance of five feet is maintained for pedestrian access.

iv. Shared bicycle parking. Where there is more than one building on a site, or parking is shared with an adjacent site, bicycle parking shall be distributed equally to serve all buildings and main entrances.

17. Drive-Up, Drive-In, or Drive-Through Delivery of Goods or Services.

a. A drive-up, drive-in, or drive-through facility is a design feature of a building or site of a commercial use. A facility may include but is not

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limited to a building opening, such as windows and doors, mechanical devices, and vehicular stacking lanes.

b. This design feature shall be prohibited in the GGPOD-DT, pursuant to the GGAMP.

c. In the GGPOD-AC, no use, except a bank, shall have a drive-up, drive-in, or drive-through facility.

d. Existing drive-through facilities, as of [*effective date of Ordinance*] may continue to operate until the use ceases for a period of one year.

e. Pedestrian walk-up windows located outside of the building are not considered to be drive-through facilities and shall be allowed.

C. Additional design standards for the Economic Development uses in the GGPOD. The following design standards shall be applicable to all Economic Development uses identified in Table 1 of LDC section 2.03.07 F.5.:

1. Loading areas. All loading areas shall be oriented away from adjacent residential uses, except for where obstructed by an intervening building.

2. Outside storage and display. No outside storage and display shall be permitted except when approved as part of a temporary/special event in accordance with LDC section 5.04.05.

3. Operations.

a. All activity associated with the uses in this category shall be conducted within a fully enclosed building. Activity includes but is not limited to the following:

i. The use or storage of any fixed or movable business equipment;

ii. The use, storage, display, sale, delivery, offering for sale, production, or consumption in any business, or by any business invitee on the premises of the business, of any goods, wares, merchandise, products, or foods; or

iii. The performance of any work or services.

b. All Economic Development use operations and equipment, including accessory process equipment, such as compressors and air handlers, shall be contained in an enclosed structure.

4. Noise. No Economic Development use shall produce noise exceeding the sound level limits for Commercial or Tourist uses as set forth in the Collier County Noise Control Ordinance No. 90-17, as amended.

5. Odors. No Economic Development use shall cause or allow the emission of odor.

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6. Vibrations. No use shall operate to produce ground vibration noticeable by a reasonable person with normal sensitivity, outside the building for single-use buildings or outside the Economic Development use space inside mixed use and multi-tenant buildings.

7. Smoke and particulate matter. No Economic Development use shall discharge outside the building for single-use buildings or outside the Economic Development use space inside mixed use and multi-tenant building any toxic or noxious matter in such a concentration that will endanger the public health, safety, comfort, or general welfare.

8. Electrical disturbance. No Economic Development use shall create any electrical disturbance which interferes unduly with the normal operation of equipment or instruments or which is reasonably likely to cause injury to any person located inside or outside building.

9. Appearance. Industrial/factory buildings shall be designed in accordance with the provisions of LDC section 5.05.08., excluding the exceptions, modifications, and additions listed in LDC section 5.05.08 E.7.b through h. In addition, rooftop mechanical equipment shall be fully screened by parapets or other methods of screening and such parapets or other screening material shall not exceed 10 feet in height.

D. Design of new streets and alleys in the GGPOD. The standards contained herein are applicable to all new streets and alleys in the GGPOD.

1. Streets.

a. Streets are intended to form a modified grid to provide continuous pedestrian walkways. The street network corresponds to a mix of uses and a higher level of building and site design standards, in order to promote pedestrian comfort and movement of bicycles and to foster a vibrant urban realm.

b. These standards shall apply to new streets in the GGPOD platted after *[the adoption date of this ordinance]*. Streets shall be a minimum of 66 feet in width and comprised of the following:

i. Eight-foot wide sidewalks;

ii. Five-foot wide street tree planting zones containing cut-outs for trees, located between the sidewalks and the Type F curbs. Lighting fixtures shall be provided within the street tree planting zone and located to avoid conflict with street trees. Any at-grade surface area within the street tree planting zone that is not occupied by a tree or light fixture shall be ADA compliant. Light fixtures shall be consistent with the decorative lighting identified in the Golden Gate Community Roadways Beautification Master Plan. If such lighting is unavailable, similarly themed lighting shall be used. Tree cut-outs shall be designed as follows:

a) Placed abutting the FDOT Type F curb;

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b) Minimum at-grade dimension of five feet with a minimum area of 25 square feet;

c) Contain sufficient volume of soil necessary to promote a healthy tree and directing roots away from sidewalks through the use of structural soils or modular suspended pavement systems. If the option of structural soil is utilized, a minimum of two cubic feet of structural soil per square feet of mature tree crown projection shall be provided; and

d) Spaced 40 feet on center with trees having a minimum average mature canopy spread of 20 feet and an eight-foot vertical clearance for pedestrians.

iii. Type F curbs, designed in accordance with current FDOT Design Standards;

iv. On-street parking areas containing eight-foot wide by 23-foot long parallel parking spaces; and

v. Vehicular travel lanes 10 feet in width.

c. Public utility and drainage infrastructure may be placed in the right-of-way of new streets platted [*after the adoption date of this ordinance*] in the areas designated below and subject to the following restrictions:

i. Storm and sanitary sewers shall be located within the travel lanes. Where both are present, parallel sewers shall be constructed with junction boxes and manholes centered in either travel lane. Where only one is present, structures may be located at the centerline of the roadway or centered within either travel lane. On curves, sufficient structures shall be provided to facilitate pipeline alignments that achieve minimum horizontal separation criteria found in FAC 62-555.314(1). Where feasible, sewer laterals and storm drains shall connect to sewer mains at right angles to facilitate perpendicular crossings with other utilities in the right-of-way and to minimize proximity to tree roots.

ii. Potable water and sanitary sewer force mains shall be located between the travel lanes and the street tree planting zones, on opposite sides of the roadway. The main shall be centered underneath the on-street parking, four feet from both the gutter and the travel lane.

iii. Other underground utilities shall be underneath the sidewalks.

iv. Above-ground structures and appurtenances shall be placed in the street tree planting zone, outside the tree cut-outs and no closer than five feet to any street tree.

2. Alleys. Alleys are intended to function as accessways to off-street parking lots, vehicular use areas, and services areas. New alleys, including the width of the

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paved area, shall be a minimum of 20 feet in width. The standards related to the streetscape design of buildings in LDC section 4.02.26 B.7. are not applicable along alleys.

E. Deviation requests for projects in the GGPOD.

1. Purpose and Intent. Property owners in the GGPOD may request deviations from certain standards, as established in LDC section 4.02.26 E.2., to allow for flexibility in building and site design, and to support and initiate incentives for new development on vacant property or redevelopment on existing sites.

2. Applicability.

a. The Administrative Code, Chapter 6.M. shall establish the process and submittal requirements for deviation requests in the GGPOD. Deviations in the GGPOD may be requested for new development or redevelopment projects in connection with any of the following types of applications:

i. SDP, SDPA, or SIP as established in LDC section 10.02.03;

ii. Building permit for signs as established in LDC section 5.06.11; or

iii. PPL for townhouses developed on fee simple lots under individual ownership, as established in LDC section 10.02.04.

b. Unless otherwise specified, property owners shall be eligible to seek a deviation from the following code provisions:

i. Design standards for the GGPOD: LDC section 4.02.26. All dimensional standards of this section, excluding building height, may be considered for a deviation request. In addition, deviations from non-dimensional provisions, such as from the design standards for Economic Development uses in LDC section 4.02.26 C., are also allowed. Drive-through facilities, as described in LDC section 4.02.26 B.17., are prohibited for uses in the GGPOD-DT, pursuant to the GGAMP, and ineligible for deviations.

ii. Loading space requirements: LDC section 4.05.06 B.

iii. Landscaping in vehicular use areas: LDC section 4.06.03 B.

iv. Landscaping requirements for industrial and commercial development: LDC section 4.06.05 B.3.

v. Building foundation plantings: LDC section 4.06.05 C., including Table inset.

vi. Development standards for signs in nonresidential districts: LDC section 5.06.04.

3. Conflict with other relief processes.

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a. This section is not intended to replace the current established process of requesting deviations associated with the following:

i. Master plan elements of the respective PUD pursuant to LDC section 10.02.13. However, the deviation process of LDC section 4.02.26 E. is available to PUD-zoned lands within the GGPOD provided that such request is based on a specific dimensional or design requirement described in LDC section 4.02.26 E.2., and provided the request further promotes compliance with the purpose and intent of the GGPOD.

ii. Site plan with deviations for redevelopment projects pursuant to LDC section 10.02.03 F., unless such request is based on a dimension, site feature, or architectural standard listed under LDC section 4.02.26 E.2.

iii. Deviations and alternate compliance pursuant to LDC section 5.05.08 G.

iv. Post take plan application pursuant to LDC section 9.03.07 A.

b. Deviations from the LDC which are not expressly provided for in this section shall be processed as variances in accordance with LDC section 9.04.00.

4. Evaluation criteria. When evaluating a deviation, the following criteria shall be considered:

a. Whether the proposed deviation is compatible with adjacent land uses and achieves the requirements and/or intent of the regulations as closely as is practicable;

b. Whether the proposed deviation is the minimum amount necessary to allow for reasonable use of the property and/or address the issue necessitating the deviation request; and

c. Whether the reduced or increased standard requested by the deviation is mitigated for, either on the subject site or by providing a public benefit on the subject site. Examples of such on-site mitigation include but are not limited to: increasing setbacks from the adjacent road right-of-way when proposing to deviate from sign size limitations; increasing plantings or planting sizes or installing a fence or wall where a reduced buffer width is proposed; providing public pedestrian and/or bicycle pathway easements or other similar mobility improvements including transit enhancements; providing public parking; providing beautification in the public realm, including street trees, street furniture, lighting and other similar public benefits.

5. Public notice. Public notice, including signage, notice to property owners, and an advertised public hearing, is required for deviation requests and shall be provided in accordance with the applicable provisions of LDC section 10.03.06 R.

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~~Golden Gate Parkway Professional Office Commercial Overlay District (GGPPOCO) Special Conditions for the Properties Abutting Golden Gate Parkway East of Santa Barbara Boulevard as Referenced in the Golden Gate Parkway Professional Office Commercial District Map (Map 2) of the Golden Gate Area Master Plan~~

~~A. The following standards shall apply to all uses in this overlay district. Where a specific development criteria and standards also exist in the Golden Gate Master Plan, or the Future Land Use Element of the GMP, they shall supersede any less stringent requirement or place additional requirements on development.~~

~~B. In support of the purpose and intent of the GGPPOCO a common architectural style is required for all proposed development within the overlay district. During the site development plan review process, architectural drawings shall be submitted indicating that all proposed buildings will have an architectural style which is similar to that approved for the existing PUDs within the district boundaries. Such architectural drawings shall depict, at a minimum, the following: the use of stucco, except for trim; pastel colors; pedestrian pockets, including benches and lampposts; tile roofs, except that where tile roofs are not provided, decorative parapet walls shall be constructed above the roof line.~~

~~C. Projects shall be encouraged in the form of a PUD (there shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least 40,000 square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan).~~

~~D. Minimum project area shall be 2 acres.~~

~~E. Buildings shall be set back from Golden Gate Parkway a minimum of 40 feet and from rear lot line a minimum of 25 feet.~~

~~F. Buildings shall have a maximum height of 25 feet plus 10 feet for under building parking.~~

~~G. Transportation.~~

~~1. Access to projects shall be provided exclusively via Golden Gate Parkway and shall be limited to 1 per 450 feet commencing at the centerline of Santa Barbara Boulevard but shall nonetheless comply with the Access Control Policy (Res. 01-247) in place at the time of development.~~

~~2. Projects shall be required to provide off- street parking and may make provisions for shared parking arrangements with adjoining developments.~~

~~3. Projects shall provide deceleration and acceleration lanes as may be determined by the County Manager or designee or his designee based upon the requirements of the "work within the right-of-way ordinance" (Ordinance No. 93-64) and sound engineering practices.~~

~~4. Projects shall encourage pedestrian traffic by providing sidewalks. Adjacent projects shall coordinate location of sidewalks.~~

~~H. Signage permitted in this overlay shall be restricted to those signs permitted under section 5.06.00 the Collier County Sign Code.~~

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~~I. Landscaping.~~

~~1. Projects shall provide a ten (10) foot buffer between vehicular right-of-way and required sidewalk and shall provide landscaping of one (1) shade tree per thirty (30) linear feet. Such trees shall be minimum of eight (8) feet in height and one and one-half (1½) inches in diameter at the time of planting that shall have a minimum canopy of fifteen (15) feet at maturity. In addition, a hedge or berm planting combination shall be planted along the entire length of this ten (10) foot buffer consistent with section 4.06.00.~~

~~2. A minimum of ten (10) percent of the gross vehicular use area shall be landscaped to provide visual relief. One (1) tree, as described in section 4.02.26 I.1., shall be provided for each seventy-five (75) square feet of this landscaped area. This landscaping shall be placed within the vehicular use area.~~

~~J. Central water and sewer facilities shall be available prior to development.~~

SUBSECTION 3.E. AMENDMENTS TO SECTION 4.02.37 DESIGN STANDARDS FOR DEVELOPMENT IN THE GOLDEN GATE DOWNTOWN CENTER COMMERCIAL OVERLAY DISTRICT (GGDCCO)

Section 4.02.37, Design Standards for Development in the Golden Gate Downtown Center Commercial Overlay District (GGDCCO), of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.37 Reserved. ~~**Design Standards for Development in the Golden Gate Downtown Center Commercial Overlay District (GGDCCO)**~~

~~A. Development criteria. The following standards shall apply to all uses in this overlay district. Where specific development criteria and standards also exist in the Golden Gate Area Master Plan, or the Future Land Use Element of the Growth Management Plan, these standards shall supersede any less stringent requirement or place additional requirements on development.~~

~~1. Cessation of residential uses. Existing, non-owner-occupied residential uses located along Golden Gate Parkway shall cease to exist no later than seven (7) years after the effective date of the adoption of the Downtown Center Commercial Subdistrict in the Golden Gate Area Master Plan (adopted October 26, 2004; effective January 14, 2005). This does not require the removal of residential structures located on Golden Gate Parkway that are converted to uses allowed in this overlay district within one (1) additional year; nor does this require the removal of residential structures located elsewhere in this overlay district.~~

~~2. Multi-story buildings.~~

~~a. Only retail, personal service, and institutional uses are allowed on the first floor.~~

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

b. All uses allowed by this zoning overlay, except restaurants and cocktail lounges, are allowed on the second floor.

c. Only residential uses are allowed on the third floor.

3. Density. Density shall be as per the underlying zoning district. For mixed-use projects, density shall be calculated based upon total project acreage.

4. Setbacks.

a. All development and redevelopment on lots abutting Golden Gate Parkway shall have a front yard and setback of no more than 15 feet. All projects providing a front yard setback greater than 0 feet must provide restaurant seating, and/or open space areas such as other seating, planting areas, and decorative landscape planters within such front yard , except that water management retention and detention areas are prohibited.

b. All development and redevelopment on properties in the overlay area not abutting Golden Gate Parkway must comply with the front yard setback requirements of that property's underlying zoning.

c. Side yard setback shall be a minimum of 5 feet.

d. Rear yard setback shall be no less than ½ of the building height, with a 15-foot minimum.

5. Building footprint limits.

a. Minimum building footprint of 3,000 square feet.

b. Maximum building footprint of 12,000 square feet.

6. Minimum floor area—Residential.

a. Mixed use. Minimum floor area of 1,500 square feet.

7. Minimum height. The zoned height of buildings shall be no less than 34 feet.
8. Maximum height. The actual height of buildings shall not exceed 3 stories or 45 feet.

9. Crime Prevention Through Environmental Design (CPTED) Standards. The Golden Gate community supports the CPTED philosophy as a way to reduce crime, improve neighborhood and business environments, and increase overall quality of life of its citizens. CPTED principles such as natural surveillance, natural access control, and territorial reinforcement shall be incorporated into the overall design of the project, consistent with the provisions in this overlay and as identified below.

a. Public paths shall be clearly marked by using design elements such as landscaping and pedestrian accent lighting.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

Words struck through are deleted, words underlined are added.

b. Public entrances shall be clearly defined by walkways and signage, as specifically provided in this overlay.

10. Common architectural style. In support of the purpose and intent of the GGDCCO, all structures within the overlay district shall have a common Mediterranean architectural style, with barrel tile roofs, stucco façades, arches and wood accent members used as details. During the site development plan review process, architectural drawings shall be submitted to demonstrate adherence to this requirement. All commercial and mixed use buildings and projects shall be subject to the provisions of section 5.05.08 of the Code, except as provided herein.

11. Architectural standards. All buildings shall meet the requirements set forth in section 5.05.08, except as otherwise specified below:

a. Buildings with frontage on Golden Gate Parkway shall have 60 percent of the ground-floor façade finished with clear or lightly tinted glass.

b. The glazed area of the façade above the first floor shall be at least twenty (20) percent but shall not exceed 35 percent of the total area, with each façade being calculated independently.

c. Design elements used to embellish the primary façade shall be similarly incorporated into the rear façade of buildings.

d. The façades of buildings 5,000 square feet or larger shall use rooflines that vary in height or architectural embellishments, such as cupolas, at least every 80 feet.

e. Parapet roof treatments are prohibited.

f. Flat roofs must be screened with a mansard edge barrel tile roof extending the length of all façades.

g. Building entrances shall be accentuated through architectural elements, lighting, landscaping, and/or paving stones.

12. Outdoor display/sale of merchandise.

a. No automatic food and drink vending machines shall be located exterior to buildings.

13. Access. Those aggregated lots developed under these overlay provisions and fronting on Golden Gate Parkway must provide site access from abutting local streets and may not obtain site access from Golden Gate Parkway, and where one such commercial or mixed use development provides site access at the project boundary abutting other lots, whether aggregated or not for commercial or mixed use development. Such developments must provide for joint or cross access with the abutting property or properties in order to share access and minimize the number of points from Golden Gate Parkway.

14. Parking standards. All commercial and mixed-use projects shall meet the parking requirements as set forth below:

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

a. ~~A minimum of 3 public parking spaces for each 1,000 square feet of commercial floor area.~~

b. ~~A minimum of 1.5 parking spaces for each residential unit.~~

c. ~~No parking is allowed in the front yard of lots abutting Golden Gate Parkway.~~

d. ~~There shall be no parking requirement for outdoor restaurant seating areas.~~

e. ~~Shared parking is required, where possible and feasible.~~

f. ~~Interconnection between adjacent parking lots is required, where possible and feasible.~~

g. ~~Parking facility lighting shall be consistent with the pedestrian/accent decorative lighting fixtures illustrated in Fig. 29, page 5-9 of the Golden Gate Community Roadways Beautification Master Plan, as amended, and shall be maintained at a light level of 3.0 foot candles, and arranged and shielded in a manner that protects roadways and neighboring properties from direct glare or other interference.~~

h. ~~All projects that are adjacent to residential development within the district and/or residentially zoned properties outside the district shall provide lighting fixtures with full-cutoff optics that direct the light source downward.~~

i. ~~The overnight parking of commercial vehicles, with a rated load capacity of one ton or more, is prohibited.~~

j. ~~The overnight parking of commercial vehicles shall be limited to 1 vehicle per 1,000 square feet of commercial floor area, not to exceed 6 commercial vehicles per building.~~

15. ~~Project standards. In addition to the site design elements described in~~ section 5.05.08 ~~F.1, all projects shall provide:~~

a. ~~Two accept or specimen trees, above the minimum landscape code requirements, for every 100 linear feet along both the front and rear façades, at a minimum height of 18 feet at planting, except that projects with frontage along Golden Gate Parkway shall only be required to provide the planting along the rear façade.~~

b. ~~Decorative landscape planters or planting areas, a minimum of 5 feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.~~

16. ~~Landscaping. All commercial and mixed use projects shall meet the landscape requirements in~~ section 4.06.00 ~~of the Code, unless otherwise specified in this zoning overlay.~~

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

a. ~~Project Perimeter Buffering. All projects that are located adjacent to residential zoning external to the district boundaries shall provide a 6-foot wide sidewalk and a minimum 19-foot wide landscape planting area, except that the project's frontage along Golden Gate Parkway shall be exempt from this requirement.~~

~~The planting area shall be landscaped with: 1. shrubs and ground cover; shrubs shall be planted in a double row and be no less than 24 inches in height at time of planting; and, 2. Trees, planted one per 30 linear feet and, at time of planting, shall be a minimum height of 22 feet.~~

b. ~~Internal Project Buffering. All projects that are located adjacent to a residential use within the district boundaries shall provide an Alternative B buffer per section 4.06.02 C.2. except: walls and berms are prohibited, a freestanding hedge must be 6 feet in height, if a fence is provided it must be accompanied by a hedge 3 feet in height with a 2 foot spread at time of planting. The project frontage along Golden Gate Parkway shall be exempt from this requirement.~~

c. ~~Building Foundation Planting Areas. Building foundation plantings shall be required for all projects, except for buildings adjacent to Golden Gate Parkway and the rights-of-way abutting the district's external boundaries.~~

d. ~~Project Vehicular Use Areas. Mountable curbs shall be provided for all terminal landscape islands as depicted in Figure 3, Section 4.06.03.B.3.~~

17. ~~Golden Gate Parkway Right-of-Way Improvements. Right-of-way improvements required for properties/lots with frontage along Golden Gate Parkway.~~

a. ~~Curbing. All projects/lots shall provide Type "F" non-mountable curbing per F.D.O.T. "Roadway and Traffic Design Standards" Index 300, the latest edition.~~

b. ~~Landscaping. All projects/ lots shall be required to provide an 8 foot wide landscaping strip between the curb and sidewalk. This planting area may be reduced between tree spacing to 5 feet wide, for a maximum of 50 percent of the buffer area, to accommodate street furnishings and fixtures, consistent with the Golden Gate Community Roadways Beautification Master Plan.~~

~~The landscaping strip shall be landscaped with: 1. Turf, not to exceed 50 percent of the planting area; 2. Shrubs and ground cover, at a minimum of 50 percent coverage, not to exceed a mature height of 24 inches; and, 3. Canopy trees, planted one per 30 linear feet and, shall be at time of planting, a minimum 4-inch caliper with 8 feet of clear trunk and 22 feet in height.~~

~~All planting materials in the public right-of-way shall be consistent with those identified in the Golden Gate Community Roadways Beautification Master Plan. Installation and maintenance shall be consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.~~

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

~~Where right-of-way plantings above are not practicable, a planting area and/or a decorative planter(s) may be provided consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.~~

~~Property owners shall be required to enter into a Landscape Maintenance Agreement with the County for the installation and maintenance of the required right-of-way plantings. Landscape Maintenance Agreements shall require a signed and sealed landscape and irrigation plan(s), review by the appropriate Transportation Division staff, approval by the Board of County Commissioners, and recording of said agreement with the Clerk of Courts. Plans shall include, but not be limited to, the following:~~

~~i. Existing conditions inventory.~~

~~ii. Proposed plantings/details of planting methods and maintenance specifications.~~

~~iii. Location of utilities.~~

~~iv. Location of drainage facilities.~~

~~v. Irrigation proposal, including water connections.~~

~~c. Sidewalks. All projects/lots shall provide a ten foot wide sidewalk between the required landscape strip identified in "b." above and the property line. Sidewalks shall be constructed pursuant to the Land Development Code and the "Construction Standards Handbook for Work Within the Right-of-Way". Decorative pavers (consistent with the approved pavers identified in the Golden Gate Community Roadways Beautification Master Plan) may be substituted for portions of sidewalk, subject to approval by the County Manager, or designee.~~

~~Where a portion of the required sidewalk cannot be constructed in the public right-of-way, the property owner shall locate such portion on their private property and grant the County an easement.~~

~~18. Address numbers. Address numbers shall be 8 inches in vertical height and shall be located on the primary building façade. Numbering materials shall be reflective and have a contrasting background.~~

~~19. Signage. As required, allowed, or prohibited in section 5.06.00 of the Code.~~

~~20. Lighting. As described and provided in the Golden Gate Community Roadways Beautification Master Plan or as identified below:~~

~~a. Internal Project Lighting. All projects shall use architectural decorative lighting. Such lighting shall be the same decorative lighting as identified in Figure 29 on page 5-9 of the Golden Gate Community Roadways Beautification Master Plan. If such lighting becomes unavailable, similarly themed lighting shall be used. Light fixtures must light all public use areas adjacent to the building (e.g. entryway, courtyards, etc.) to a recommended 0.5 candle level of illumination. Lighting shall be arranged~~

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

~~in a manner that protects roadways and neighboring properties from direct glare or other interference.~~

~~b. Street/Roadway Lighting. Architectural decorative lighting shall be used along Golden Gate Parkway within the public right-of-way. Such lighting shall be a variation of the decorative lighting identified as Figure 29 on page 5-9 of the Golden Gate Community Roadways Beautification Master Plan, more specifically identified as the Lumec Domus Series (DMS50-250MH-SG3-480-LD-DL-CRL72-1A/U.S. 41 East lighting fixture). If such lighting becomes unavailable, similarly themed lighting shall be used. The installation and maintenance of lighting shall be consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.~~

~~21. Dumpsters. Dumpsters shall be screened and positioned out of view from public rights-of-way and pedestrian walkways.~~

SUBSECTION 3.F. AMENDMENTS TO SECTION 4.02.38 SPECIFIC DESIGN CRITERIA FOR MIXED USE DEVELOPMENT WITHIN C-1 THROUGH C-3 ZONING DISTRICTS

Section 4.02.08, Specific Design Criteria for Mixed Use Development within C-1 through C-3 Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.08 Specific Design Criteria for Mixed Use Development within C-1 through C-3 Zoning Districts

* * * * * * * * * * * *

B. *Applicability.* All properties zoned C-1, C-2 and C-3, excluding where located in the GGPOD. These regulations shall apply to all mixed-use projects proposed within these zoning districts, subject to the design criteria set forth in this section. The design criteria address the relationship of buildings, parking, vehicular, and pedestrian movement to create a pedestrian oriented experience. Buildings are encouraged to be built close to the vehicular and pedestrian way to create a continuous active and vibrant streetscape utilizing the architecture, landscaping, lighting, signage, and street furnishings. Vehicular travelways support two-way traffic and on street parking. A logical pedestrian pathway system is provided throughout that connects the pedestrian movements from one use to another or within use areas. Building arcades and awnings are allowed to extend over the sidewalk to create shade and encourage pedestrian activity. Signage design shall be carefully integrated with site and building design to create a unified appearance for the project. Creativity in the design of signs is encouraged in order to emphasize the unique character of the project. Projects utilizing these design criteria will be developed in compliance with the LDC, except as specified herein.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

C. *Commercial Mixed Use Design Criteria.* Projects utilizing the Commercial Mixed Use option within a C-1, C-2, or C-3 Zoning District shall comply with the following standards and criteria:

1. These design criteria are applicable to the C-1 through C-3 zoning districts, excluding where located in the GGPOD.

* * * * * * * * * * * *

SUBSECTION 3.G. AMENDMENTS TO SECTION 4.05.02 DESIGN STANDARDS

Section 4.05.02, Design Standards, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.05.02 Design Standards

* * * * * * * * * * * *

E. Access shall meet the following standards:

1. Be arranged for convenient and safe access of pedestrians and vehicles.

2. Off- street parking areas must be accessible from a street, alley or other public right-of-way.

3. Access via a rear property right-of-way shall be required if available in lieu of direct access.

4. Except for properties located in the GGPOD, ~~For~~ any nonresidential development which abuts an alley, a maximum of ten (10) parking spaces, not to exceed thirty (30%) percent of the required parking for the proposed use, may be accessed solely from the alley. Said parking spaces shall be clearly marked and arranged in such a manner so that each parking space meets the minimum size required in section 4.05.02 of this LDC. Additionally, these spaces shall be arranged in a manner which allows for full compliance with any required landscaped buffer requirement. These spaces shall be for the exclusive use of employees and service vehicles and shall be clearly designated as such by appropriate signage.

F. Be arranged so that no vehicle shall be forced onto any street to gain access from one aisle to another aisle. All off- street parking facilities must be so arranged that no motor vehicle shall have to back onto any street, excluding single-family and two-family residential dwellings and churches, and for townhouses and multi-family dwellings in the GGPOD where access is provided from the rear yard from an abutting alley.

* * * * * * * * * * * *

SUBSECTION 3.H. AMENDMENTS TO SECTION 5.05.04 GROUP HOUSING

Section 5.05.04, Group Housing, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

5.05.04 Group Housing

* * * * * * * * * * * *

C. Table of site design standards for category I and category II group care facilities:

* * * * * * * * * * * * *

Special setback requirements for property abutting roadways	25 feet of a road right-of-way line[1]

[1] For properties located in the GGPOD, the front setback shall be in accordance with LDC section 4.02.26 B.1.

D. All other care housing environments as defined in this Code, including, but not limited to, care units , assisted living units, continuing care retirement communities, nursing homes, and dwelling units that are part of an aging-in-pace living environment shall adhere to the following standards in addition to those established by the underlying zoning district.

* * * * * * * * * * * * *

2. No structure shall be erected within twenty (20) feet of any abutting lot or parcel which is zoned residential, nor within twenty-five (25) feet of a road right-of-way, except for properties within the GGPOD, the front setback shall be in accordance with LDC section 4.02.26 B.1.

* * * * * * * * * * * * *

SUBSECTION 3.I. AMENDMENTS TO SECTION 5.05.08 ARCHITECTURAL AND SITE DESIGN STANDARDS

Section 5.05.08, Architectural and Site Design Standards, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

5.05.08 Architectural and Site Design Standards

* * * * * * * * * * * * *

E. Design standards for specific building uses.

* * * * * * * * * * * * *

7. Industrial/factory buildings.

a. Applicability. All standards listed in LDC section 5.05.08 are applicable with the following exceptions, modifications, and additions. However, the provisions contained in LDC section 5.05.08 E.7.b. through h. below shall not be applicable to industrial/factory buildings located within the GGPOD.

* * * * * * * * * * * * *

Words ~~struck through~~ are deleted, words underlined are added.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

SUBSECTION 3.J. AMENDMENTS TO SECTION 10.03.06 PUBLIC NOTICE AND REQUIRED HEARINGS FOR LAND USE PETITIONS

Section 10.03.06, Public Notice and Required Hearings for Land Use Petitions, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

10.03.06 Public Notice and Required Hearings for Land Use Petitions

* * * * * * * * * * * * *

R. Site Plan with Deviations for Redevelopment, pursuant to LDC section 10.02.03 F and deviations in the GGPOD, pursuant to LDC section 4.02.26 E.

1. The following advertised public hearings are required:

   a. One Planning Commission or Hearing Examiner hearing.

   b. If heard by the Planning Commission, one BZA hearing.

2. The following notice procedures are required:

   a. Newspaper Advertisement prior to the advertised public hearing in accordance with F.S. § 125.66.

   b. Mailed Notice prior to the advertised public hearing.

* * * * * * * * * * * * *

SECTION FOUR: CONFLICT AND SEVERABILITY

In the event that any provisions of this ordinance should result in an unresolved conflict with the provisions of the Land Development Code (LDC) or Growth Management Plan (GMP), the applicable provisions of the LDC or GMP shall prevail. In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION FIVE: INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE

The provisions of this Ordinance shall become and be made a part of the Land Development Code of Collier County, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

SECTION SIX: EFFECTIVE DATE

This Ordinance shall become effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 9th day of March, 2021.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____ Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
OF COLLIER COUNTY, FLORIDA

By: _____
Penny Taylor, Chairman

Approved as to form and legality:

_____
Heidi F. Ashton-Cicko
Managing Assistant County Attorney

04-CMD-01077/ 1873 (2/22/21)
19-LDS-00079 / 220

This ordinance filed with the Secretary of State's Office the 16th day of March 2021 and acknowledgement of that filing received this 16th day of March 2021.

By: _____ Deputy Clerk

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

Words ~~struck through~~ are deleted, words underlined are added.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 16, 2021

Ms. Teresa L. Cannon, BMR Senior Clerk II
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3329 Tamiami Trail E, Suite #401
Naples, Florida 34112

Dear Ms. Cannon:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2021-14, which was filed in this office on March 16, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

Attachment: Attachment C - Ordinance 2021-14 (19991 : Here We Grow Daycare (DR))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION/
PLANNING AND REGULATIONS

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-6358
www.colliergov.net

DEVIATION REQUESTS FOR PROJECTS IN THE GOLDEN GATE PARKWAY OVERLAY DISTRICT (DR-GGPOD)

APPLICANT INFORMATION

Name of Property Owner(s): S&R BROTHERS INVESTMENTS

Name of Applicant if different than owner: Yaima and Roylan Reyes

Address: 5269 Golden Gate Pkwy **City:** Naples **State:** FL **ZIP:** 34116

Telephone: 239-643-2288 **Cell:** _____ **Fax:** _____

E-Mail Address: Herewegrowofnaples@yahoo.com

Name of Agent(s): Patrick Vanasse, AICP

Firm: RWA, INC.

Address: 6610 Willow Park Drive, Suite 200 **City:** Naples **State:** FL **ZIP:** 34109

Telephone: 239-597-0575 **Cell:** _____ **Fax:** 239-597-0578

E-Mail Address: Pvanasse@consult-rwa.com

CORRESPONDING SDP, SDPA, SIP, PPL, PRSG

This application shall be submitted in conjunction with one of the following: site development plan, site development plan amendment, site improvement plan, building (sign) permit, or PPL for townhouses developed on fee simple lot under individual ownership.

PROJECT NAME/PL # IF KNOWN: Here We Grow Daycare/ PL20190001903

PLANNER/PROJECT MANAGER, IF KNOWN: _____

DATE OF SUBMITTAL OF SDP/SDPA/SIP/PPL/PRSG: _____

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION/
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-6358
www.colliergov.net

INFORMATION REGARDING DEVIATION REQUESTS

Property owners in the GGPOD may request deviations from certain standards, as established in LDC section 4.02.26 E.2., to allow for flexibility in building and site design, and to support and initiate incentives for new development on vacant property or redevelopment on existing sites.

Deviations in the GGPOD may be requested for new development or redevelopment projects requiring an SDP, SDPA, or SIP, as established in LDC section 10.02.03, or a building permit in the case of a sign deviation, as established in LDC section 5.06.11. Deviations may also be requested in connection with a PPL for townhouses developed on fee simple lots under individual ownership, as established in LDC section 10.02.04.

DEVIATION REQUESTS

The application must address the follow requirements. Please attach the required narratives and explanations.

1. **A narrative of the redevelopment project and how it is consistent with the standards for approval, LDC section 4.02.26 E.4.**
2. Description of each requested deviation and justification for each request. Requested deviations shall be clearly delineated in the petition. The LDC section for which the deviation seeks relief from shall be identified.
3. Project enhancements to offset or minimize the deviations shall be clearly identified on the site plan and explanation provided.
4. Deviation Request types:

Zoning Deviation Requests - Check all that may be impacted by the request.

- ☐ Dimensional standards (excluding height):_____
- ☒ On- and Off-street parking, including bicycle parking
- ☐ Architectural / Building Design
- ☐ Landscape / Buffers
- ☐ Signage
- ☐ Exterior Lighting
- ☐ Design standards for economic development uses
- ☐ Other site features: _____

Engineering Deviation Requests - Check all that may be impacted by the request.

- ☐ Stormwater
- ☐ Pathways
- ☐ Transportation Planning
- ☐ Other site features: _____

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

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www.colliergov.net

SUBMITTAL REQUIREMENTS CHECKLIST

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Deviation Requests for Projects in the Golden Gate Parkway Overlay District (DR-GGPOD) Application	1	☒	☐
Completed SDP/SDPA/SIP/PPL/PRSG application and all associated materials.	1	☒	☐
Copy for the Pre-Application Notes, if not submitted with SDP/SDPA/SIP/PPL/PRSG	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Electronic Copy of all documents and plans on CD If application is being submitted as a paper submittal. Not required for electronic submittals.	1	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARNG PROCESS:

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

FEE REQUIREMENTS

- ☐ **Site Plan for Redevelopment:** $1,000.00
- ☐ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

All checks payable to: Board of County Commissioners

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

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

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

Here We Grow Day Care

Golden Gate Parkway Overlay District (GGPOD) Deviation Request

Project Narrative and Detail of Request

August 13, 2021

Background:

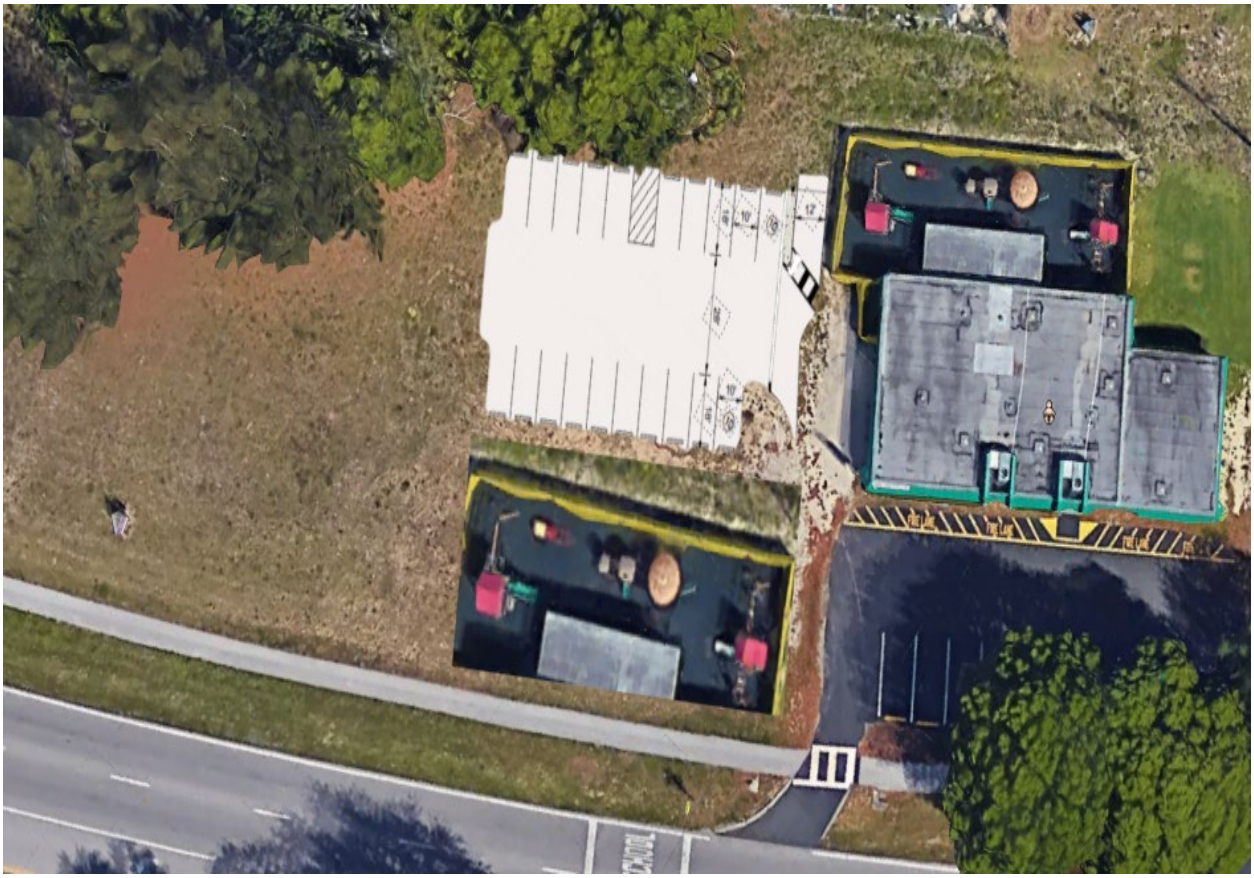
The proposed deviations request is for the Here We Grow Daycare facility located at 5269 Golden Gate Parkway. The owners of the property are S&R Brothers Investments, LLC (Property ID 36319720003; 36319760005). The subject property consists of a child daycare center and a vacant lot to the west.

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

The existing daycare currently provides parking in the front of the property and a playground to the rear of the building as shown below.

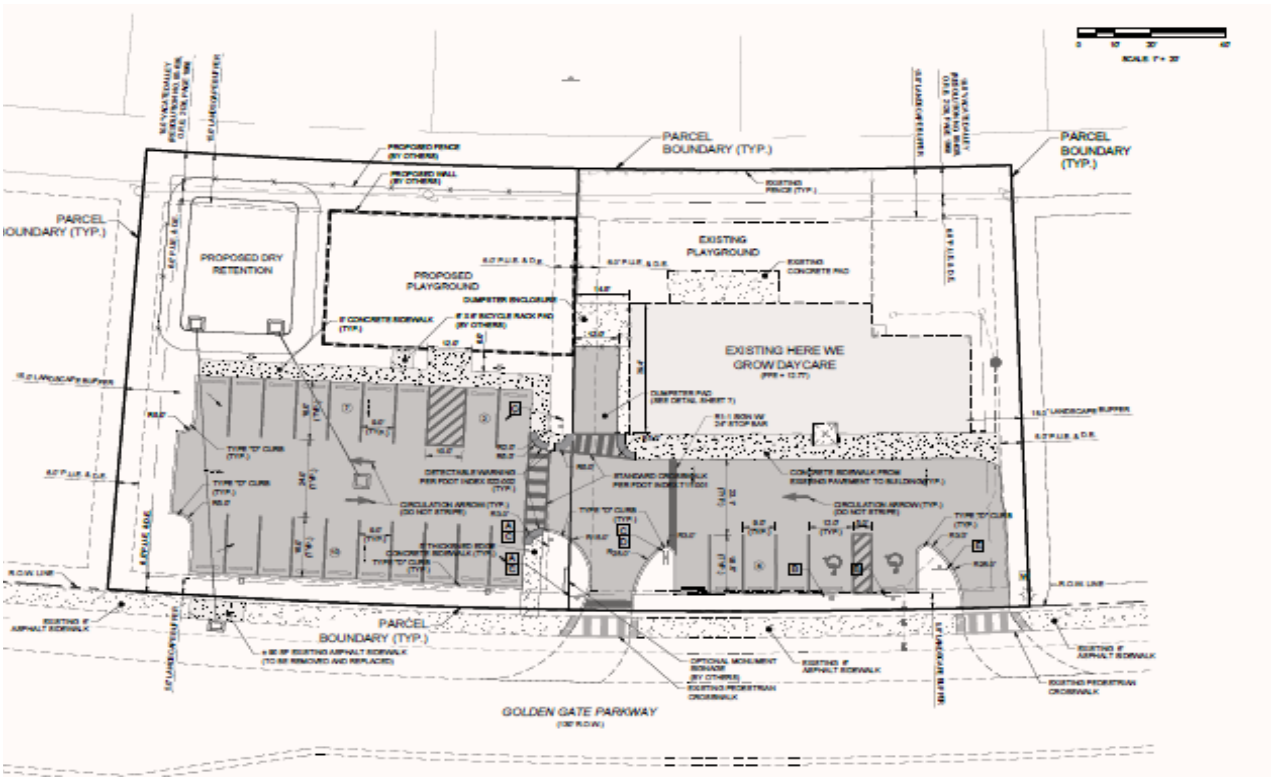
Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

The Golden Gate Parkway Overlay District's recently adopted zoning ordinance (No. 2021-14) requires parking to be located either to the side or the rear of the property (LDC Sec. 4.02.26.B.16.a). Depicted below is a conceptual illustration of the subject site if adhering strictly to the regulations as stated in LDC Sec. 4.02.26.B.16.a.



Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

The property owner/applicant is seeking approval of an SDP petition (PL20190001903) to allow for an extension of the existing parking lot, in which the new parking area would remain towards the front of the property. The existing playground and parking would be extended onto the subject property. See depiction below.



We are asking for an SDP approval to provide this parking in continuation with the current parking provided to the front of the site. However, LDC Sec. 4.02.26.B.16.a. requires parking to be located either to the side or the rear of the property, as previously stated above. Therefore, a deviation is necessary. In order to achieve this, a deviation is requested in accordance with LDC Sec. 4.02.26.F.2., which allows for deviations to "support and initiate incentives for new development on vacant property or redevelopment on existing sites." Approval of this deviation will allow the improvements to occur in a continual matter, allowing the parking and the playground to proceed in its current location, proving for a safer and more functional use of the property as further described below.

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

Request:
Consistent with LDC Sec. 4.02.26.F.2, the following deviations are requested:

Deviation #1 seeks relief from LDC Sec. 4.02.26 B.16.a., which requires parking lots to be located to the sides or rear of buildings, to allow for an extension of the current parking lot to the front of the building and playground to the back.

Deviation #2 seeks relief from LDC Sec. 4.02.26.B.8.a., which requires a minimum five-foot-wide planting strip with shrubs and trees to be provided along the perimeter of any lot line for a non-residential use adjacent to lands outside the GGPOD and zoned for single-family residential dwellings, to allow for no planting strip along a portion of the northern property line where an existing fence and playground area have been permitted and constructed. Additionally, the plantings required within this portion of the property will be provided as an addition to the buffer areas provided for this project.

Review Criteria:
Whether the proposed deviation is compatible with adjacent land uses and achieves the requirements and/or intent of the regulations as closely as is practicable.

Deviation 1:
The proposed deviation will allow the extension of an existing parking lot next door that is adjacent to the street and represents a use that is compatible with adjacent land uses. This deviation allows for an efficient site layout, a logical circulation patter and the playground extension to conform with the existing one. The proposed layout will keep the children away from the vehicular traffic from the road and parking lot area.

Deviation 2:
The proposed deviation will meet the intent of the buffer regulations in that a fence will be in place to provide proper separation between uses. Additionally, the plantings required within this portion of the property will be provided as an addition to the buffer areas provided for this project.

Whether the proposed deviation is the minimum amount necessary to allow for reasonable use of the property and/or address the issue necessitating the deviation request.

Deviation 1:
The "minimum amount necessary criterion" does not apply in this case because the improvements requested (i.e., additional parking and extended playgrounds) meet county requirements. The issue is related to the proposed location on the property. A deviation which allows for an extension of the current parking in the front and playground located in the rear is the minimum allowance necessary to provide a properly functioning site and safe configuration for the children attending the daycare.

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

ENGINEERING

Deviation 2:

The proposed provides for the reasonable use of the existing fence located on the property which had been permitted by staff (Permit # PRBD2017103706701). The approval of this fence located to the back of the property line does not allow for any room for an external landscaping buffer to be provided on the property. The issue will be addressed through providing the required plantings associated with this portion to other portions of the buffers located on the property.

Whether the reduced or increased standard requested by the deviation is mitigated for, either on the subject site or by providing a public benefit on the subject site. Examples of such on-site mitigation include but are not limited to: increasing setbacks from the adjacent road right-of-way when proposing to deviate from sign size limitations; increasing plantings or planting sizes or installing a fence or wall where a reduced buffer width is proposed; providing public pedestrian and/or bicycle pathway easements or other similar mobility improvements including transit enhancements; providing public parking; providing beautification in the public realm, including street trees, street furniture, lighting and other similar public benefits.

Deviation 1:

Unlike a deviation to a development standard such as a setback or building height requirement, we are asking for a deviation that would allow for the location of the extended parking lot in a more logical and functional fashion. Providing for parking on the front of the site allows for a safe environment needed for the children – in the area of the property where the existing playground is located, as opposed to having them congregate close vehicular traffic on the abutting the right-of-way. This request will allow the playground to be located far enough from the street to provide a safe environment for the children, while allowing for the parking lot to be extended in a contiguous and logical manner. The applicant will also provide landscaping in the form of a hedge row on the front property line facing the right-of-way. This newly constructed landscaping strip, in combination with an upgraded paved parking area and upgraded playground facility, will bring provide property improvements consistent with the GGOPD's intent, while improving aesthetics along Golden Gate Parkway, softening the pedestrian interface, and creating a safer and more enjoyable public realm.

Deviation 2:

As previously stated, the deviation request will be mitigated for by providing the required buffer plantings associated with this portion of the property within other buffers areas located on the property.

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

Here We Grow Day Care

Golden Gate Parkway Overlay District (GGPOD) Deviation Request

Project Narrative and Detail of Request

August 13, 2021

Background:

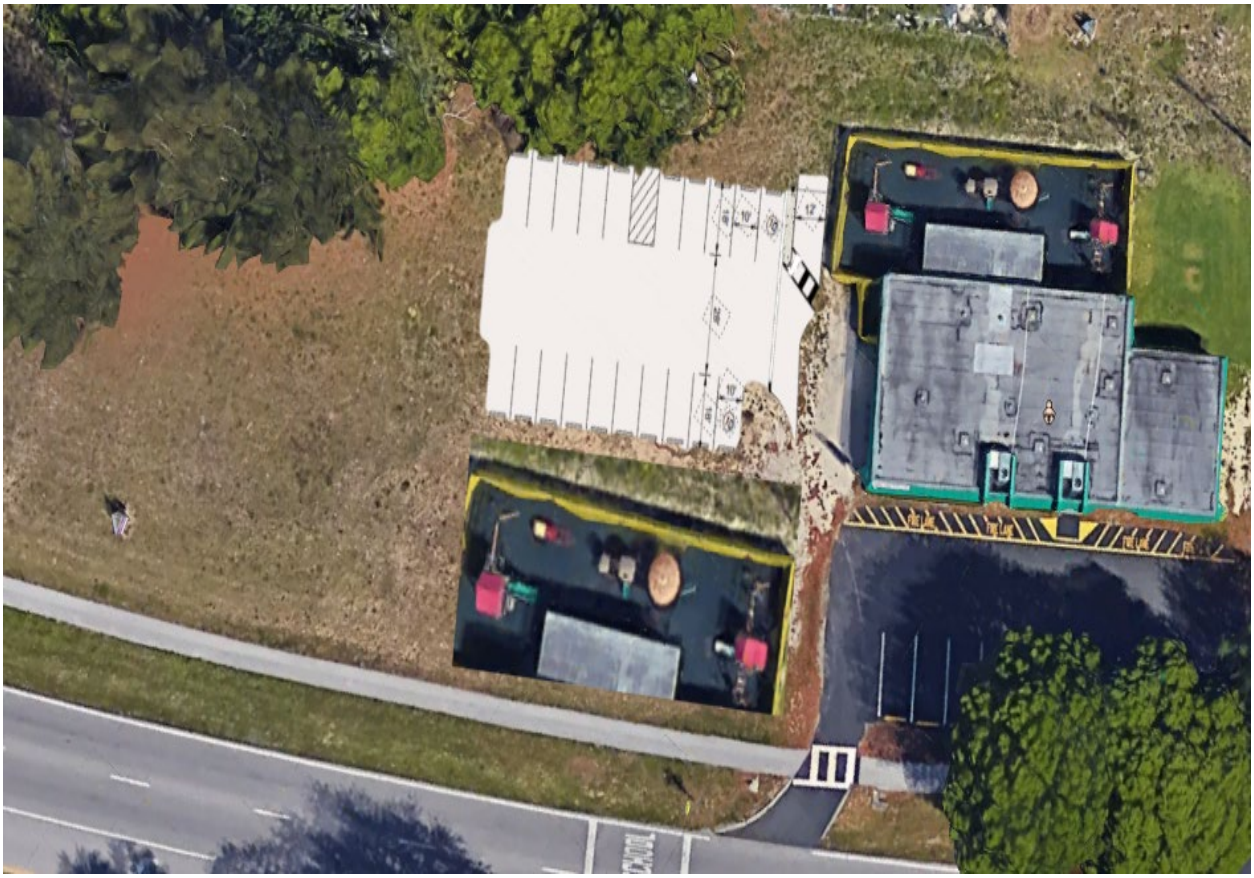
The proposed deviations request is for the Here We Grow Daycare facility located at 5269 Golden Gate Parkway. The owners of the property are S&R Brothers Investments, LLC (Property ID 36319720003; 36319760005). The subject property consists of a child daycare center and a vacant lot to the west.

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

The existing daycare currently provides parking in the front of the property and a playground to the rear of the building as shown below.

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

The Golden Gate Parkway Overlay District's recently adopted zoning ordinance (No. 2021-14) requires parking to be located either to the side or the rear of the property (LDC Sec. 4.02.26.B.16.a). Depicted below is a conceptual illustration of the subject site if adhering strictly to the regulations as stated in LDC Sec. 4.02.26.B.16.a.



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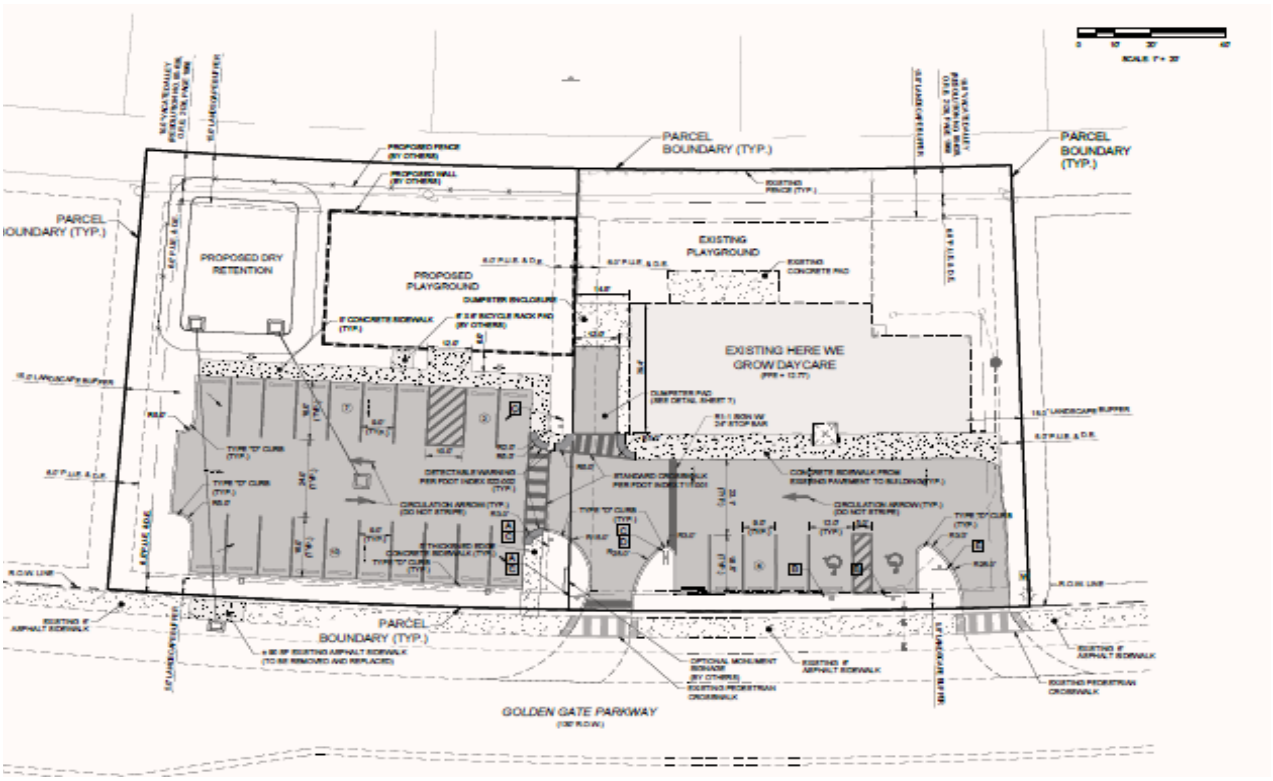

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Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

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Consistent with LDC Sec. 4.02.26.F.2, the following deviations are requested:

Deviation #1 seeks relief from LDC Sec. 4.02.26 B.16.a., which requires parking lots to be located to the sides or rear of buildings, to allow for an extension of the current parking lot to the front of the building and playground to the back.

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ENGINEERING

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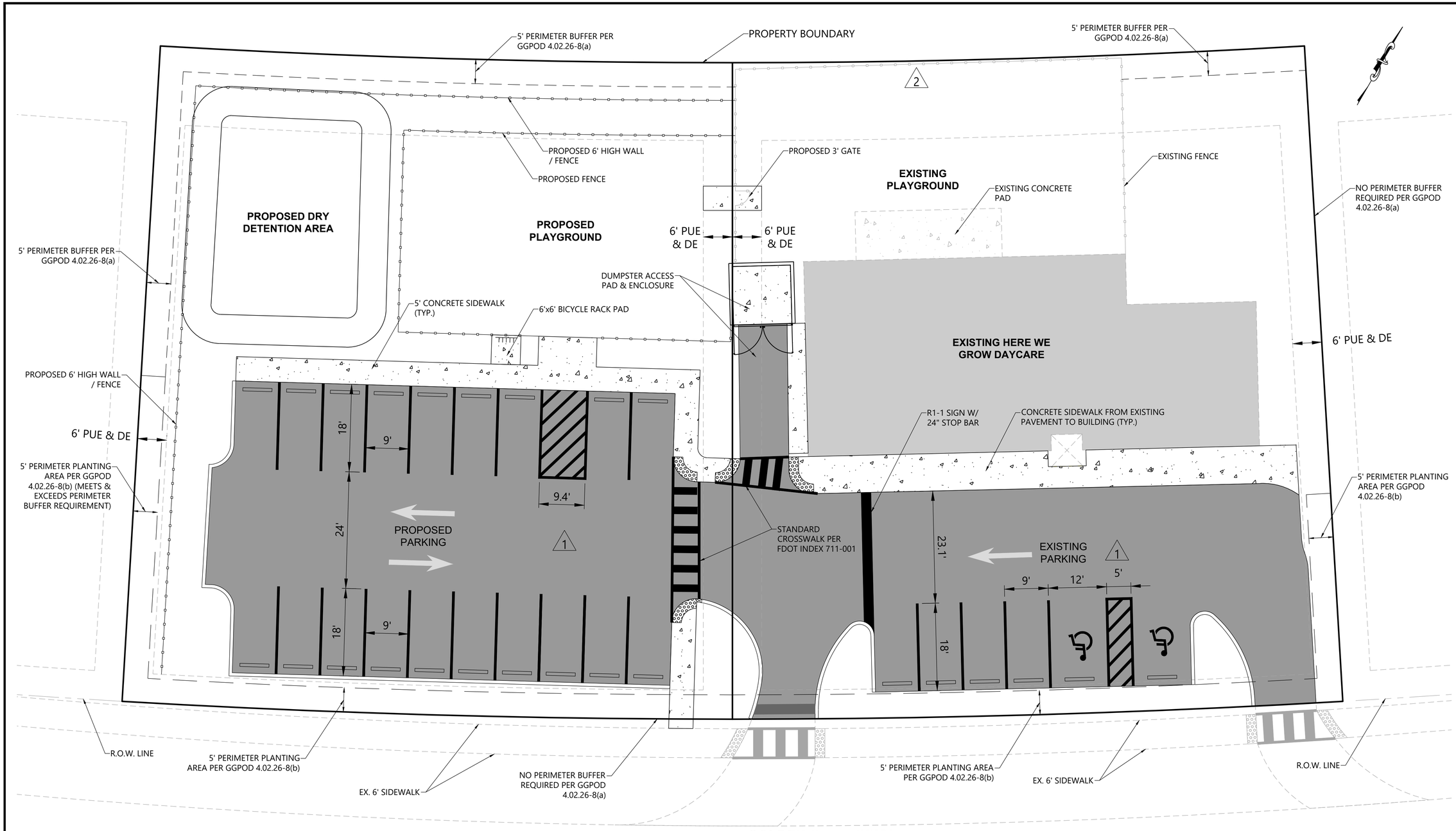

SCHEDULE OF DEVIATIONS:

1. DEVIATION #1: SEEKS RELIEF FROM LDC SEC. 4.02.26 B.16.a., WHICH REQUIRES PARKING LOTS TO BE LOCATED TO THE SIDES OR REAR OF BUILDINGS, TO ALLOW FOR AN EXTENSION OF THE CURRENT PARKING LOT TO THE FRONT OF THE BUILDING AND PLAYGROUND TO THE BACK.
2. DEVIATION #2:SEEKS RELIEF FROM LDC SEC. 4.02.26.B.8.a., WHICH REQUIRES A MINIMUM FIVE-FOOT-WIDE PLANTING STRIP WITH SHRUBS AND TREES TO BE PROVIDED ALONG THE PERIMETER OF ANY LOT LINE FOR A NON-RESIDENTIAL USE ADJACENT TO LANDS OUTSIDE THE GGPOD AND ZONED FOR SINGLE-FAMILY RESIDENTIAL DWELLINGS, TO ALLOW FOR NO PLANTING STRIP ALONG A PORTION OF THE NORTHERN PROPERTY LINE WHERE AN EXISTING FENCE AND PLAYGROUND AREA HAVE BEEN PERMITTED AND CONSTRUCTED. THE PLANTINGS REQUIRED WITHIN THIS PORTION OF THE PROPERTY WILL BE PROVIDED AS AN ADDITION TO THE BUFFER AREAS PROVIDED FOR THIS PROJECT.

LEGEND

- PROPERTY BOUNDARY
- PROJECT INGRESS/EGRESS
- R/W
- PROPOSED FENCE
- EXISTING FENCE
- DEVIATION LOCATIONS

RWA ENGINEERING
6610 Willow Park Drive, Suite 200 / Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
Florida Certificates of Authorization EB 7663 / LB6952

0 5 10 20

#	REVISION	DRAWN	DATE

CLIENT: YAIMA AND ROYLAN REYES
PROJECT: HERE WE GROW
TITLE: EXHIBIT - SITE PLAN WITH DEVIATIONS

DATE: JUN_2021
DESIGNED: RWA
SEC: 28 TWP: 49S RGE: 26E
DRAWN: DLP
PROJECT NO.: 190145.00.02
SHEET NUMBER: 1 OF 1

September 9, 2021 1:14 PM K:\2019\190145.00.02 Here We Grow Daycare Admin Deviation\0002 Admin. Deviation Application Preperation\CAD Exhibits\MCP\1901450002 MCP.dwg

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210001068

I, Roylan Reyes (print name), as owner/managing member (title, if applicable) of S&R Brothers Investments,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 RWA, Inc. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Signature

2/25/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [✔] physical presence or [ ] online notarization this 25 day of February, 2021, by (printed name of owner or qualifier) Roylan Reyes.

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

[ ] Are personally known to me

[✔] Has produced a current drivers license FLDL

[✔] Has produced FLDL as identification.

Notary Signature:

AUSTIN ELLIOTT
Notary Public - State of Florida
Commission # GG 099797
My Comm. Expires May 1, 2021
Notary Seal

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

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): DR-PL20210001068

Regarding the above subject petition number(s), DR-PL20210001068 (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Yaima Reyes

Date: 9/28/2021

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment D - Application-Backup Materials (19991 : Here We Grow Daycare (DR))

PUBLIC HEARING
FOR
Here We Grow Daycare
Site Plan with Deviations (DR)
Petition No. 20210001068
HEX: OCTOBER 28, 2021 - 9 a.m.
Growth Management Building
2800 Horseshoe Dr. N. Naples, FL 34104
Planner: Timothy Finn, AICP
239-252-4312

REGISTER NOW FOR
FREE VPK 239-643-2288
PUBLIC HEARING
FOR
Here We Grow Daycare
Site Plan with Deviations (DR)
Petition No. 20210001068
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Planner: Timothy Finn, AICP
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COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Item Summary: PETITION NO. PDI - PL20200002125 Germain Toyota - Request for insubstantial change to the Germain Toyota Commercial Planned Unit Development (CPUD), Ordinance Number 08-60, to add a deviation from LDC Section 5.06.04.F.4 to increase the number of on-premises signs from one sign to two signs, with the additional sign not exceeding 150 square feet. The subject property is approximately 13.1 acres located at 13327 and 13315 Tamiami Trail North, approximately 1,000 feet south of Wiggins Pass Road, in Section 16, Township 48 South, Range 25 East, Collier County, Florida. . [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 2

Meeting Date: 10/28/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
10/08/2021 10:05 AM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/08/2021 10:05 AM

Approved By:

Review:

Zoning	Mike Bosi	Zoning Director Review	Skipped	10/08/2021 2:58 PM
Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/12/2021 8:50 AM
Zoning	Ray Bellows	Review Item	Completed	10/18/2021 8:28 AM
Zoning	Mike Bosi	Review Item	Completed	10/18/2021 8:35 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 28, 2021

SUBJECT: PL20200002125;GERMAIN TOYOTA PDI

PROPERTY OWNER/AGENT:

Owner: Tiara Real Estate Company, LLC
3540 Pine Ridge Road, Suite 3
Naples, FL 34109

Agent(s): Ross McArthur
321 Elk Lane
McGaheysville, VA 22840

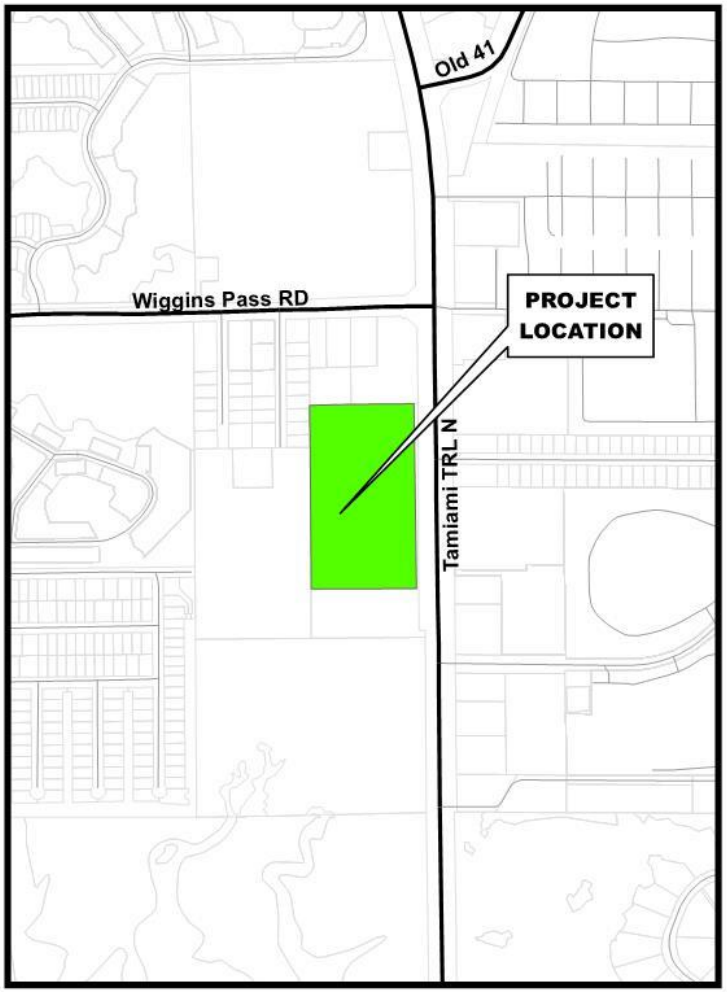
REQUESTED ACTION:

The petitioner requests that the Hearing Examiner approve insubstantial change to the Germain Toyota Commercial Planned Unit Development (CPUD), Ordinance Number 08-60, to add a deviation from LDC Section 5.06.04.F.4 to increase the number of on-premises signs from one sign to two signs, with the additional sign not exceeding 150 square feet.

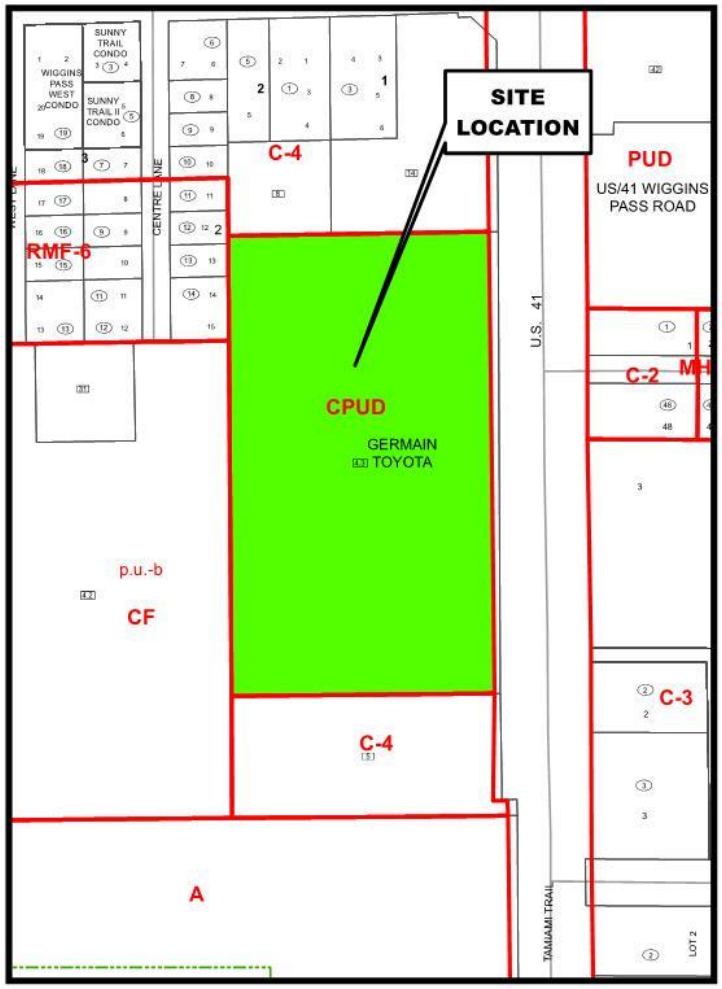
GEOGRAPHIC LOCATION:

The Germain Toyota CPUD is approximately ± 13.1 acres located at 13327 and 13315 Tamiami Trail North, approximately 1,000 feet south of Wiggins Pass Road, in Section 16, Township 48 South, Range 25 East, Collier County, Florida. *(See location map on next page)*

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)



Location Map



Zoning Map

Petition Number: PL20200002125

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

PURPOSE AND DESCRIPTION OF PROJECT:

The Germain Toyota CPUD was adopted by Ordinance 08-60 and allows for motor vehicle dealership use (new and used), with customary accessory uses such as showrooms, offices, service facilities and repair facilities.

The ±13.1-acre CPUD occupies one parcel of land that is developed with two dealerships that function out of three buildings: a Lincoln sales building, a Toyota new car sales building, and a Toyota used car sales building. The insubstantial change request is to allow a sign to be placed on the Toyota used car sales building, which historically had a non-conforming sign pictured below. The applicant removed the used car signage due to the age and condition.

The Germain Toyota PUD is silent to signage and therefore is regulated by the Land Development Code (LDC). The proposed sign on the used car sales building constitutes a second wall sign for Toyota in addition to the sign on the Toyota new car sales building. This exceeds the maximum of one wall sign allowed for each single occupancy per LDC Section 5.06.04.F.4.

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

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 Germain Toyota CPUD:

North: Lexus Car Dealership, zoned Commercial C-4
East: Tamiami Trail N. Road R.O.W. & commercial developments, zoned C-2, C-3 and PUD
South: parking for Germain Lincoln Car dealership, zoned C-4
West: Undeveloped Parcel, zoned Community Facilities (granted Provisional Use for use as a campground by Resolution 86-166), and single family residences zoned RMF-6 adjacent to the northerly 1/6th of the subject property

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

STAFF ANALYSIS:

Comprehensive Planning: The subject site is designated Urban, Urban Mixed Use District, Urban Residential and is within the Mixed Use Activity Center #20. The Future Land Use Element of the Growth Management Plan does not speak to signage, and therefore the request is consistent with the GMP.

Deviation Review

Staff reviewed the requested deviation, which is restated below in *italics* followed by the corresponding staff analysis.

Deviation 1 seeks relief from LDC Section 5.06.04.F.4. which allows for one wall, mansard, canopy or awning sign for each single occupancy parcel or for each unit in a multiple-occupancy parcel to allow a second sign that will not exceed 150 square feet.

The applicant's justification is that the replacement of the previously displayed non-conforming wall sign is necessary to distinguish the two Toyota buildings (new sales versus used sales) and assist with guiding customers to the used sales building.

Staff recommends **approval of Deviation 1.**

The signage previously on the used car sales building was removed due to age/condition. While proliferation of signage is discouraged, the replacement of the signage that was previously in place with updated materials will enhance safety and will restore the distinguishment between two buildings as they have historically been distinguished.

The request is limited in scope to allow one additional sign for Toyota; the proposed second sign shall meet all other standards that apply to signs including dimensional and placement requirements and maximum square footage of 150 square feet. Staff finds granting of the deviation is not detrimental to the health, safety and welfare of the community per LDC section 10.02.13.A.3, and the request is justified as meeting public purposes to a degree at least equivalent to literal application of such regulations per LDC section 10.02.13.B.5.h.

PLANNED UNIT DEVELOPENT INSUBSTANTIAL CHANGE CRITERIA:

Sections 10.02.13.E.1 and 10.02.13.E.2 of the Land Development Code set forth the criteria by which insubstantial amendments to a PUD Master Plan and/or minor text changes to a PUD document are to be reviewed before they can be approved. The criteria and a response to each have been listed as follows:

LDC Section 10.02.13.E.1 Criteria:

a. Is there a proposed change in the boundary of the PUD?

No, there is no proposed change in the boundary of the PUD.

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

b. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

No, there is no proposed increase in the number of dwelling units or intensity of land use or height of buildings within the development.

c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of 5% of the total acreage previously designated as such, or five acres in area?

No, there is no proposed decrease in preservation, conservation, recreation, or open space areas within the development as designated on the approved Master Plan.

d. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open space), or a proposed relocation of nonresidential land uses?

No, the proposed change is to allow additional signage. There would be no increase to the size of areas used for nonresidential uses and no relocation of nonresidential uses.

e. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

No, there are no substantial impacts resulting from this change. The sign is proposed to serve land uses that have already been evaluated for traffic generation and impacts to public facilities. The sign is does not change traffic circulation and does not create impacts on other public facilities.

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

The proposed change will not result in land use activities which were not accounted for when the principal and accessory uses were originally approved.

g. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

No, the proposed change will not impact or increase stormwater retention or increase stormwater discharge.

h. Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

No. The proposed signage will face the Tamiami Trail North frontage. The project will continue to provide the required buffers and preserve as mandated by the Germain Toyota CPUD. There will be no incompatible relationships with abutting land uses.

i. Are there any modifications to the PUD Master Plan or PUD Document or Amendment to a PUD Ordinance which is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

No. This petition is consistent with the GMP and does not propose any increase in density or intensity of the permitted land uses.

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S., and any changes to a DRI/PUD Master Plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

The Germain CPUD is not an existing DRI.

k. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

Based upon the analysis provide above, the proposed change is not deemed to be substantial.

LDC Section 10.02.13.E.2 Criteria:

Does this petition change the analysis of the findings and criteria used for the original application?

No, the proposed changes do not affect the analysis and findings of the most recent PUD zoning action approved by Ordinance No. 08-60, which designated the property as Germain Toyota CPUD. An excerpt from the staff report prepared for that petition is attached as Attachment D that contains the PUD & Rezoning Findings of Fact for PUDZ-A-2007-AR-11914.

NEIGHBORHOOD INFORMATION MEETING (NIM) & PUBLIC NOTICE:

Two NIMs were held for this petition. The first was held on was held on June 14, 2021 at 5:30 p.m. at the Germain Toyota used car sales building. One member of the public attended, and after the applicant's description of the proposed sign, discussion extended for approximately one hour about the characteristics of the proposed sign, illumination and hours of illumination, and

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

operations of the dealership related to unloading of vehicles. Due to technical difficulties, the audio / video recording function failed for this meeting.

Because the recording failed, a second NIM was required. The second NIM was held on August 10, 2021 at 5:30 in the Germain Toyota new car sales building. No members of the public appeared for the meeting. Documentation of this August 10, 2021 meeting and the comments noted from the June 14, 2021 meeting are provided in Attachment E.

Public notice was provided about the October 28, 2021 Hearing Examiner Hearing by posting of a Public Hearing Notice sign on the property, mailing of notices to owners within 500 feet of the subject site, and publication of a newspaper advertisement at least 15 days prior to the hearing.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Insubstantial Change Petition PDI-PL20200002125, adding Deviation 1 to the Germain Toyota CPUD as provided in Attachment A.

Attachments:

A) Strike-underline change – Exhibit H, Deviation
B) Ordinance 08-60, Germain Toyota CPUD
C) Application/Backup Materials
D) Findings of Fact – PUDZ-A-2007-AR-11914
E) NIM Summary Documents

Attachment: 10-7-21 - Germain-Toyota-PDI-Staff-Report (20312 : PL20200002125 Germain Toyota PDI)

EXHIBIT H

LIST OF REQUESTED DEVIATIONS FROM THE LDC

GERMAIN TOYOTA CPUD

Deviation #1 seeks relief from LDC Section 5.06.04.F.4, On-Premises Signs, which allows for one wall, mansard, canopy or awning sign to be permitted for each single-occupancy parcel, or for each unit in a multiple-occupancy parcel, to allow a second sign for the Toyota dealership to be located on the Toyota used car building, with the additional sign not exceeding 150 square feet.

Attachment: Attachment A - Strike Underline Ex H Deviation (20312 : PL20200002125 Germain Toyota PDI)

RECEIVED
NOV 2008

ORDINANCE NO. 08-60

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DISTRICT FOR A PROJECT TO BE KNOWN AS THE GERMAIN TOYOTA CPUD, CONSISTING OF A 13+/- ACRE PARCEL LOCATED ON THE WEST SIDE OF TAMIAMI TRAIL NORTH (US 41), SOUTH OF WIGGINS PASS ROAD (CR 888), IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 90-50, THE FORMER GERMAIN AUTOMOTIVE FACILITY PUD; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 1990, the Board of County Commissioners adopted Ordinance Number 90-50 establishing the Germain Automotive Facility PUD; and

WHEREAS, Germain Properties of Columbus, Inc., represented by Dominick J. Amico, Jr. P.E., of Agnoli, Barber and Brundage, Inc., petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 16, Township 48 South, Range 25 East, Collier County, Florida, is changed from a Planned Unit Development (PUD) Zoning District to a Commercial Planned Unit Development (CPUD)

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Zoning District for a 13+/- acre parcel to be known as the Germain Toyota CPUD, in accordance with Exhibits A through G attached hereto and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

Ordinance Number 90-50, known as the Germain Automotive Facility PUD, adopted on June 6, 1990, by the Board of County Commissioners is hereby repealed in its entirety.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this 14 day of October, 2008.

ATTEST:
DWIGHT E. BROCK, CLERK

By: _____ Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
TOM HENNING, CHAIRMAN

Approved as to form
and legal sufficiency:

_____ 10/23/08
Heidi Ashton-Cicko
Assistant County Attorney

Exhibit A: List of Permitted Uses
Exhibit B: Development Standards
Exhibit C: Master Plan
Exhibit D: Legal Description
Exhibit E: List of Developer Commitments
Exhibit F: Bald Eagle Management Plan
Exhibit G: CPUD Cross Sections

This ordinance filed with the Secretary of State's Office the 24th day of October 2008 and acknowledgement of that filing received this 31st day of October 2008.

By _____ Deputy Clerk

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

GERMAIN TOYOTA COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)

EXHIBIT A

1. COMMERCIAL DISTRICT

PERMITTED USES

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

A. Principal Uses:

1. Motor vehicle dealers (new and used); SIC Code Group 5511

2. Any other principal use which is comparable or complimentary in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) by the process outlined in the LDC.

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

Showrooms, offices, service facilities and repair facilities.

DEVELOPMENT STANDARDS

Table I in Exhibit B sets forth the development standards for land uses within the CPUD. Standards not specifically set forth herein shall be those specified in the C-4 District of the LDC in effect as of the date of approval of this Ordinance.

2. PRESERVE DISTRICT

PERMITTED USES

No building or structure or part thereof, shall be erected altered or used, or land used in whole or in part, for other than the following, subject to the issuance of regional, state and federal permits, when required:

A. Principal Uses:

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

1. Conservation uses, consistent with the approved Bald Eagle Management Plan.

2. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) by the process outlined in the LDC.

DEVELOPMENT STANDARDS

Development of Germain Toyota CPUD shall be in accordance with the contents of this Ordinance and applicable sections of the LDC and Growth Management Plan (GMP) in effect at the time of issuance of any development order, such as, but not limited to, final subdivision plat, final site development plan, excavation permit, and preliminary work authorization, to which such regulations relate. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

EXHIBIT B

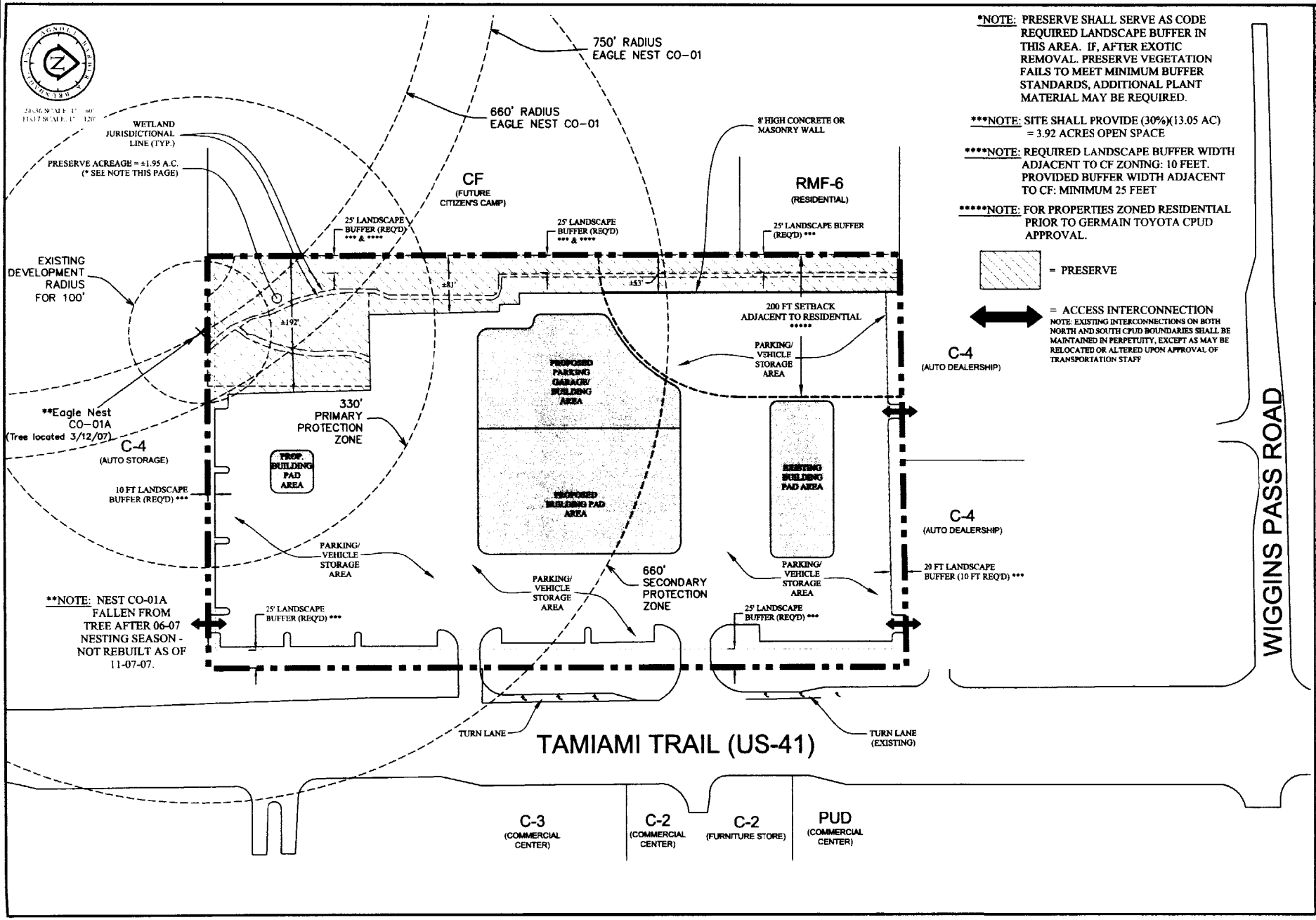
TABLE I
DEVELOPMENT STANDARDS FOR COMMERCIAL DISTRICT

	PRINCIPAL USES	ACCESSORY USE
MINIMUM LOT AREA	10,000 Sq. Ft.	N/A
MINIMUM LOT WIDTH	100 Ft.	N/A
MINIMUM YARDS (External)		
From US Highway 41	75 Ft.	SPS
Side	50% of BH; NLT 15 Ft.	SPS
Rear	Abutting Residential: 200 Ft.*1; Abutting Non Residential: 50% of BH; NLT 15 Ft.	SPS*1
From Conservation Area	25 Ft.	10 Ft*2
MIN. DISTANCE BETWEEN STRUCTURES	50% SBH; NLT 15 Ft.	SPS
MAXIMUM HEIGHT-ZONED	50 Ft.	SPS
MAXIMUM HEIGHT-ACTUAL	60 Ft.	SPS
MINIMUM FLOOR AREA	700 Sq. Ft.	SPS
MAX. GROSS ENCLOSED AREA	130,000 Sq. Ft.	N/A

KEY:
BH = building height
NLT = not less than
SBH = sum of building heights
SPS = same as principal structure
*1 No buildings or dumpsters shall be constructed within 200 feet of existing RMF-6 residential zoned property..
*2 Except that an 8-foot wall shall be erected along the east side of the preserve area as required by this CPUD from the northern property boundary to a point 200 feet south of the existing RMF-6 zoned lot, and except that the existing vehicular use areas may remain where currently located. The remainder of the preserve area shall be curbed.

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)



GERMAIN PROPERTIES
OF COLUMBUS, INC.
13315 TAMIAMI TRAIL N.
NAPLES, FL 34110

GERMAIN TOYOTA CPUD

CPUD MASTER PLAN
EXHIBIT "C"

Conceptual Site Plan

04-0112

CPUD

SHEET 1
OF 1

9686

EXHIBIT D

LAND DESCRIPTION AS FURNISHED BY CLIENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 00°36'52" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SAID SECTION 16 FOR A DISTANCE OF 490.30 FEET; THENCE RUN SOUTH 88°07'30" WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SAID SECTION 16 FOR A DISTANCE OF 182.27 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 45 (TAMIAMI TRAIL) AS THE SAME IS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 45, COLLIER COUNTY, SECTION 03010 2519 SHEET 2 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE RUN SOUTH 01°00'30" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 45 FOR A DISTANCE OF 987.12 FEET; THENCE RUN SOUTH 88°59'30" WEST AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 578.11 FEET; THENCE RUN NORTH 01°04'15" WEST FOR A DISTANCE OF 755.21 FEET; THENCE RUN NORTH 00°50'88" WEST FOR A DISTANCE OF 223.16 FEET; THENCE RUN NORTH 88°07'30" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SAID SECTION 16 FOR A DISTANCE OF 578.33 FEET TO THE POINT OF BEGINNING, CONTAINING 13.1 ACRES, MORE OR LESS.

AGNOLI, BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS

WAYNE D. AGNOLI, R.S.M. NO. 5335

REF. ABB FILE NO. 8834

W-06-0059G.DES/PN04-0112

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

EXHIBIT E

LIST OF DEVELOPER COMMITMENTS

Planning

1. Outside storage or display of automotive parts and supplies shall not be permitted.

2. Loudspeakers and outside public address systems shall not be permitted.

3. No person may store used oil in tanks or containers unless they are clearly labeled with the words "used oil" and are in good condition (no severe rusting, apparent structural defects or deterioration) with no visible oil leakage. If tanks or containers are not double-walled they shall be stored on an oil-impermeable surface such as sealed concrete or asphalt and must have secondary containment which has the capacity to hold 110% of the volume of the largest tank or container within the containment area.

4. The water management area associated with property to the north (Germain Lexus) of this CPUD Zoning District shall be fenced and landscaped as depicted on the cross-section attached hereto and incorporated by reference herein as Exhibit G.

5. There shall be an architectural concrete or masonry wall 8 feet in height erected on the eastern edge of the preserve area from the northern property line and connecting with the wall on the adjacent property to the north to a point 200 feet south of the RMF-6 zoned lot.

6. All vehicle loading and offloading activities shall take place on-site.

7. Sidewalks (or payment in lieu of) shall be required along U.S. 41 frontage and be shown on the site development plan for the project.

Landscaping

1. A Type "D" Buffer, 25 feet in width, as depicted on the CPUD Master Plan, shall be required along the eastern property line. This buffer shall not include water management or vehicle display areas.

2. A Type "B" Buffer, 25 feet in width, shall be required along the western property line. This buffer may include water management areas and shall include an architectural concrete or masonry wall, a minimum of 8 feet in height. A fence shall not be required within the Preserve Area.

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Transportation

1. The developer shall pay its "fair share" costs of intersection improvements including signalization and ITMS at US 41 and Wiggins Pass Road which have been identified as not to exceed $ 50,304.09.

2. The developer shall pay its "fair share" costs of intersection improvements including signalization and ITMS at US 41 and Old US 41 which have been identified as not to exceed $ 141,902.60.

3. All existing interconnections on both the north and south CPUD boundaries shall be maintained in perpetuity except as may be relocated or altered upon approval of Transportation Staff.

4. The Wiggins Pass Road eastbound right turn lane shall be extended westerly to the first Lexus site driveway if in the opinion of the Transportation Services Division, the TIS supplied with the Toyota SDP shows that it is warranted by this project or a combination of this project traffic and background traffic.

Environmental

1. No less than 1.95 acres located along the western and southern boundary of the CPUD, as indicated on Exhibit C of the CPUD Master Plan, shall remain in its natural state, fulfilling the minimum retained native vegetation requirement. A cross-section of this Preserve Area is depicted on Exhibit G attached hereto and incorporated by reference herein.

2. This CPUD shall comply with the guidelines of the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission for impacts to protected species. A Habitat Management Plan for those species is attached as Exhibit F entitled Bald Eagle Management Plan.

3. All lighting shall be positioned and/or shielded so that the Bald Eagle Preserve Area and Buffer Zone is not directly illuminated.

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

EXHIBIT F

BALD EAGLE MANAGEMENT PLAN

Eagle Nest CO-01A

Germain Automobile Dealership

February 2008

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

INTRODUCTION

This bald eagle (*Haliaeetus leucocephalus*) management plan is proposed in conjunction with the proposed Germain Toyota CPUD Rezone. The Germain Motor Company currently has plans to update the existing facilities of its Toyota automobile dealership located at the intersection of U.S. 41 and Wiggins Pass Road in Naples. The site is located within a portion of Section 16, Township 48 South, Range 25 East, Collier County, Florida.

Bald eagle nest CO-01A (an unofficial designation) is a new alternate nest built in 2006 by the resident eagle pair. Existing development (i.e., paved parking lot) is located within 100± feet from nest CO-01A. Correspondence regarding the U.S. Fish and Wildlife Service's (FWS) and the Florida Fish and Wildlife Conservation Commission's (FWC) review and approval of this project is attached to this document. This proposed management plan is applicable to only the 13± acre Germain PUD. It is not binding on any other properties adjacent to the subject property. [It should be noted that nest CO-01A fell from the nest tree shortly after the eaglets fledged in the spring of 2007 and had not been rebuilt as of November 7, 2007.]

The FWS no longer lists the bald eagle as a threatened or endangered species. The FWC currently lists the bald eagle as threatened (FGFWFC 1997). The bald eagle is still protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. Habitat loss and other natural and anthropogenic factors are the primary reasons for the listing. In Florida, the bald eagle nesting season is usually from October 1st to May 15th (USFWS 1987). Preferred nest sites tend to occur in the crown of tall pine or cypress trees, which exceed 50 feet in height. Typical clutch size is two eggs, but can vary between one and three eggs. The duration of egg incubation is approximately 32 to 35 days. Bald eagle nestlings fledge at approximately 10 to 12 weeks after hatching. Eagles are most susceptible to disturbance during the early portion of the nesting period (roughly the first 12 weeks of the nesting cycle).

Bald eagle nest CO-01A is an alternate nest associated with eagle territory CO-01. Portions of this territory are located on property belonging to Mr. Robert L.

Germain, Jr. in the southeast quarter of Section 16, Township 48 South, Range 25 East in northwest Collier County. Monitoring of this eagle pair by the FWC began in 1978 and their original nest was the first nest to be assigned an identification code in Collier County (i.e., CO-01). Nest CO-01A was active during the 2006-2007 nesting season, but has since fallen from the tree.

Observations on January 29, 2008 have recently determined that the eagles are using the original nest tree this season (i.e., CO-01). An adult eagle was observed sitting low in the nest either incubating eggs or brooding chicks. This nest is located approximately 573 feet offsite to the southwest. The 660 foot protection zone extends approximately 87 feet onto the subject property. It should also be noted that an incomplete nest was observed in last year's nest tree (i.e., CO-01A). No eagles were observed in the vicinity of this tree during the observation period.

BALD EAGLE PROTECTION ZONES

According to the most recent guidelines produced by the FWS (National Bald Eagle Management Guidelines, May 2007), bald eagle nest CO-01A will have an Existing Development radius of 100 feet. This is the distance to the closest existing development (i.e., a paved parking lot within a car dealership). No activities will occur within this 100-foot protection zone during the nesting season.

The active nest tree will be protected up to 660 feet (secondary zone), with a primary zone radius of 330 feet (see Bald Eagle Protection Measures below). Eagle protection zones are associated with the active nest tree. If a new nest is built in another tree and is active, the zones will apply to that tree.

Nest CO-01A may be removed from the active list and listed as "abandoned" if eagles have not used it for five consecutive nesting seasons, or "loss of nest" if it has fallen from the tree and not been rebuilt for three consecutive nesting seasons. This management plan shall not apply if the nest is removed from the active list. This management plan will apply to all active nest trees that are within 660 feet of the Germain PUD.

PROPOSED EAGLE MANAGEMENT PLAN

This proposed management plan is applicable to only the 13± acre property. It is not binding on any other properties adjacent to the subject properties. Any amendment to this management plan shall require review and approval by the Environmental Advisory Council or any successor body.

Eagle nest CO-01A exists 100 feet from existing urban development. A forested wetland mitigation preserve, recently cleared of exotic vegetation, exists to the south and west of the nest tree. Annually, this preserve will undergo exotic vegetation maintenance activities associated with wetland mitigation. These

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

activities are scheduled to occur outside of the bald eagle nesting season. The preserve has been placed under a Conservation Easement and no development is allowed within the preserve.

Bald Eagle Protection Measures

Details of the eagle management plan, prepared to provide reasonable assurance that impacts to the eagle nest will be avoided while allowing the project to move forward, are as follows:

1. All construction and exotic maintenance activities within 330 feet of the nest will only be carried out during the non-nesting season (May 16th through September 30th), or after nestling eagles have fledged. In the event that the eagles have not initiated nesting activity by February 1st, construction and maintenance activities may occur.

2. Construction and exotic maintenance activities will be allowed between 330 feet and 660 feet of the nest during the bald eagle nesting season (October 1st through May 15th, or until the eaglets have fledged) provided that eagle nest monitoring is conducted according to the recent U.S. Fish and Wildlife Service Bald Eagle Monitoring Guidelines (FWS 2007).

3. All exterior lighting shall be positioned/shielded in such a way that little to no light illuminates the bald eagle preserve and buffer zone.

   Installation of Light fixtures - According to the National Bald Eagle Management Guidelines, if the eagles do not nest on-site by February 1st or it is confirmed that the eagles are nesting at another location off-site and beyond 660 feet, the installation of light fixtures can be done at any time.

4. Typical day-to-day commercial operations shall be allowed throughout the year beyond 100 feet of the nest on the subject property.

5. No native tree cutting (other than as may be allowed by the state and federal wetland permits, with County approval, and associated with the approved mitigation plan), logging, mining, or use of chemicals toxic to wildlife shall be permitted within the subject property.

6. In the event that bald eagle nest CO-01A has been lost for three consecutive nesting seasons or abandoned for five consecutive nesting seasons, this nest shall be de-listed (loss of nest or abandoned nest, respectively) and the requirements of this management plan shall be terminated.

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

7. Any emergency repairs within the 330 foot protection zone, including but not limited to: repairs and installation of replacement lighting fixtures, landscape installation or removal in designated landscape areas, and/or parking area paving or marking are to be done in accordance with the provisions of this Bald Eagle Management Plan..

REFERENCES

Florida Game and Fresh Water Fish Commission. 1997. Florida's endangered species, threatened species and species of special concern. 19 pp.

United States Fish and Wildlife Service. 1987. Habitat Management Guidelines for the Bald Eagle in the Southeast Region. U.S. Department of the Interior. 9 pp.

United States Fish and Wildlife Service. 1999. South Florida Multi-Species Recovery Plan.

United States Fish and Wildlife Service. 2007. Bald Eagle Monitoring Guidelines. North Florida Field Office. 20 pp.

United States Fish and Wildlife Service. 2007. National Bald Eagle Management Guidelines. 25 pp.

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Jen Kim

From: Jeff Nunner [jnunner@swfla.rr.com]
Sent: Tuesday, March 13, 2007 5:28 PM
To: Allen_Webb@fws.gov
Cc: alfredo_begazo@fws.gov; Dominick Amico; Kris Bowman
Subject: New eagle nest at Germain parking lot project
Attachments: Germain USFWS eagle memo.pdf; Eagle Nest - 100ft radius.pdf

Allen,
Thank you for taking the time today to discuss a new eagle nest near our new parking lot project at Germain Toyota in Collier County.

We were scheduled to begin construction next week when this new nest was discovered. Collier County staff is aware of this new nest.

As we discussed, attached is a memo regarding this current situation from Kevin L. Erwin Consulting Ecologist, Inc, and a location of the nest on the site plan depicting existing and proposed development prepared by our engineers, Agnoli Barber & Brundage, Inc.

Thank you and please let me know if you need any additional information.

Jeff Nunner
239.591.1328

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Kevin L. Erwin Consulting Ecologist, Inc.

To: Mr. Allen Webb

From: Kristoffer Bowman

Date: March 13, 2007

Re: Germain Automobile Dealership Bald Eagle Nest CO-01

The Germain Automobile Dealership is located in northwest Collier County at the intersection of U.S. 41 and Wiggins Pass Road. Plans have been made to expand the vehicle storage lot to the south on a 3.6± acre piece of property known as the Musca site. South Florida Water Management District and U.S. Army Corps of Engineers (COE) Environmental Resource Permits have been issued for this project. Bald eagle nest CO-01 was previously located off-site and to the west of the Musca site. The Musca site fell into the entire 1,500-foot secondary protection zone, and approximately half of the site was in the 750-foot primary protection zone. This off-site eagle nest had a Bald Eagle Management Plan (using the old protection zones), written by our firm and approved by the COE/USFWS, associated with it. A Collier County Environmental Impact Statement, consisting of a Bald Eagle Management Plan, was also written for this project.

Recently, while surveying the site to prepare for an Early Work Authorization, a new eagle nest was observed in a live slash pine. This new nest is located much closer to the subject property and the current existing automobile dealership (see attached map). Two known eaglets have fledged from this nest and are still in the territory. The nest is in an urban environment and 100± feet from the existing paved car lot. This car dealership is very active with people, cars, loud speakers, etc., yet the eagle pair chose to relocate their nest to a tree in close proximity to the dealership. The eagles appear to have accepted this urban environment and they have even been observed perching on the buildings at the car lot.

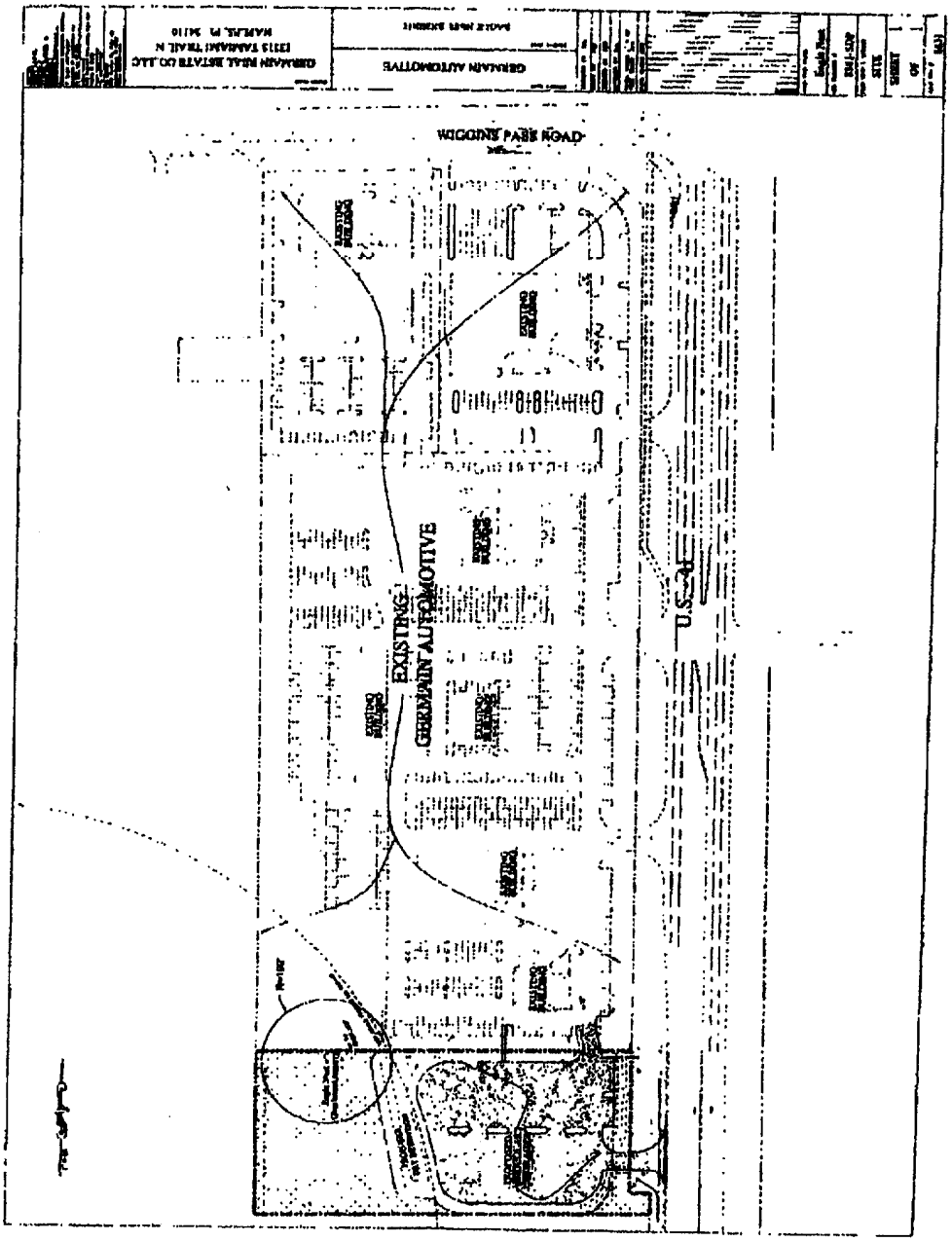
Due to the location of the nearest existing development of similar activity (i.e., parking lot within 100 feet of the nest tree), our current site plan for the Musca site may still be considered acceptable considering the updated Bald Eagle Management Guidelines and the Clearance To Proceed With Construction Activities Adjacent To Bald Eagle Nests letter (June 5, 2006). A dry detention water treatment area will be located approximately 80 feet from the new eagle nest once the project is complete.

We would greatly appreciate your review, guidance, and approval regarding this issue. Please do not hesitate to call should you have any questions or need additional information.

Thank you.

7977 Bayside Parkway • Fort Myers, Florida 33907 • 239.113.1505

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)



Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Jan Kim

From: Alfredo_Begazo@fws.gov
Sent: Thursday, March 15, 2007 10:42 AM
To: Jeff Nunner
Cc: Allen_Webb@fws.gov; Dominick Amico; Kris Bowman
Subject: Re: New eagle nest at Germain parking lot project

Mr. Nunner,

According to the letter and map submitted, we understand the proposed vehicle storage lot is further from this unidentified bald eagle nest than the existing paved parking lot. The proposed vehicle storage lot is likely to be visible from the bald eagle nest. Likewise, due to its proximity, the existing paved parking lot appears to be visible from the nest. Consistent with Service's Bald Eagle Management Guidelines, we recommend that work associated with the expansion of the proposed vehicle storage lot be conducted during the bald eagle non-nesting season (May 16- Sept 30).

We also understand that two chicks have fledged the nest. Accordingly, the nesting season for this eagle pair has ended and construction work towards the completion of the proposed vehicle storage lot expansion can be initiated. If construction work is planned to continue until the next bald eagle nesting season (October 1 - May 16), we recommend further coordination with the Service.

Regards,

Al Begazo
South Florida Ecological Services
Fish and Wildlife Service
1339 20th Street
Vero Beach, FL 32960
Phone: 772-562-3909 ext. 234
alfredo_begazo@fws.gov

"Jeff Nunner" <jnunner@swfla.rr.com>

03/13/2007 05:27 PM

To <Allen_Webb@fws.gov>
cc <alfredo_begazo@fws.gov>, "Dominick Amico" <amico@sbbinc.com>, "Kris Bowman" <KBowman@environment.com>
Subject New eagle nest at Germain parking lot project

Allen,
Thank you for taking the time today to discuss a new eagle nest near our new parking lot project at Germain

4/2/2007

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

Toyota in Collier County.

We were scheduled to begin construction next week when this new nest was discovered. Collier County staff is aware of this new nest.

As we discussed, attached is a memo regarding this current situation from Kevin L. Erwin Consulting Ecologist, Inc, and a location of the nest on the site plan depicting existing and proposed development prepared by our engineers, Agnoli Barber & Brundage, Inc.

Thank you and please let me know if you need any additional information.

Jeff Nunner
239.591.1328[attachment "Germain USFWS eagle memo.pdf" deleted by Alfredo Begazo/R4/FWS/DOI]
[attachment "Eagle Nest - 1000 radius.pdf" deleted by Alfredo Begazo/R4/FWS/DOI]

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

4/2/2007

Jen Kim

From: Gruver, Brad [Brad.Gruver@MyFWC.com]
Sent: Friday, March 23, 2007 3:40 PM
To: Kris Bowman
Cc: jnunner@swfla.rr.com
Subject: RE: New eagle nest at Germain parking lot project

Kris,

I have reviewed what you submitted and concur with the technical assistance and recommendations provided by the U. S. Fish and Wildlife Service.

Bradley J. Gruver, Ph.D.
Species Conservation Planning Section
Division of Habitat and Species Conservation
Florida Fish and Wildlife Conservation Commission
850-488-3831

From: Kris Bowman [mailto:KBowman@environment.com]
Sent: Monday, March 19, 2007 10:36 AM
To: Gruver, Brad
Cc: jnunner@swfla.rr.com
Subject: FW: New eagle nest at Germain parking lot project

Hello Brad,

Pursuant to our phone conversation this morning, I am sending you the information related to the Germain Car Dealership and bald eagle nest CO-01. The USFWS's approval to the project manager (Jeff Nunner) is attached below. Also, I have attached what we sent to the USFWS for their review. Please let me know if you have any questions or need any additional information.

Thanks,

Kris Bowman
Certified Ecologist
Kevin L. Erwin Consulting Ecologist, Inc.
239-337-1605

From: Alfredo_Begazo@fws.gov [mailto:Alfredo_Begazo@fws.gov]
Sent: Thursday, March 15, 2007 9:42 AM
To: Jeff Nunner
Cc: Allen_Webb@fws.gov; Dominick Amico; Kris Bowman
Subject: Re: New eagle nest at Germain parking lot project

Mr. Nunner,

According to the letter and map submitted, we understand the proposed vehicle storage lot is further from this unidentified bald eagle nest than the existing paved parking lot. The proposed vehicle storage lot is likely to be visible from the bald eagle nest. Likewise, due to its proximity, the existing paved parking lot appears to be visible

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

from the nest. Consistent with Service's Bald Eagle Management Guidelines, we recommend that work associated with the expansion of the proposed vehicle storage lot be conducted during the bald eagle non-nesting season (May 16- Sept 30).

We also understand that two chicks have fledged the nest. Accordingly, the nesting season for this eagle pair has ended and construction work towards the completion of the proposed vehicle storage lot expansion can be initiated. If construction work is planned to continue until the next bald eagle nesting season (October 1 - May 16), we recommend further coordination with the Service.

Regards,

Al Begazo
South Florida Ecological Services
Fish and Wildlife Service
1339 20th Street
Vero Beach, FL 32960
Phone: 772-562-3909 ext. 234
alfredo_begazo@fws.gov

"Jeff Nunner" <jnunner@swfla.rr.com>

03/13/2007 05:27 PM

To <Allen_Webb@fws.gov>
cc <alfredo_begazo@fws.gov>, "Dominick Amico" <am-co@abbinc.com>, "Kris Bowman" <KBowman@environment.com>
Subject New eagle nest at Germain parking lot project

Allen,
Thank you for taking the time today to discuss a new eagle nest near our new parking lot project at Germain Toyota in Collier County.

We were scheduled to begin construction next week when this new nest was discovered. Collier County staff is aware of this new nest.

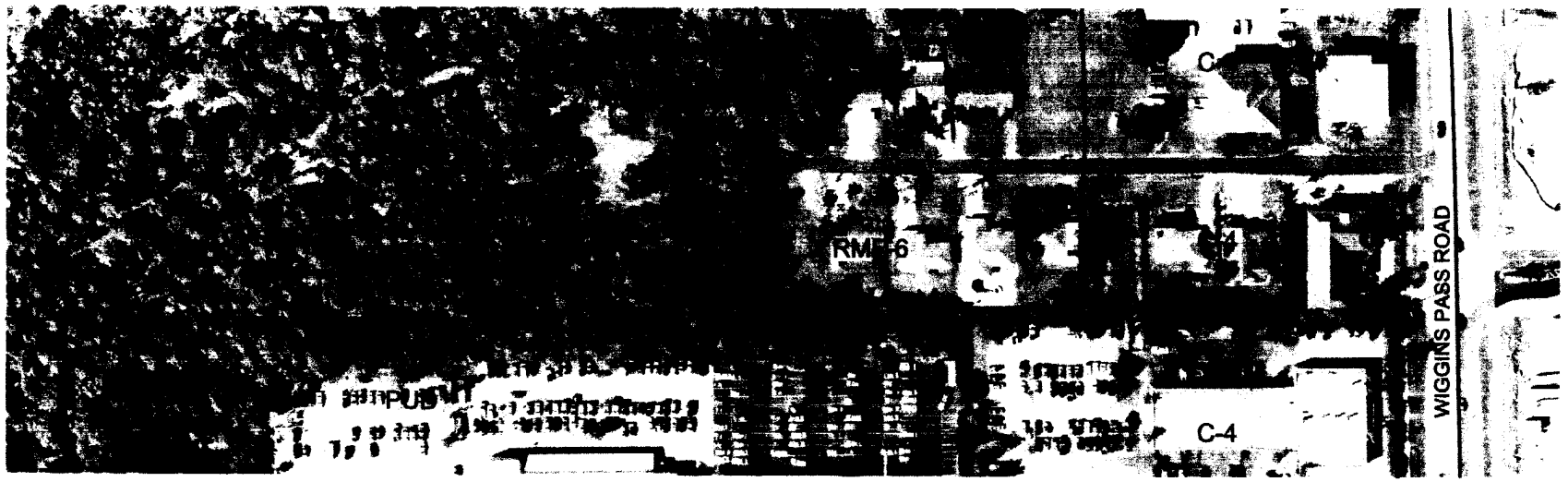
As we discussed, attached is a memo regarding this current situation from Kevin L. Erwin Consulting Ecologist, Inc. and a location of the nest on the site plan depicting existing and proposed development prepared by our engineers, Agnoli Barber & Brundage, Inc.

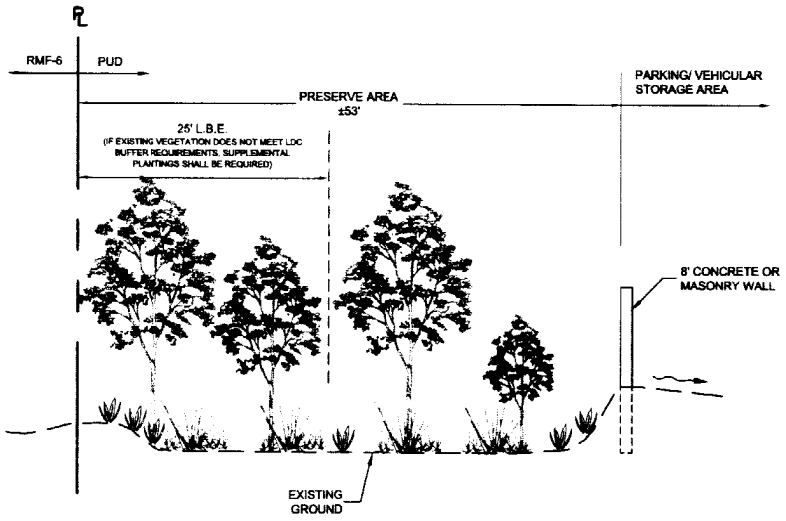
Thank you and please let me know if you need any additional information.

Jeff Nunner
239.591.1328[attachment "Germain USFWS eagle memo.pdf" deleted by Alfredo Begazo/R4/FWS/DOI] [attachment "Eagle Nest - 100ft radius.pdf" deleted by Alfredo Begazo/R4/FWS/DOI]

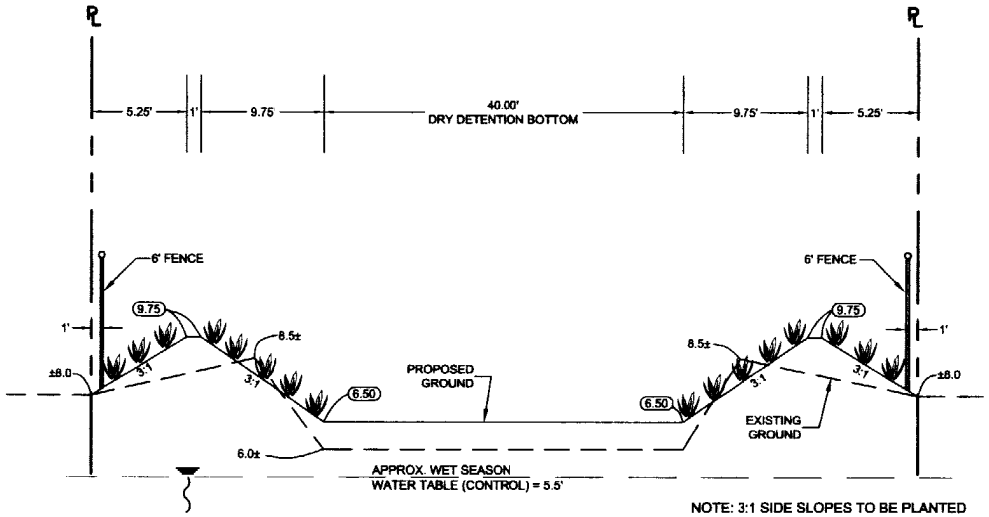
4/2/2007

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)





SECTION A-A
(SECTION THROUGH RMF-6 TO PUD)
N.T.S.



NOTE: 3:1 SIDE SLOPES TO BE PLANTED WITH NATIVE GROUND COVER (NO SOD) FOR MAINTENANCE PURPOSES

SECTION B-B
(SECTION THROUGH DRY DETENTION)
N.T.S.

GERMAIN PROPERTIES
OF COLUMBUS, INC.
13315 TAMIAMI TRAIL N.
NAPLES, FL 34110

GERMAIN TOYOTA CPUD

SUPPLEMENTAL EXHIBIT
CPUD CROSS SECTIONS

Conceptual Site Plan

04-0112

CPUD (SECTIONS)

SHEET 1
OF 1

9686

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2008-60

Which was adopted by the Board of County Commissioners on the 14th day of October, 2008, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 23rd day of October, 2008.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

By: Ann Jennejohn
Deputy Clerk

Attachment: Attachment B -- Ord. 08-60 (20312 : PL20200002125 Germain Toyota PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): [redacted] Tiara Real estate Company LLC

Name of Applicant if different than owner: [redacted]

Address: 13315 Tamiani Trl N **City:** Naples **State:** FL **ZIP:** 34110

Telephone: 760-274-4325 **Cell:** _____ **Fax:** _____

E-Mail Address: p2u@usa.com

Name of Agent: Ross McArthur

Firm: Toyota

Address: 321 Elk Ln **City:** McGaheysville **State:** VA **ZIP:** 22840

Telephone: _____ **Cell:** 760-274-4325 **Fax:** _____

E-Mail Address: p2u@usa.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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PROPERTY INFORMATION

PUD NAME: _____ **ORDINANCE NUMBER:** Section 5.06.04 F.4
FOLIO NUMBER(S): _____

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ☐ Yes ☒ No

If no, please explain: We are asking for a sign on the Used Car Building.

Has a public hearing been held on this property within the last year? ☐ Yes ☒ No

If yes, in whose name? _____

Has any portion of the PUD been ☐ SOLD and/or ☐ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ☐ Yes ☒XNo
If yes, please describe on an attached separate sheet.

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
~~Current Master Plan & 1 Reduced Copy~~	~~1~~	☒	✓
~~Revised Master Plan & 1 Reduced Copy~~	~~1~~	☒	✓
Revised Text and any exhibits	1	☑	☐
PUD document with changes crossed through & underlined	1	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☐	☑
Warranty Deed	1	☑	☐
Legal Description	1	✓	☐
Boundary survey, if boundary of original PUD is amended	1	☑	☐
If PUD is platted, include plat book pages	☐	☐	☑
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☐	☑
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

At Con... Rev... Proces...

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 C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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

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

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☑ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☑ **Pre-Application Meeting:** $500.00
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

Ross McArthur — Agent/Owner Signature

10.29.2020 — Date

Ross McArthur — Applicant/Owner Name (please print)

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

COLLIER COUNTY GOVERNMENT
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(239) 252-2400 FAX: (239) 252-6358

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
Germain Toyota 13215 N. Tamiami Trail	100
Tiara Real Estate Company LLC Robert Germain	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

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Ross McArthur
Agent/Owner Signature

12.01.2020
Date

Ross McArthur
Agent/Owner Name (please print)

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200002125

I, Robert L Germain Jr (print name), as Manager (title, if applicable) of Tiara Real Estate Company 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 Ross McArthur to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Signature	Date
	2-2-21

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 2nd day of February, 2021, by (printed name of owner or qualifier) Robert L Germain Jr.

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: Deanna Lynn Ruth

DEANNA LYNN RUTH
State of Florida-Notary Public
Commission # GG 122797
My Commission Expires
July 10, 2021

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

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

INSTR 5206606 OR 5223 PG 2617 RECORDED 12/15/2015 2:44 PM PAGES 4
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $184,509.50 REC $35.50
CONS $26,358,500.00

This instrument prepared by:
Thomas A. Collins, II, Esquire
TREISER & COLLINS, P.L.
3080 Tamiami Trail East
Naples, Florida 34112

Property Identification Number(s):
Parcel 1 – 75460120005
Parcel 2 – 75460160007
Parcel 3 – 00155080001
Parcel 4 – 00155000007
Parcel 5 – 75460080006
Parcel 6 – 00155360006

Consideration (mortgage): $26,358,500.00
Doc Stamps: $184,509.50

Note: This is a conveyance of real property encumbered by a mortgage from one wholly-owned subsidiary to another wholly-owned subsidiary of the same parent company with no additional consideration. Florida documentary stamp taxes are therefore being paid based upon the amount of the outstanding mortgage under Section 201.02, Florida Statutes. DOR v. PMR Resorts, Inc, 868 So. 2d 621 (Fla. 2d DCA 2004); DOR v. Pinellas VP, LLC, App. 2 Dist., 3 So.3d 361 (2009).

[Space Above This Line For Recording Data]

GENERAL WARRANTY DEED

THIS INDENTURE made the 11th day of December, 2015, by GERMAIN PROPERTIES OF COLUMBUS, INC., an Ohio Corporation, hereinafter called the Grantor, whose post office address is 13303 Tamiami Trail North, Naples, FL 34110 to TIARA REAL ESTATE COMPANY, LLC, a Florida limited liability company, hereinafter called the Grantee, whose post office address is 13303 Tamiami Trail North, Naples, FL 34110.

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

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all the certain land situate in Collier County, Florida described as:

PARCEL 1: Lots 1 through 4, inclusive, Block 2, and W ½ of East Lane, a vacated 60 foot road right of way, Sunny Trail Heights, according to the Plat thereof as recorded in Plat Book 4, page 43, Public Records of Collier County, Florida.

PARCEL 2: Lot 5, Block 2, Sunny Trail Heights, according to the Plat thereof as recorded in Plat Book 4, page 43, Public Records of Collier County, Florida.

PARCEL 3: All that part of the Southeast ¼ of Section 16, Township 48 South, Range 25 East, Collier County Florida, described as follows: The South 198 feet of the North 490.3 feet of the West 330 feet of the East 660 feet of the Southeast 1/4 of Section 16, Township 48, South, Range 25 East, Collier County, Florida, LESS AND EXCEPTING THEREFROM the East 111 feet.

PARCEL 4: A parcel of land located in the Southeast ¼ of Section 16, Township 48 South, Range 25 East, Collier County, Florida, being more particularly described as follows:

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Commence at the Northeast corner of the Southeast ¼ of Section 16, Township 48 South, Range 25 East, Collier County, Florida; thence run South 0°36'52" East along the East line of the Southeast ¼ of the said Section 16 for a distance of 490.30 feet; thence run South 88°07'30" West, parallel with the North line of the Southeast ¼ of the said Section 16 for a distance of 182.27 feet to a point of the Westerly Right-of-Way line of State Road No. 45 (Tamiami Trail) as the same is shown on the State of Florida Department of Transportation Right-of-Way Map for State Road No. 45, Collier County, Section 03010 2519 Sheet 2; and the Point of Beginning of the parcel herein being described.

Thence run South 1°00'30" East along the Westerly Right-of-Way line of State Road No. 45 for a distance of 987.12 feet; thence run South 88°59'30" West at right angles to the said Westerly Right-of-Way line for a distance of 578.11 feet; thence run North 1°04'15" West for a distance of 755.21 feet; thence run North 0°50'08" West for a distance of 223.16 feet; thence run North 88°07'30" East parallel with the North line of the Southeast ¼ of the said Section 16 for a distance of 578.33 feet to the Point of Beginning.

PARCEL 5: Lots 3 through 6, inclusive Block 1, and E ½ of East Lane, a vacated 60 foot road right of way, Sunny Trail Heights, according to the Plat thereof as recorded in Plat Book 4, page 43, Public Records of Collier County, Florida, together with

The West one-half of the vacated 10.00 foot Easement which lies adjacent to the East boundary of Lots 3, 5 and 6, Block 1 of the plat of Sunny Trails Heights recorded in Plat Book 4 Page 43 and as shown in Official Records Book 1435 Page 2324, Public Records of Collier County, Florida.

PARCEL 6: A parcel of land in the SE 1/4 of Section 16, Township 48 South, Range 25 East, Collier County, Florida, more particularly described as follows:

From the intersection of the Centerline of State Road 45 (U.S. 41) and the North line of the SE 1/4 of said Section 16, said intersection lying North 88°07'30" East of and 2665.39 feet from the center of Section 16, run South 01°00'30" East along said Centerline for 40.11 feet, then run South 88°07'30" West, parallel with and 40.11 feet from, as measured at right angles to said North line of the SE 1/4 of Section 16, for 100.01 feet; thence run South 01°00'30" East, along a line parallel with and 100.00 feet from, as measured at right angles to said Centerline, for 53.00 feet to the POINT OF BEGINNING on the Westerly Right- of-Way line of State Road 45; thence continue South 01°00'30" East, along said Right-of-Way line, for 296.70 feet; thence run South 88°07'30" West, parallel with said North line of the SE 1/4 of Section 16, for 248.44 feet to an iron pin; thence run South 01°58'21" East, for 97.87 feet to an iron pin; thence run South 88°03'19" West, for 111.27 feet to an iron pin; thence run North 00°45'29.5"West, along the Southerly prolongation of the Centerline of East Lane, for 195.73 feet to an iron pin on the Southerly boundary of SUNNY TRAIL HEIGHTS, according to the plat in Plat Book 4, Page 43, Public Records of Collier County, Florida; thence run North 88°04'50" East, along said Southerly boundary for 139.89 feet to a concrete monument at the Southeasterly corner of a 10 foot easement adjoining Lots 6, 5, and 3 of said SUNNY TRAIL HEIGHTS; thence run North 00°44'57" West, along the East line of said easement, for the 261.71 feet to a concrete monument at the Northeasterly corner of said easement; thence run North 87°59'37" East, for 134.23 feet to an iron pin on the Southerly Right-of-Way line of State Road S-865B (Wiggins Pass Road); thence run the following courses along said Right-of- Way line: South 01°52'30" East, for 10.10 feet to an iron pin; North 88°07'30" East, for 26.80 feet to an iron pin; South 47°31'07" East, for 75.80 feet to an iron pin at the POINT OF

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

BEGINNING, together with

The East one-half of the vacated 10.00 foot Easement which lies adjacent to the West boundary of Lot 2, Block 1 of the plat of Sunny Trails Heights recorded in Plat Book, 4 Page 43 and as shown in Official Records Book 1435 page 2324, Public Records of Collier County, Florida, together with

A parcel in the East 1/2 of the SE 1/4 of Section 16, Township 48 South, Range 25 East, more particularly described as follows: Beginning at a point on the West Right-of-Way of U.S. 41 (Tamiami Trail) 392.30 feet South of the North line of the East 1/2 of the SE 1/4 of Section 16, Township 48 South, Range 25 East; thence West 246.00 feet parallel with the North line of the East 1/2 of the SE 1/4 of Section 16, Township 48 South, Range 25 East, thence South 98.0 feet; thence East 243.0 feet to the West Right-of-Way of US. 41; thence Northerly along the West Right of Way Line of U.S. 41 98.0 feet to the POINT OF BEGINNING.

PARCEL 7: A parcel of land lying in the east one-half of the southeast quarter of Section 16, Township 48 South, Range 25 East, being described as follows: Commencing at the east quarter corner of said Section 16 run S00°39'04" E along the east line of said Section 16 for 1480.49 feet to an intersection with the easterly prolongation of the south line of those lands recorded in OR. Book 1415, Page 628 of the Public Records of Collier County, Florida; thence along said line S88°58'20" W 175.15 feet to the POINT OF BEGINNING; thence continue S88°58'20" W along the southerly line of said lands for 578.23 feet to a concrete monument marking the northwest corner of "Parcel 1" as recorded in OR. Book 562, Page 917 of said Public Records, thence along the west line of said lands S01°00'20" E 264.09 feet to a concrete monument marking the southwest corner of "Parcel 2" as recorded in OR. Book 562, page 917 of said Public Records, thence along the south line of said lands N88°57'12" E to a concrete monument marking the west right-of-way line of U.S. 41 (Tamiami Trail North), thence along said west right-of-way line N01°00'30" W 34.26 feet; thence S88°57'12" W 31.98 feet; thence continue along said right-of-way line N01°00'30" W 229.64 feet to the POINT OF BEGINNING.

PARCEL 8: Lot 10, Block 2, Sunny Trail Heights, according to the Plat thereof as recorded in Plat Book 4, page 43, Public Records of Collier County, Florida.

SUBJECT TO the following: (a) ad valorem and non ad valorem real property taxes for the year of closing and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations and easements common to the subdivision.

SUBJECT TO ALL written leases being assigned in writing by Grantor to Grantee and accepted by Grantee concurrent with the delivery of this deed.

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

TO HAVE AND TO HOLD the same unto said Grantee in fee simple.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

IN WITNESS WHEREOF, the said Grantor has hereunto set my hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

William L Rogers
Witness #1/Signature
Printed Name: William L Rogers

Honey Carrigan
Witness #2/Signature
Printed Name: Honey Carrigan

GERMAIN PROPERTIES OF COLUMBUS, INC.
an Ohio corporation

By: _____
Robert L. Germain, Jr., President

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT

STATE OF North Carolina)
COUNTY OF Cabarrus)

The foregoing instrument was acknowledged before me this 11th day of December, 2015, by Robert L. Germain, Jr., as President of Germain Properties of Columbus, Inc., an Ohio corporation, who is personally known to me or has produced ~~FL Drivers License~~ _____ as identification. NOTE: If a type of identification is not inserted in the blank provided, then the person executing this instrument was personally known to me.

My Commission expires: 3/22/2020

Honey Carrigan
Notary Public

HONEY CARRIGAN
NOTARY PUBLIC
CABARRUS COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES 3/22/2020

Honey Carrigan
Typed, Printed or Stamped Name

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Pr 3.D.d

LM2-32428

Date: FEB-05-20
Scale: 3/16" = 1'-
Sales: L.Milligan
Designer: C.Sabatinc

Rev. #: R3
Date: 01-JUL-2020

Revision Note:
Used existing building fascade
Add 12" red band letter 10" above
Move signs 8'-6" in from edge

☑ Conceptual

Information Required:
Measurements to be confirmed.
Move signs 8'-6" in from edge

☐ Master

Electrical

☑ 120V ☐ 347
☐ Other _____

Customer Approv

Signature

MM/DD/YYYY

It is the Customer's responsibil ensure that the structure of th building is designed and constr to accept the installation of the being ordered. Please ask PSG to provide further details if req

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TOYOTA
09112
Germain Toyota
13315 N. Tamiami Trai
Naples. FL

Sign Item

Packet Pg. 417

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

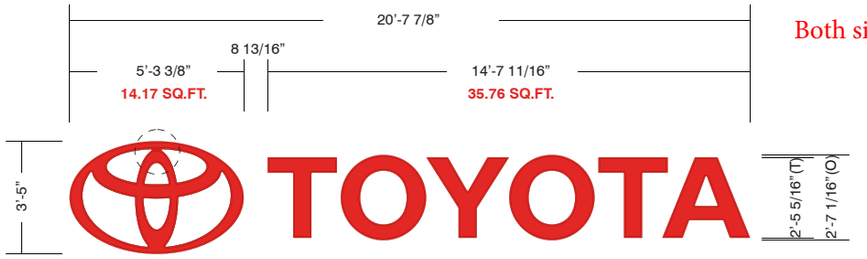
Pattison Sign Group
Powering Your Brand

555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

TB41 Building Signage



Both signs mounted 12' off grade to the bottom of the signs.

TB41
Illuminated Logo & Letters

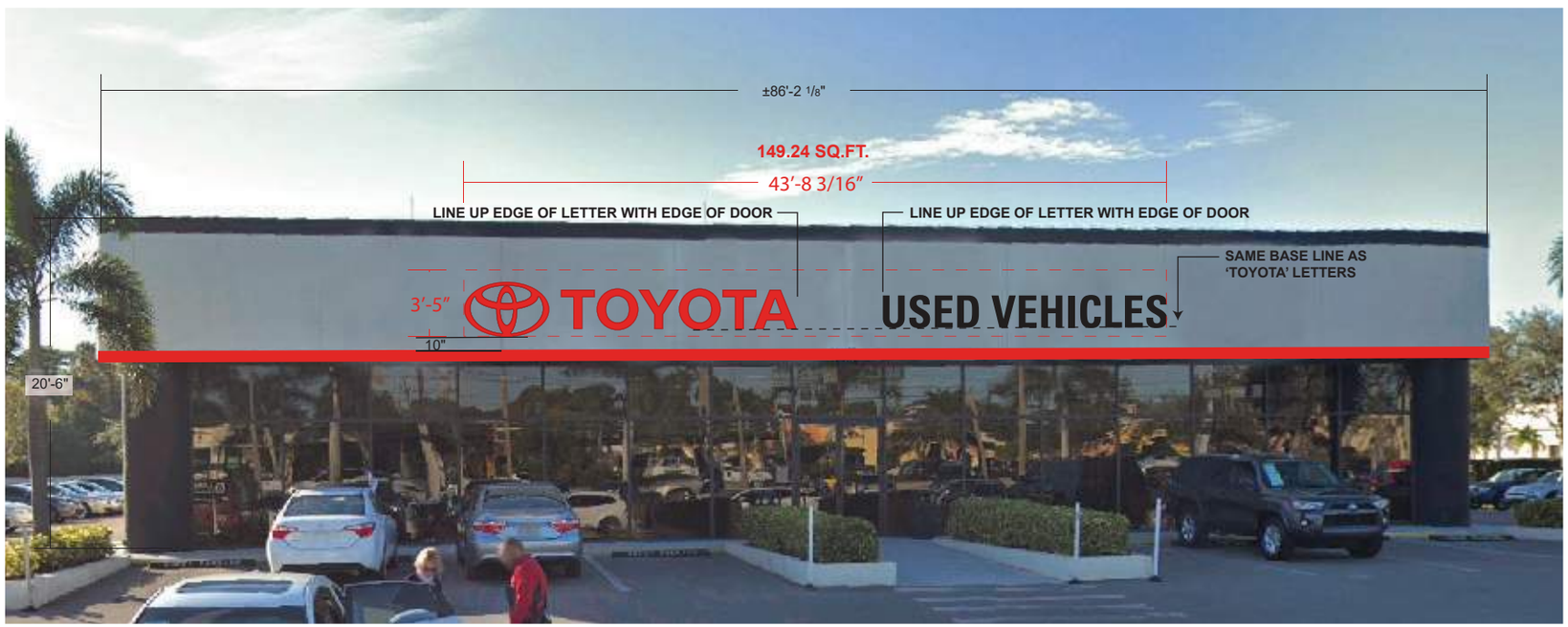
inside view
block-out vinyl area

- panned & embossed clamshell trim
- lexan polycarbonate: Bayer Red D99
- aluminum coil pre-painted red
- 3M 3635-20B block out vinyl applied second surface
- illuminated with red LED
- electrical hook-up supplied by others

SI-24
Illuminated Channel Letters

- aluminum cabinets black
- f-trim retainers black
- 3/16" white pigmented acrylic faces #2447
- 3M 3635-222 black perforated vinyl applied first surface
- illuminated with white LED
- electrical hook-up supplied by others

TOYOTA TO REVIEW & APPROVE
NON-STANDARD SIGNAGE PACKAGE & LAYOUT



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3.D.d

Pr
LM2-32428

Date: FEB-05-20
Scale: 3/16" = 1'
Sales: L.Milligan
Designer: C.Sabatinc

Rev. #: R4
Date: 07-APR-2021

Revision Note:
Used existing building fascade
Add 12" red band letter 10" above
Move Signage with in Sc requirements

☑ Conceptual

Information Required:
Measurements to be confirmed.

☐ Master

☑ Electrical
☑ 120V ☐ 347
☐ Other

Customer Approv

Signature

MM/DD/YYYY

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Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

TB41 Building Site Plan

3.D.d

LM2-32428

Date: FEB-05-20
Scale: 3/16" = 1'
Sales: L.Milligan
Designer: C.Sabatinc

Rev. #: R3
Date: 01-JUL-2020

Revision Note:
Used existing building fascade
Add 12" red band letter 10" above
Move signs 8'-6" in from edge

☑ Conceptual

Information Required:
Measurements to be confirmed.
Move signs 8'-6" in from edge

☐ Master

Electrical
☑ 120V ☐ 347
☐ Other

Customer Approv

Signature

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Sign Item

Packet Pg. 419

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Pattison Sign Group
Powering Your Brand
555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Pr

LM2-32428

Date: FEB-05-20
Scale: 3/16" = 1'
Sales: L.Milligan
Designer: C.Sabatinc

Rev. #: R3
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Add 12" red band letter 10" above
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Electrical

☑ 120V ☐ 347
☐ Other _____

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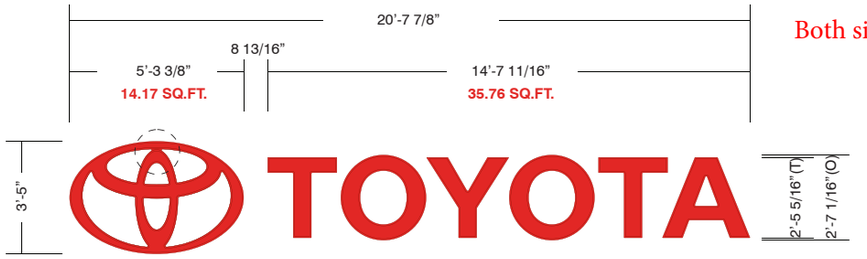
TB41 Building Signage



Both signs mounted 12' off grade to the bottom of the signs.

TB41
Illuminated Logo & Letters

- panned & embossed clamshell trim
- lexan polycarbonate: Bayer Red D99
- aluminum coil pre-painted red
- 3M 3635-20B block out vinyl applied second surface
- illuminated with red LED
- electrical hook-up supplied by others

SI-24
Illuminated Channel Letters

- aluminum cabinets black
- f-trim retainers black
- 3/16" white pigmented acrylic faces #2447
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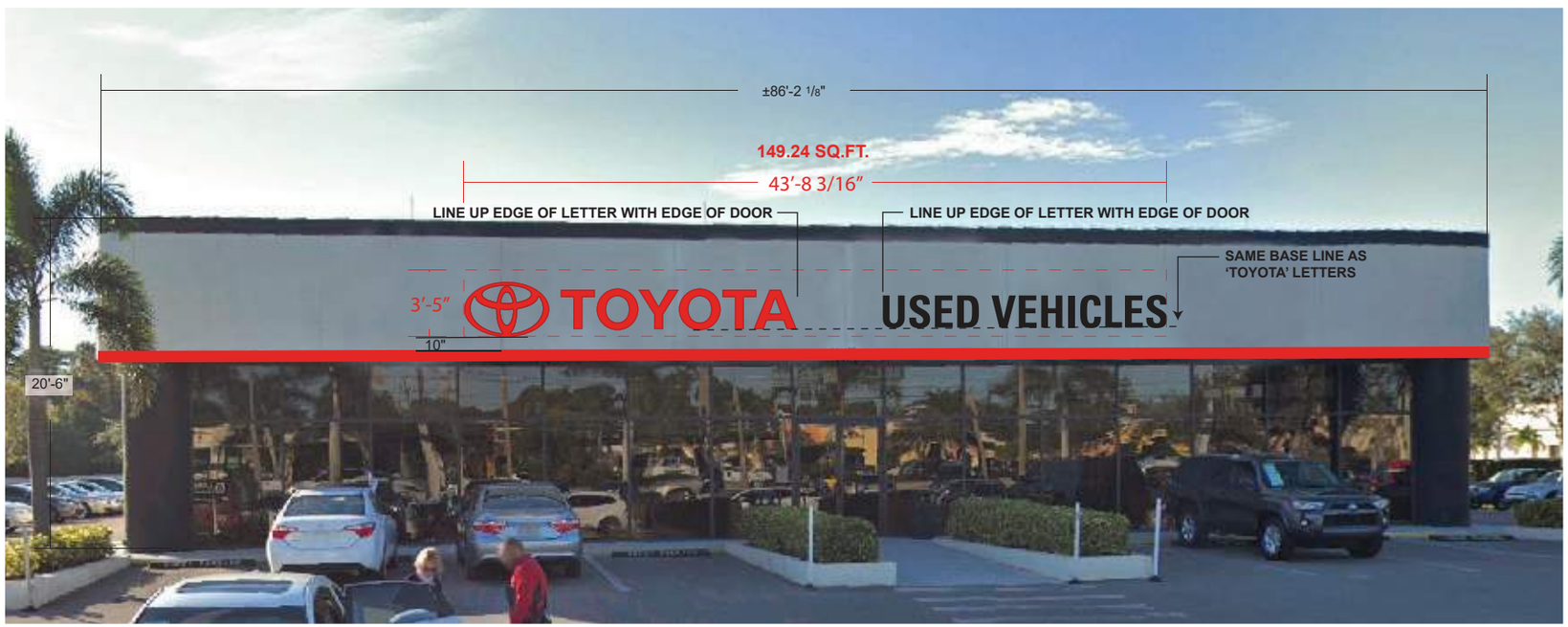
TOYOTA TO REVIEW & APPROVE
NON-STANDARD SIGNAGE PACKAGE & LAYOUT



3.D.d

Pr
LM2-32428

Date: FEB-05-20
Scale: 3/16" = 1'
Sales: L.Milligan
Designer: C.Sabatinc

Rev. #: R4
Date: 07-APR-2021

Revision Note:
Used existing building fascade
Add 12" red band letter 10" above
Move Signage with in Sc requirements

☑ Conceptual

Information Required:
Measurements to be confirmed.

☐ Master

☑ Electrical
☑ 120V ☐ 347
☐ Other

Customer Approv

Signature

MM/DD/YYYY

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Packet Pg. 421

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Floor Plan

FLOOR PLAN - EXISTING GERMAIN BIG LOT BUILDING

DOHRMANN ARCHITECTURE INC. :: 16716 E. PARKVIEW #203 :: FOUNTAIN HILLS, ARIZONA 85268 :: LICENSE NO. AR00141S7

3.D.d

LM2-32428

Date: FEB-05-20
Scale: N.T.S.
Sales: L.Milligan
Designer: C.Sabatini
Rev. #: R4
Date: 07-APR-20
Revision Note:

Conceptua
Information Required:

Master
Electrical
120V
Other

Customer Appro
Signature
MM/DD/YYYY

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EXHIBIT "H"

LIST OF REQUESTED DEVIATIONS FROM THE LDC

LDC/Germain TOYOTA PUD

* * * * * * * * * * * * * *

Section 5.06.04 F.4 of the Collier County Land Development Code:

1. We are requesting a Deviation from LDC Section 5.06.04.F.4, On-Premises Signs which allows for one wall, mansard, canopy or awning sign to be permitted for each single-occupancy parcel, or for each unit in a multiple-occupancy parcel We are seeking 2 signs that will not exceed the 150 sf allowance. Sign(s) and shall be affixed to the associated tenant or lease holder's unit, with exceptions for architectural design impediments.

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Underline Text is Added
~~Strike-through~~ Text is Deleted

12.01.2020

Germain Toyota
13315 N. Tamiami Trail
Naples. FL

Collier County FL.

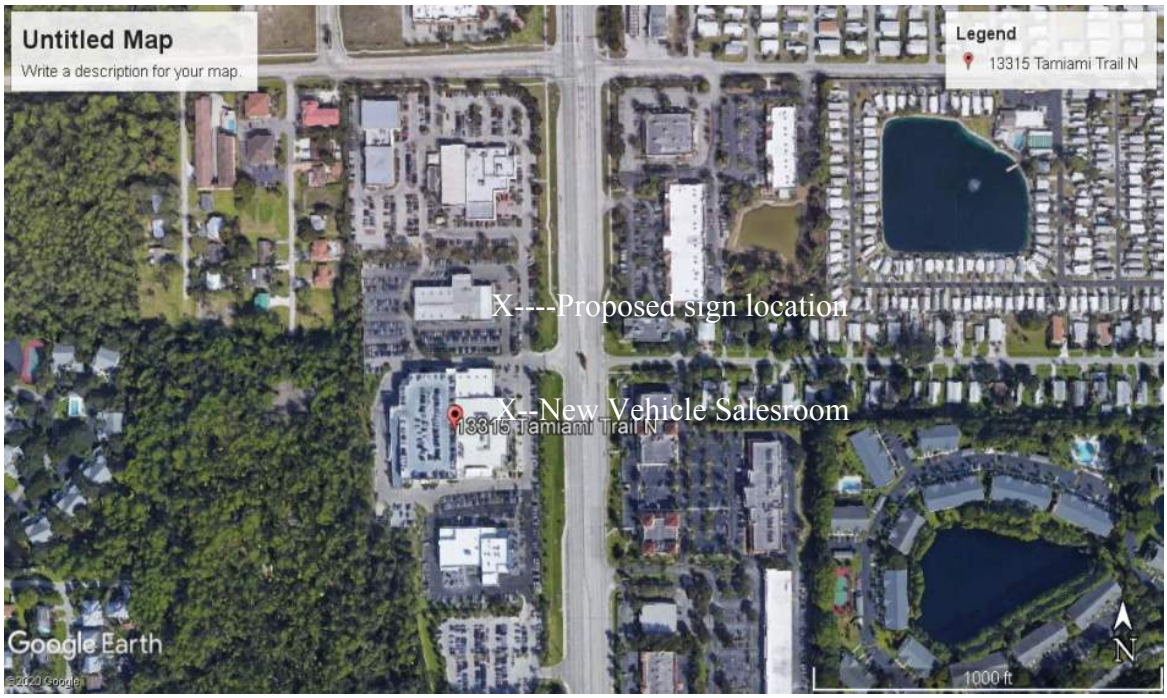
Narrative:

1-Germain Toyota is requesting a ruling from the development standard established by the **PDI** process.

2-The physical separation between our New and Used Vehicle showrooms by our service driveway, does not allow us to brand the Used Vehicle building. This combined with the setback of our property and the high rate of speed along Tamiami Trail is causing our customer undue hardship to easily and safely navigate between the two properties.

3-We are asking to have one compliant sign over the New Vehicle building to the south and one non-compliant Toyota Sign with logo and Used Vehicle sign over the North building.

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)



Top View of Facility

East Elevation New and use Vehicle sales.

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

By approving our request, this would add consistency to the definition laid out by the City Ordinance, plus be more visibly compatible with other local businesses, while preventing a less hazardous traffic situation.
This authorization would not be materially detrimental to the public welfare of the general public or to persons residing and working in the immediate area.

We are respectfully requesting a favorable decision in approving our application.

Toyota USA
Ross McArthur
McGaheysville VA
760-274-4325

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Permits 2 U, 951 Iron Horse Dr., San Marcos CA, 92078.
760-274-4325

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: Sign Variance(SV) or (PDI)
Date and Time: Monday 11/9/20 1:30PM

Assigned Planner: John Kelly

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

Project Information

Project Name: Germain Toyota (SV) OR PDI

PL #: 20200002125

Property ID #: 00155000007 **Current Zoning:** PUD

Project Address: 13315 Tamiami Trl N. Bld. **City:** Naples **State:** FL **Zip:** 34110

Applicant: Ross McArthur

Agent Name: Ross McArthur **Phone:** 760-274-4325

Agent/Firm Address: 321 Elk Lane **City:** McGaheysville **State:** VA. **Zip:** 22840

Property Owner: Tiarra Management Co, Robert Germain, 239-307-1876

Please provide the following, if applicable:

i. **Total Acreage:** 10.8

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 C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Collier County

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

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

Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

Zoning —

- Applicant may proceed with either a Variance (VA) or Insubstantial Change to PUD (PDI); PDI is suggested if no real hardship exists.
- If proceeding with a VA, please provide persuasive responses to each of the LDC Review Criteria (a-h).
- If proceeding with a PDI, draft each deviation in a format that reveals the LDC requirement as well as the desired outcome.
- Need to Amend PUD Ordinance NO. 08-60, Consider adding "EXHIBIT G, Deviations from the Land Development Code" using strike-through and underline method.
- Deviations to be expressed in a format that states both what is required and what is being requested.
- Provide exhibits; sign details and Site Plan

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 C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

ZONING OPS – ANY SPECIFIC QUESTIONS REGARDING SIGNAGE PLEASE CONTACT DIANA COMPAGNONE ON 252-2429

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.

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Sign-In Sheet

PL# 20200002125

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Ross McArthur	Germain Toyota	760274-9325	P24@USA.com
Alegra Somani			
Diana Compagnone	Collier County	252-2429	Diana.Compagnone@CollierCount

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

Collier County
Growth Management Department
Zoning Division

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

PL20200002125 – Germain Toyota (SV) - PRE-APP INFO **John Kelly**

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz-Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Ross McArthur, 760-274-4325

- **Agent to list for PL#- Ross McArthur**

- **Owner of property (all owners for all parcels)**
  Tiara Management Co, Robert Germain, 239-307-1876.

- **Confirm Purpose of Pre-App: (Rezone, etc.)**
- **To permit a Toyota sign with Logo and a Used Vehicle sign on the same frontage.**

- **Please include any Surveys, Drawings or Plans for the petition:**
  Included.

- **Details about Project:**
  To permit a Toyota sign with Logo and a Used Vehicle sign on the same frontage.

REQUIRED Supplemental Information provided by:
Name: Ross McArthur
Title: Project Manager.
Email: p2u@usa.com
Phone: 760-274-4325

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

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

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
~~Current Master Plan & 1 Reduced Copy~~	~~1~~	☒	✓
~~Revised Master Plan & 1 Reduced Copy~~	~~1~~	☒	✓
Revised Text and any exhibits	1	☑	☐
PUD document with changes crossed through & underlined	1	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☐	☑
Warranty Deed	1	☑	☐
Legal Description	1	✓	☐
Boundary survey, if boundary of original PUD is amended	1	☑	☐
If PUD is platted, include plat book pages	☐	☐	☑
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☐	☑
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

At Com Revi Proces

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 C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☑ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☑ **Pre-Application Meeting:** $500.00
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Applicant/Owner Name (please print)

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application meeting notes	1	☑	☐
Affidavit of Authorization signed and notarized	1	☒	
Property Ownership Disclosure Form	1	☒	
Survey or Site Plan of Property	1	☑	☐
Location Map depicting major streets in area for reference	1	☑	☐
Completed Addressing Checklist	1	☒	
Once the first set of review comments are posted, provide the assigned project manager the Property Owner Advisory Letter and Certification	1	☑	☐
Electronic Copy of all documents and plans * Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

VPOH Complete REV'D PROCESS

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

FEE REQUIREMENTS:

- ☑ **Pre-Application Meeting:** $500.00
- ☑ **Sign Variance Petition:** $2,000.00
- ☑ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

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

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Applicant/Owner Name (please print)

Attachment: Attachment C - Application Back Up (20312 : PL20200002125 Germain Toyota PDI)

ATTACHMENT A

REZONE FINDINGS
PETITION PUDZ-A-2007-AR-11914 Germain Toyota CPUD

Chapter 10.03.05.G of the Collier County Land Development Code requires that the report and recommendations of the Planning Commission to the Board of County Commissioners shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

1. **Whether the proposed change will be consistent with the goals, objectives, & policies of the Future Land Use Map and the elements of the Growth Management Plan.**

   The subject property is designated Urban–Commercial District, Mixed Use Activity Center Subdistrict (Activity Center No. 20), as identified on the FLUM of the GMP. Specific details about how this petition is consistent with the Future Land Use Map (FLUM) and the elements of the Growth Management Plan (GMP) are provided on page 4 of this staff report. Relevant to this petition, this Subdistrict permits the existing and proposed commercial development; therefore, the project is consistent with the GMP.

2. **The existing land use pattern;**

   The existing pattern to the north is an auto dealership, and is zoned General Commercial (C-4) and is owned by the applicant; the land use to the south is an auto storage site, and zoned General Commercial (C-4), and is also owned by the applicant; the property to the east is improved commercial, and zoned Convenience Commercial (C-2) and Intermediate Commercial (C-3); and the property to the west is the Future Citizen Camp zoned Community Facility (CF), along with single-family homes and condominiums zoned Residential Multiple-Family-6 (RMF-6). The proposed project is consistent with the existing commercial land use patterns as explained in the staff report because the rezone complies with the GMP and Land Development Code (LDC) requirements.

3. **The possible creation of an isolated district unrelated to adjacent and nearby districts;**

   The existing zoning is Planned Unit Development (PUD) and was approved on June 15, 1990 by Ordinance No. 90-50 and known as Germain Automotive Facility, at the time of the initial zoning approval, the subject site was found that an isolated district was not created. The subject is also within a Mixed Use Activity Center Subdistrict (Activity Center No. 20), which encourages similar land uses. In regards to the nearby districts the location map on page 2 of the staff report illustrates that there are several other commercial developments in the area with similar land uses. For those reasons, the rezone request will not create an isolated district to the adjacent districts.

4. **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

   The location map on page 2 of the staff report illustrates the perimeter of the outer boundary of the subject parcel. The proposed CPUD parcel is the same boundary of the tax parcel. The boundary is consistent with the FLUM, as well as, it maintains a logical boundary between zoning districts in the area.

Attachment: Attachment D - Findings of Fact - PUDZ-A-2007-AR-11914 (20312 : PL20200002125 Germain Toyota PDI)

5. Whether changed or changing conditions make the passage of the proposed amendment necessary.

The proposed PUD to CPUD rezone is not obligatory at this location. However, the request is reasonable because the new CPUD will allow for the expansion of the currently permitted automotive dealership use to meet demand. Therefore, the proposed CPUD rezone is appropriate because it adheres to the existing land use that was approved in 1990.

6. Whether the proposed change will adversely influence living conditions in the neighborhood;

The subject site was approved for commercial development in 1990 and the proposed development standards are similar to the development standards in the currently approved PUD as well as the standards contained in the LDC for the General Commercial (C-4) development in the area.

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

The site generated trips resulting from the PUD to CPUD rezone will not lower the Level of Service (LOS) below the adopted LOS standard for Tamiami Trail North (US-41). The proposed CPUD produces 40 PM peak hour, peak direction trips on Tamiami Trail North (US-41), and the roadway network has sufficient capacity to accommodate this project throughout the five-year planning period. Tamiami Trail (US-41) has a service volume of 3,520 trips, with a remaining capacity of approximately 112 trips between Wiggins Pass Road (CR-888) and Immokalee Road (CR-846); and is currently at Level of Service (LOS) "E" as shown in the 2007 Annual Update and Inventory Report (AUIR). The Transportation Services Division has reviewed the proposed CPUD and has recommended approval of the petition based upon the project will not lower the LOS below the adopted LOS standard for the area.

8. Whether the proposed change will create a drainage problem;

The proposed change should not create drainage or surface water problems because Section 4.03.01 of the LDC specifically addresses prerequisite development standards that are designed to reduce the risk of flooding on nearby properties. The proposed water management and drainage is designed to prevent drainage problems on site and is compatible with the adjacent water management systems. Additionally, the LDC and GMP have regulations in place that will ensure review for drainage on new developments.

Although the LDC requires developments to design the project to reduce flooding on nearby properties, staff has received correspondence (Attachment C) from a property owner who lives behind the Germain Lexus Service Center who has experienced flooding issues. Pages 6 and 7 of the staff report provides further details about the flooding on nearby properties. Staff forwarded the letters to the developer, and since then, it appears that the developer addressed the flooding issues by cleaning the retention area.

Attachment: Attachment D - Findings of Fact - PUDZ-A-2007-AR-11914 (20312 : PL20200002125 Germain Toyota PDI)

9. Whether the proposed change will seriously reduce light and air to adjacent areas;

As depicted on the CPUD Master Plan the 25-foot landscape buffer and the 1.9 acre preserve provides adequate light and air to the adjacent properties. The proposed development requires the site to conform to the development standards which are in Chapter 4 of the LDC, specifically in section 4.06.01 which is intended to improve environmental quality by reducing air, noise, heat, and chemical pollution through the preservation of canopy trees and the creation of shade and microclimate. The standards in Chapter 4 of the LDC provide for open space, corridor management, and building height restrictions, to protect the adjacent areas. The Master Plan commits twenty-five (25) percent for native vegetation requirement and Table II of the CPUD document provides the building height and setback standards which should ensure that the project will not reduce the light and air circulation on adjacent properties.

10. Whether the proposed change will adversely affect property values in the adjacent area;

There is no guarantee that the project will not affect property values in the adjacent area, but the proposed Germain Toyota CPUD was previously approved for an Automobile Dealership (Ord. No. 90-50). At that time, the commercial development was found to be compatible with the existing land uses in the surrounding area. Furthermore, the proposed CPUD Master Plan illustrates that the existing and proposed structures will have a setback of 200 feet from the adjacent residential property and a 25-foot landscape buffer together with a 6-foot high fence or wall along the western boundary.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

As mention in Rezone Findings No. 10, this subject site was zoned for commercial PUD in 1990. Also, the proposed development will not be a deterrent to the improvement of adjacent properties because the majority of the properties are zoned commercial and the FLUM indicates the neighboring properties will remain commercial.

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare;

The proposed rezone is consistent with the surrounding area and is already zoned for an automotive dealership. In addition, the CPUD complies with the land use designation of the Urban-Commercial District, Mixed Use Activity Center Subdistrict of the FLUM, and is consistent with the GMP elements.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning;

The subject property is being utilized in accordance with the existing zoning; this petition is requesting a PUD to CPUD rezone allows the existing Toyota automobile dealership to expand its facilities to meet demand.

Attachment: Attachment D - Findings of Fact - PUDZ-A-2007-AR-11914 (20312 : PL20200002125 Germain Toyota PDI)

14. Whether the change suggested is out of scale with the needs of the neighborhood or the County;

The proposed rezone meets all objective criteria set forth for commercial and PUD zoning districts in the LDC and conforms to the goals and objectives of the GMP and all its elements. Furthermore, the proposed CPUD is compatible with surrounding property in scale.

15. Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

There are many sites which are zoned commercial and could accommodate the existing development but that was not a determining factor since the site is currently being operated as an automotive dealership.

16. The physical characteristics of the property and the degree of site alteration, which would be required to make the property usable for any of the range of potential uses under the proposed, zoning classification.

Any development would require some site alteration and the Germain Toyota CPUD will have to be evaluated during a site development plan (SDP) approval to execute the CPUD development strategy.

17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.

The proposed CPUD petition will have to meet all objective criteria set forth in Section 6.02.00 Adequate Public Facilities for commercial zoning as well as to conform to the goals and objectives of the GMP and all its elements. This petition has been reviewed by county staff that is responsible for jurisdictional elements of the GMP and they have concluded that no LOS will be adversely impacted because the proposed development is consistent with all Elements of the GMP.

Attachment: Attachment D - Findings of Fact - PUDZ-A-2007-AR-11914 (20312 : PL20200002125 Germain Toyota PDI)

ATTACHMENT B

FINDINGS FOR PUD
PUDZ-A-2007-AR- 11914 Germain Toyota CPUD

Section 10.02.13 of the Collier County Land Development Code requires the Planning Commission to make a finding as to the PUD Master Plans' compliance with the following criteria:

1. **The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.**

   The project is located within the Urban-Commercial District, Mixed Use Activity Center Subdistrict of the Future Land Use Map (FLUM) and this district permits commercial uses with a variety of land uses. The CPUD rezone will intensify the land but relative to public facilities this project will be required to comply with all county regulations regarding drainage, sewer, water and other utilities pursuant to Section 6.02.00 Adequate Public Facilities of the LDC. Exhibit A of the CPUD document states that the Germain Toyota CPUD shall be in accordance with all applicable sections of the Land Development Code (LDC) and Growth Management Plan (GMP) at the time of issuance of any development order.

2. **Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.**

   The application has indicated that the project has evidence of unified control and Germain Properties of Columbus, Inc. will continue to maintain and operate the maintenance of the property. The documents were submitted with the Germain Toyota CPUD application and are provided as supporting evidence of unified control.

3. **Conformity of the proposed Planned Unit Development with the goals, objectives and policies of the Growth Management Plan (GMP).**

   The project as proposed is consistent with the Future Land Use Map (FLUM) which designated the subject property as Urban-Commercial District, Mixed Use Activity Center Subdistrict. This petition has been found consistent with the goals, objectives and policies of the GMP. Page 4 of the staff report expounds in detail of how the project is deemed consistent with the GMP.

4. **The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.**

   The CPUD Master Plan has been designed to optimize internal land use relationships through the use of various forms of open space separation. The external relationships are regulated by Section 4.07.02 of the LDC which has specific requirements for

Attachment: Attachment D - Findings of Fact - PUDZ-A-2007-AR-11914 (20312 : PL20200002125 Germain Toyota PDI)

Development within a PUD Zoning District. The LDC states that all PUDs shall be compatible with established or planned uses of surrounding neighborhoods and property. The property adjacent to the north of the proposed Germain Toyota CPUD is an automotive dealership zoned C-4 and the property adjacent to the south is an Auto Storage lot that is zoned C-4. In addition to the LDC's Chapter 4 regulations, the Development Commitments contained in Exhibit E of the CPUD document provides additional guidelines the developer will have to fulfill.

5. **The adequacy of usable open space areas in existence and as proposed to serve the development.**

   The amount of open space set aside on the Master Plan is the minimum requirement of the LDC provision for open space. While the commercial development is appropriate for the site, careful consideration must be given to the protection of the residential dwelling units from potential impacts resulting from the additional commercial development that will be constructed.

6. **The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.**

   No capacity issues are known at this time and the petition has been reviewed by all the required county staff and they have determined that no Level of Service (LOS) standards will be adversely affected. Policy 2.3 of the GMP mandate, "Continue the Certificate of Adequate Public Facility Adequacy regulatory program, which requires the certification of public facility availability prior to the issuance of a final local development order." Because of this provision, the development must be in compliance with applicable concurrency management regulation.

7. **The ability of the subject property and of surrounding areas to accommodate expansion.**

   Currently, the utility and roadway infrastructure has adequate capacity to serve the proposed CPUD as well as the surrounding development at the time of build-out of this project.

8. **Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.**

   Staff has reviewed this petition for adequate public services and levels of service and found it is consistent with the Future Land Use Element (FLUE) and it meets all the elements of the GMP. Additionally, Germain Toyota CPUD contains development standards that are comparable to the development standards contained in the LDC for General Commercial (C-4) Zoning District. Furthermore, the proposed building heights, setbacks and development commitments ensure a similar product to that of the adjacent properties.

Attachment: Attachment D - Findings of Fact - PUDZ-A-2007-AR-11914 (20312 : PL20200002125 Germain Toyota PDI)

Transcript PLPL20200002125 – Germain Toyota of Naples CPUD – PDI August 10, 2021

The second public meeting was scheduled for Tuesday August 10, 2021, 5:30pm at Toyota Dealership building located at 13315 Tamiami Trail North, Naples, FL 34110. No members of the public were present therefore the meeting was not held.

The first public meeting was held on June 14th, 2021, 5:30pm at the Used Vehicles Facility located at 13315 Tamiami Trail North, Naples, FL 34110. This was attended by Doug Fee who had mentioned the following topics:

- Changing the precedent for additional signage on the sides and rear of the building.
- Doug wanted to verify that the adjustment would not allow the Lexus facility to modify their signage as a result of this request.
- Doug requested a consideration to not have the signage illuminated.
    - Bryn Byers from Toyota was on the call and told Mr. Fee that this was not an option for consideration.
- Mr. Fee also requested that the illuminated portal on the new car facility building not be illuminated after hours.
    - Bryn Byers from Toyota also declined this proposal.

The meeting held on June 14th was not recorded due to technical difficulties.

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

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

(Signature of Applicant)

State of ~~Florida~~ Virginia
County of ~~Collier~~ Rockingham

The foregoing Affidavit of compliance was acknowledged before me this 14th day of Aug., ~~2010~~ 2021 by Ross McARTHUR, who is personally known to me or who has produced D.L. as identification.

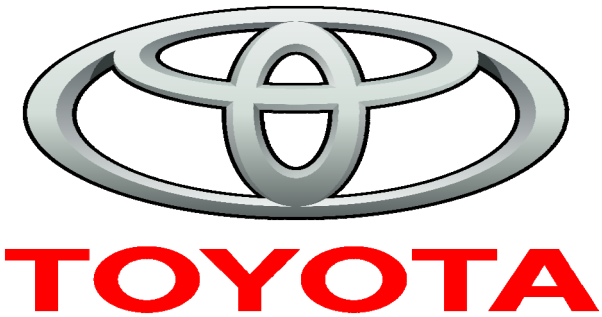
(Signature of Notary Public)

(Notary Seal)

NGAMT NABIH MANSOUR
Printed Name of Notary

NEAMT NABIH MANSOUR
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION #7702178
MY COMM. EXPS: Feb. 29, 2024

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)



July 20, 2021

Germain Toyota of Naples
13315 N Tamiami Trail
Naples FL 34110
USA

Dear Property Owner:

Please be advised that a formal application has been submitted to Collier County seeking approval of a PDI Application for the following described property:

13303 and 13315 Tamiami Trail North south of Wiggins Pass Road in Section 16, Township 48 South, Range 25 East, Collier County, Florida. [PL20200002125]

The property owner is petitioning Collier County for an insubstantial change to the Germain Toyota Commercial Planned Unit Development (CPUD) is to allow a second wall sign not to exceed a total of 150 square feet where a sign was formerly located. This is a deviation from Section 5.06.04.F.4 of the Land Development Code which permits only one wall sign on a single occupancy parcel.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held on August 10 at 5:30 pm at our Toyota Used Vehicles Show Room at 13315 N Tamiami Trail, south of Wiggins Pass Rd

At this meeting the petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me at the phone number or email address listed below.

Sincerely,

Ross McArthur

Ross McArthur

Ross McArthur, 924 Iron Horse Dr. San Marcos CA 92078, 760-274-4325, p2u@usa.com

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20200002125 | Buffer: 500' | Date: 5/4/2021 | Site Location: 00155000007

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	FOLIO	ADDRESSTYPE
826 WIGGINS PASS PROP LLC	680 96TH AVE N				NAPLES, FL 34108---0	81930500424	U
826 WIGGINS PASS PROP LLC	680 96TH AVE N				NAPLES, FL 34108---0	81930500602	U
975 IMPERIAL LLC	28461 HIGHGATE DRIVE				BONITA SPRINGS, FL 34135---0	51585001023	U
ACM 844 WIGGINS PASS INC	844 WIGGINS PASS RD				NAPLES, FL 34110---0	75460200006	U
AHMED, BORHAN	975 IMPERIAL GOLF COURSE BLVD	#120-121			NAPLES, FL 34110---0	51585001243	U
ANTONELLI, STEPHEN L	7005 BOTTLEBRUSH LANE				NAPLES, FL 34109---0	75310040002	U
BERTELSEN, NANCY D	196 3RD STREET				BONITA SPRINGS, FL 34134---0	75461240007	U
BLAZINA, SANDRA J	27241 HIGH SEAS LN				BONITA SPRINGS, FL 34135---4312	81930500204	U
BRADLEY, PATRICK KEVIN	1346 CENTER LN				NAPLES, FL 34110---0	75460280000	U
BREAD & BUTTER LLC	PO BOX 7504				PUEBLO WEST, CO 81007---0	81930500563	U
BREAD & BUTTER LLC	PO BOX 7504				PUEBLO WEST, CO 81007---0	81930500725	U
BROBECK, JAMES M	740 BONETA RD				MEDINA, OH 44256---0	81930500660	U
BROBECK, MARK J	1756 NORTHWOOD DR NE				LANCASTER, OH 43130---0	81930500644	U
BROWN, TRACY	1344 WEST LN				NAPLES, FL 34110---0	75461040003	U
COATES, RICHARD L	830 WIGGINS PASS RD APT 13				NAPLES, FL 34110---6109	75360520006	U
COLE, RICHARD & JONA RAE	1120 29TH ST SW				NAPLES, FL 34117---0	75461200005	U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMENT	3335 TAMIAMI TR E, STE 101			NAPLES, FL 34112---0	00154880008	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---0	75461280009	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---0	75461280106	U
CONECO REALTY LLC	4 FIRST STREET				BRIDGEWATER, MA 02324---0	00152480002	U
COSTA, MONICA BARGER	4398 ALBACORE CIR				PORT CHARLOTTE, FL 33948---0	81930500482	U
COSTANTINO, JAMES & TINA M	531 ROSIE LANE				HATFIELD, PA 19440---0	75360560008	U
COX, KELLY I	6463 HOODED BAY CT				TALLAHASSEE, FL 32303---0	81930500686	U
CRAIG, GLADYS	830 WIGGINS PASS ROAD #6B				NAPLES, FL 34110---0	75360240001	U
CRAIG, GLADYS	ISMAEL HERRERA ANEZ	830 WIGGINS PASS RD #11			NAPLES, FL 34110---0	75360440005	U
CROSSA, DARWIN	ANA MARIA SEBBEN	70 17TH STREET SOUTHWEST			NAPLES, FL 34117---0	81930500466	U
DARCE, JEAN R	ROSELA JOSEPH	ROGER ANGERVIL	47 ROYAL COVE DR		NAPLES, FL 34110---6360	71271920003	U
DAVID A RODDIS LIVING TRUST	1341 CENTER LANE				NAPLES, FL 34110---6119	75460720007	U
E POPPLEWELL REV TRUST	8700 SW 158TH ST				PALMETTO BAY, FL 33157---2043	75460680008	U
EIA LAMPE REV TRUST	2320 MONTCLAIR DRIVE	UNIT 202			NAPLES, FL 34107---0	75360320002	U
EIA LAMPE REVOCABLE TRUST	PO BOX 770308				NAPLES, FL 34107---308	75360200009	U
ERDAL, MORRIS MILTON	830 WIGGINS PASS RD APT 15				NAPLES, FL 34110---6109	75360600007	U
EVERETT TR, FRANKIE T	4974 ESPLANADE ST				BONITA SPRINGS, FL 34134---3986	75360040007	U
FERRELLI INDUSTRIES INC	2058 NE 183 ST				NORTH MIAMI BCH, FL 33179---0	51585001162	U
FORREST, DONNA M	597 BAY VILLAS LANE				NAPLES, FL 34108---0	75460840000	U
FRUEH, RUDOLF F & ELSA	437 W GREENFIELD AVE				LOMBARD, IL 60148---1511	81930500628	U
FUTURE CITIZENS INC	% BARBARA GIDEON	4930 AZTEC CIR			NAPLES, FL 34112---0	00154960009	U
GREATER IMPERIAL BOARD INC	897 IMPERIAL GOLF COURSE BLVD				NAPLES, FL 34110---0	00154200002	U
GST EXEMPT DYNASTY TRUST	782 97TH AVENUE NORTH				NAPLES, FL 34108---0	81930500709	U
GZAMOURANIS, GUS & MARIA	4207 N WINCHESTER AVE				CHICAGO, IL 60613---1013	81930500589	U
HAYES, DENISE G	1340 WEST LN				NAPLES, FL 34110---6104	75460960003	U
HOLOCAUST MUSEUM & EDUCATION	CENTER OF SOUTHWEST FL INC	975 IMPERIAL GOLF COURSE BLVD	UNIT 108		NAPLES, FL 34110---0	51585001081	U
HOLOCAUST MUSEUM & EDUCATION	CENTER OF SOUTHWEST FLORIDA	INC	975 IMPERIAL GOLF COURSE BLVD	#108	NAPLES, FL 34110---0	51585001065	U
HOLOCAUST MUSEUM & EDUCATION	CENTER OF SW FLORIDA INC	975 IMPERIAL GOLF COURSE BLVD	STE 108		NAPLES, FL 34110---0	51585001104	U
HURST, VICTORIA	830 WIGGINS PASS RD #2				NAPLES, FL 34110---0	75360080009	U
IN VIVO INNOVATION LLC	1617 ORANGE TREE LANE				LA CANADA FLINTR, CA 91011---0	81930500084	U
IRVINE, EUGENE F	3460 BALLYBRIDGE CIR #102				BONITA SPRINGS, FL 34134---2979	75310120003	U
IRVINE, EUGENE F	3460 BALLYBRIDGE CIR #102				BONITA SPRINGS, FL 34134---2979	75310160005	U
IRVINE, EUGENE F	3460 BALLYBRIDGE CIR #102				BONITA SPRINGS, FL 34134---2979	75310240006	U
IRVINE, EUGENE F	3460 BALLYBRIDGE CIR #102				BONITA SPRINGS, FL 34134---2979	75310280008	U
JERRY O NEWTON & LINDA JANE	NEWTON REVOCABLE LIVING TRUST	438 HARBOR DR N			INDIAN ROCKS BCH, FL 33785---0	71270080009	U
JOHANSEN IMPERIAL LLC	1935 8TH STREET				NAPLES, FL 34102---0	51585001049	U
JWB COMPANY I LLC	585 BANK LN	SUITE 3000			LAKE FOREST, IL 60045---0	00154560807	U
KEE INVESTMENTS LLC	222 HARBOUR DRIVE #405				NAPLES, FL 34103---0	51585001133	U
KELLER, MICHAEL JOHN	1324 GRAND CANAL DRIVE				NAPLES, FL 34110---0	81930500220	U
KLAUER, LIVIJA	ROBERT F KLAUER	430 GARFIELD AVE			DUBUQUE, IA 52001---3552	81930500385	U
KLEIN, AMIT	1337 CENTER LN				NAPLES, FL 34110---0	75460800008	U
KOJITANI, HIROKAZU & KAZUE	6017 PINE RIDGE RD #105				NAPLES, FL 34119---0	81930500068	U
L & A 2018 LLC	2320 MONTCLAIR DRIVE 202				NAPLES, FL 34109---0	75360360004	U
LAMBRECHT, ALBERT I & DIANE C	108 2ND ST NW				NEW PRAGUE, MN 56071---1408	75310200004	U
LARA, ANTONIO	ANA SALAZAR-BRUNO	45 ROYAL COVE DR			NAPLES, FL 34110---0	71270120008	U
LEWIS, HOLLY B	381 MORRILL STREET				GILFORD, NH 03249---0	75460	U

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

LICOUT, CHRISTINE C	1342 WEST LANE			NAPLES, FL 34110---0	75461000001	U
MADRIGAL, JOSE LUIS OCHOA	759 BENTLY ST E			LEHIGH ACRES, FL 33974---0	81930500440	U
MAGGARD, JOYCE S	4935 KINGSTON WAY			NAPLES, FL 34119---0	75460360001	U
MANN JR, JOHN E & LORI R	10187 COCONUT RD			BONITA SPRINGS, FL 34135---0	75360160000	U
MARCELLA A HILL LLC	27800 MARCO DR			BONITA SPRINGS, FL 34135---0	51585001120	U
MARTIN, PATRICIA R	4527 ASHTON CT			NAPLES, FL 34112---2396	51585001146	U
MAVING, DANIEL M & SANDRA L	113 MOULTON AVE			BUFFALO, NY 14223---0	75460400000	U
MCMANUS, DELORES PAYNE	MICHAEL L MCMANUS	1339 CENTER LN		NAPLES, FL 34110---6101	75460760009	U
MCREYNOLDS, ROGER J	PATRICIA A MCREYNOLDS	1001 N BROADWAY ST		JOLIET, IL 60435---4507	81930500547	U
MIAMI RENTAL SEARCH LLC	6017 PINE RIDGE RD #105			NAPLES, FL 34119---0	81930500149	U
MIAMI RENTAL SEARCH LLC	6017 PINE RIDGE RD #105			NAPLES, FL 34119---0	81930500327	U
MIAMI RENTAL SEARCH LLC	6017 PINE RIDGE RD #105			NAPLES, FL 34119---0	81930500369	U
MICELI, ANTONINO	10980 VANDERBILT DR			NAPLES, FL 34108---0	81930500262	U
MICELI, ANTONINO & PATRICIA	10980 VANDERBILT DR			NAPLES, FL 34108---0	81930500013	U
MICELI, ANTONINO & PATRICIA	10980 VANDERBILT DR			NAPLES, FL 34108---0	81930500521	U
MICELI, ANTONINO & PATRICIA	10980 VANDERBILT DR			NAPLES, FL 34108---2122	81930500741	U
MICELI, ANTONINO & PATRICIA L	10980 VANDERBILT DRIVE			NAPLES, FL 34108---0	81930500107	U
MICELI, ANTONIO	10980 VANDERBILT DR			NAPLES, FL 34108---0	81930500408	U
MICELI, ANTONIO	10980 VANDERBILT DRIVE			NAPLES, FL 34108---0	81930500505	U
MICELI, ANTONIO	10980 VANDERBILT DRIVE			NAPLES, FL 34108---0	81930500123	U
MICELI, ANTONIO & PATRICIA	10890 VANDERBILT DR			NAPLES, FL 34108---0	81930500246	U
MICELI, ANTONIO & PATRICIA	10980 VANDERBILT DR			NAPLES, FL 34108---0	81930500181	U
MICELI, ANTONIO & PATRICIA	10980 VANDERBILT DR			NAPLES, FL 34108---0	81930500343	U
MICELI, NUNZIO	10980 VANDERBILT DRIVE			NAPLES, FL 34108---0	81930500301	U
NAPLES II LLC	NAPLES II A LLC	PO BOX 688		WESTBROOK, CT 06498---0	51585000503	U
NEEDLEPOINT IN PARADISE LLC	975 IMPERIAL GOLF COURSE BLVD	#118		NAPLES, FL 34110---0	51585001227	U
NEEDLEPOINT IN PARADISE LLC	975 IMPERIAL GOLF COURSE BLVD			NAPLES, FL 34110---1088	51585001188	U
NEEDLEPOINT IN PARADISE LLC	975 IMPERIAL GOLF COURSE BLVD			NAPLES, FL 34110---1088	51585001201	U
NESLUSAN, FRANCIS E	KATHERINE F NESLUSAN	178 WEBSTER ST	PO BOX 1148	DOUGLAS, MA 01516---1148	75360120008	U
NNF/NORTH COLLIER FIRE RESCUE	1885 VETERANS PARK DR			NAPLES, FL 34109---492	00155881103	U
O'TOOLE, THOMAS J	1033 MAIN ST			DUBUQUE, IA 52001---4724	81930500165	U
PALL, STEPHEN & JANE M	1338 WEST LN			NAPLES, FL 34110---6104	75460920001	U
POPPLEWELL, ELISABETH A	8700 SW 158TH STREET			MIAMI, FL 33157---0	75310440000	U
QUINLAN, PHILIP	828 WIGGINS PASS RD #2			NAPLES, FL 34110---0	75310080004	U
RAJUPETH, GOPINATH	1 MILLER LN			CHESWICK, PA 15024---2138	75360400003	U
ROLAND, RUSSEL ANTHONY	830 WIGGINS PASS RD #12			NAPLES, FL 34110---0	75360480007	U
ROYAL COVE PLAZA LLC	3471 BONITA BAY BLVD			BONITA SPRINGS, FL 34134---4364	71271960005	U
ROYAL COVE PLAZA LLC	3471 BONITA BAY BLVD			BONITA SPRINGS, FL 34134---4364	00154560001	U
SCALOGNA, GREGORY L	173 WILLOUGHBY DR			NAPLES, FL 34110---0	75460240008	U
SIMUNOVICH, OLGA K & ROBERT J	187 MOUNTAIN AVE			NORTH CALDWELL, NJ 07006---4005	75360280003	U
SISK, JENNIE	3440 CARTWRIGHT CT			BONITA SPRINGS, FL 34134---0	75310400008	U
SISK, JENNIE LYNN	3440 CARTWRIGHT CT			BONITA SPRINGS, FL 34134---0	75310360009	U
SMITH, THOMAS J	826 WIGGINS PASS RD #202			NAPLES, FL 34110---0	81930500026	U
TIARA INVESTMENT	PROPERTIES LLC	801 LAUREL OAK DRIVE #705		NAPLES, FL 34108---0	75460520003	U
TIARA INVESTMENT	PROPERTIES LLC	801 LAUREL OAK DRIVE #705		NAPLES, FL 34108---0	75460480004	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAK DR	SUITE 705		NAPLES, FL 34108---0	75460120005	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAK DR #705			NAPLES, FL 34108---0	75460160007	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAK DR #705			NAPLES, FL 34108---0	75460320009	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAK DR STE 705			NAPLES, FL 34108---0	75460080006	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAK DR STE 705			NAPLES, FL 34108---0	00155080001	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAK DR STE 705			NAPLES, FL 34108---0	00155000007	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAKS DR #705			NAPLES, FL 34108---0	00155040009	U
TIARA REAL ESTATE CO LLC	801 LAUREL OAKS DR #705			NAPLES, FL 34108---0	00155360006	U
UEDA, HIROKO	6017 PINE RIDGE RD #105			NAPLES, FL 34119---0	81930500042	U
WHITECAVAGE, JOSEPH	AMY DAWN WRIGHT	828 WIGGINS PASS ROAD #8		NAPLES, FL 34110---6107	75310320007	U
YERF INCORPORATED	13000 TAMIAMI TRL N			NAPLES, FL 34110---1615	51585000354	U
ZORRILLA, ANDRES	3600 NE 170TH ST APT 405			N MIAMI BEACH, FL 33160---3145	81930500288	U
REFERENCE ONLY	IMPERIAL SQUARE SHOPPING	CENTER A COMMERCIAL CONDO			51585000257	N
REFERENCE ONLY	SUNNY TRAIL A CONDOMINIUM				75460600004	N
REFERENCE ONLY	SUNNY TRAIL II A CONDOMINIUM				75460640006	N
REFERENCE ONLY	WIGGINS PASS WEST CONDOMINIUM				75461080005	N
CARVALHO, EDUARDO	ZENA FERNANDES	433 DUHAMEL		LASALLE H8P 3S6 CANADA	75360640009	F

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

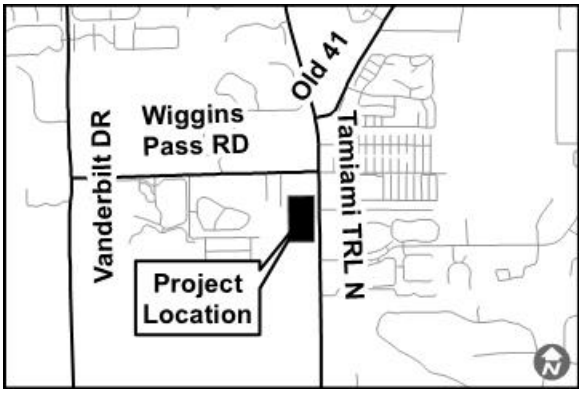
NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Brian Kramer, of **Germain Toyota,** representing **Germain Toyota Used Vehicles** on:

August 10th, 2021 at 5:30 p.m. at

Germain Toyota, 13315 N. Tamiami Trail, Naples

Subject Property: **Germain Toyota,** 13315 N. Tamiami Trail, south of Wiggins Pass Rd



The property owner is petitioning Collier County for an insubstantial change to the Germain Toyota Commercial Planned Unit Development (CPUD) is to allow a second wall sign not to exceed a total of 150 square feet where a sign was formerly located. This is a deviation from Section 5.06.04.F.4 of the Land Development Code which permits only one wall sign on a single occupancy parcel. The subject site is located 13303 and 13315 Tamiami Trail North south of Wiggins Pass Road in Section 16, Township 48 South, Range 25 East, Collier County, Florida. [PL20200002125]

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax or e-mail by June 14, 2021 to:

Ross McArthur
924 Iron Horse Dr.
San Marcos CA 92078
760-274-4325
p2u@usa.com

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

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

R. Ross

(Signature of Applicant)

State of ~~Florida~~ Virginia
County of ~~Collier~~ Rockingham

The foregoing Affidavit of compliance was acknowledged before me this 13 day of June, 2010 by Ross McArthur, who is personally known to me or who has produced Driver License as identification.

Lynn L Siler

(Signature of Notary Public)

(Notary Seal)

Lynn L. Siler

Printed Name of Notary

LYNN L. SILER
Notary Public
Commonwealth of Virginia
315967
My Commission Expires Feb. 28, 2022

G:\NIM Procedures/Affidavit Of Compliance - NIM Oct2010.Doc

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

SAMPLE OF NEIGHBORHOOD INFORMATION MEETING ADVERTISEMENT

Newspaper Advertisement Layout: Ad must be at least ¼ page and no less than 12-point type, except the county staff contact information, which may be less as long as it is clearly legible:

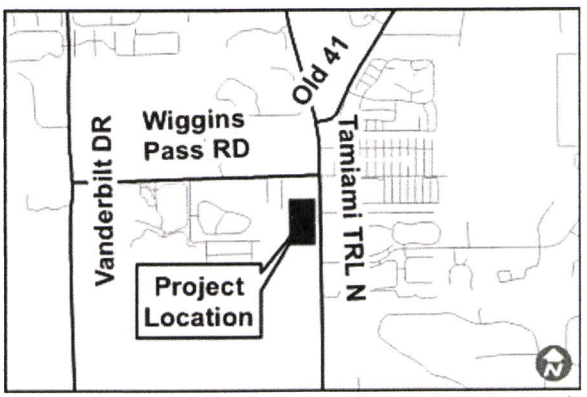
NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Brian Kramer, of **Germain Toyota,** representing **Germain Toyota Used Vehicles** on:

June 14th, 2021 at 5:30 p.m. at

Germain Toyota, 13315 N. Tamiami Trail, Naples

Subject Property: **Germain Toyota,** 13315 N. Tamiami Trail, south of Wiggins Pass Rd



The property owner is petitioning Collier County for an insubstantial change to the Germain Toyota Commercial Planned Unit Development (CPUD) is to allow a second wall sign not to exceed a total of 150 square feet where a sign was formerly located. This is a deviation from Section 5.06.04.F.4 of the Land Development Code which permits only one wall sign on a single occupancy parcel. The subject site is located 13303 and 13315 Tamiami Trail North south of Wiggins Pass Road in Section 16, Township 48 South, Range 25 East, Collier County, Florida. [PL20200002125]

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax or e-mail by June 14, 2021 to:

Ross McArthur
924 Iron Horse Dr.

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

San Marcos CA 92078
760-274-4325
p2u@usa.com

Attachment: Attachment E - NIM Documentation (20312 : PL20200002125 Germain Toyota PDI)

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 (20312 : PL20200002125 Germain Toyota PDI)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.E
Item Summary: PETITION NO. VA-PL20210000098 - Request for a variance from Section 5.03.06.E.5 of the Land Development Code to reduce the required side yard/riparian setback for dock facilities on lots with water frontage of 60 feet or greater from 15 feet to 5 feet for a lot with 113± feet of water frontage located within the residential component of the Lely Barefoot Beach Planned Unit Development, Ordinance No. 77-48, as amended, at 219 Malibu Cove and further described as Lot 19, Southport on the Bay Unit 1, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 10/28/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
10/11/2021 7:47 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/11/2021 7:47 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/12/2021 8:51 AM
Zoning	Ray Bellows	Review Item	Completed	10/12/2021 10:17 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	10/12/2021 10:21 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: OCTOBER 28, 2021

SUBJECT: VA-PL20210000098, 219 MALIBU COVE DOCK,
COMPANION TO BDE-PL20210000039

PROPERTY OWNER/APPLICANT:

Michael and Ellen Fasching
219 Malibu Cove
Naples, FL 34140

AGENT:

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

REQUESTED ACTION:

The petitioner requests a variance from Section 5.03.06.E.5 of the Collier County Land Development Code, to reduce the required side/riparian setback for dock facilities on lots with water frontage of 60 feet or greater from 15 feet to 5 feet for a lot with 113± feet of water frontage, for the benefit of the subject property.

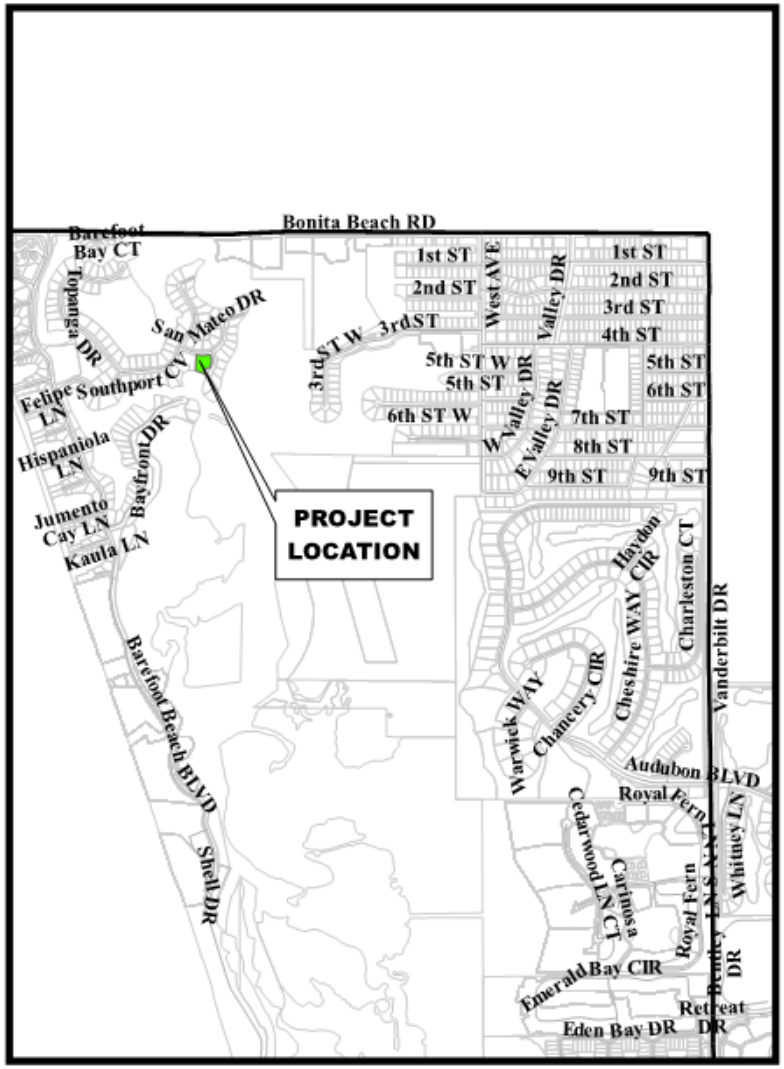
GEOGRAPHIC LOCATION:

The subject property is located at 219 Malibu Cove, located at the southwest corner of San Mateo Drive and Malibu Cove. Said property is identified as Lot 19, Southport on the Bay Unit One, in Section 6, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

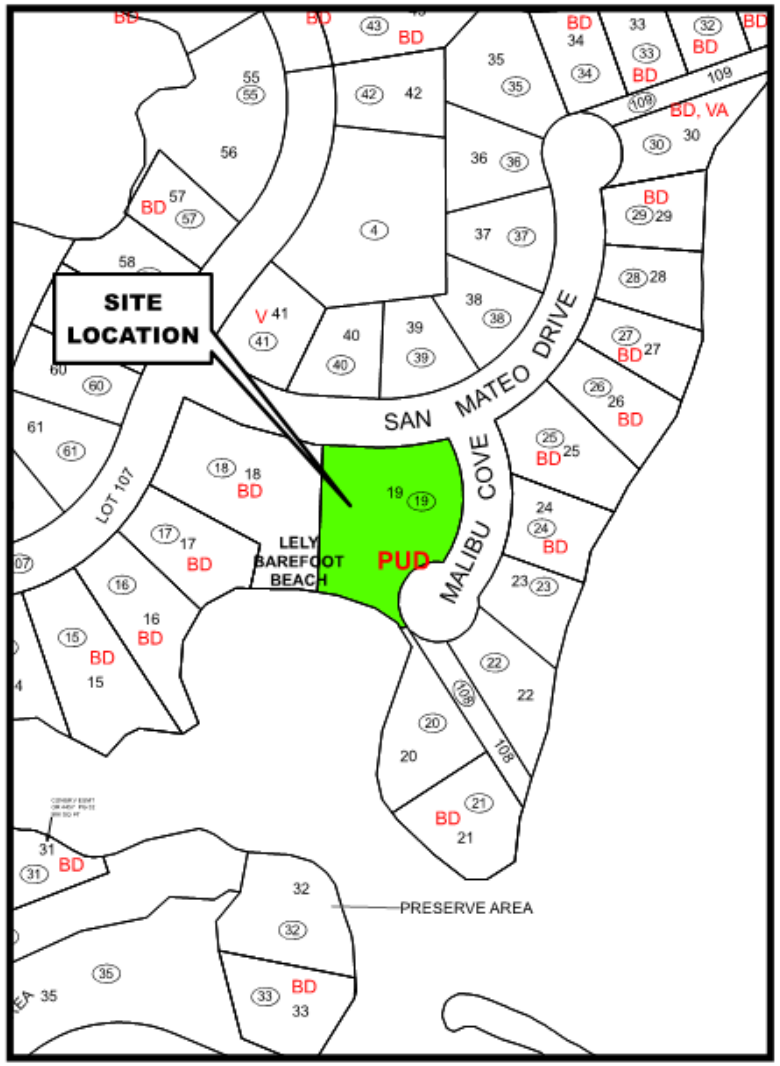
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within Tract H, a residential component, of the Lely Barefoot Beach Planned Unit Development (PUD) and comprises 0.59± acres. The petitioner desires to replace an existing dock with a new dock facility that has been designed to accommodate a larger 43-foot vessel. As proposed, the new dock facility will encroach 10 feet into the otherwise required 15-foot side/riparian setback on the east side. Dock protrusion is the subject of a companion Boat Dock Extension petition, BDE-PL20210000039.

Attachment: Staff Report 10192021 (20338 : PL20210000098 VA 219 Malibu Cove Fasching)



Location Map



Zoning Map

Petition Number: PL20210000098

Attachment: Staff Report 10192021 (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

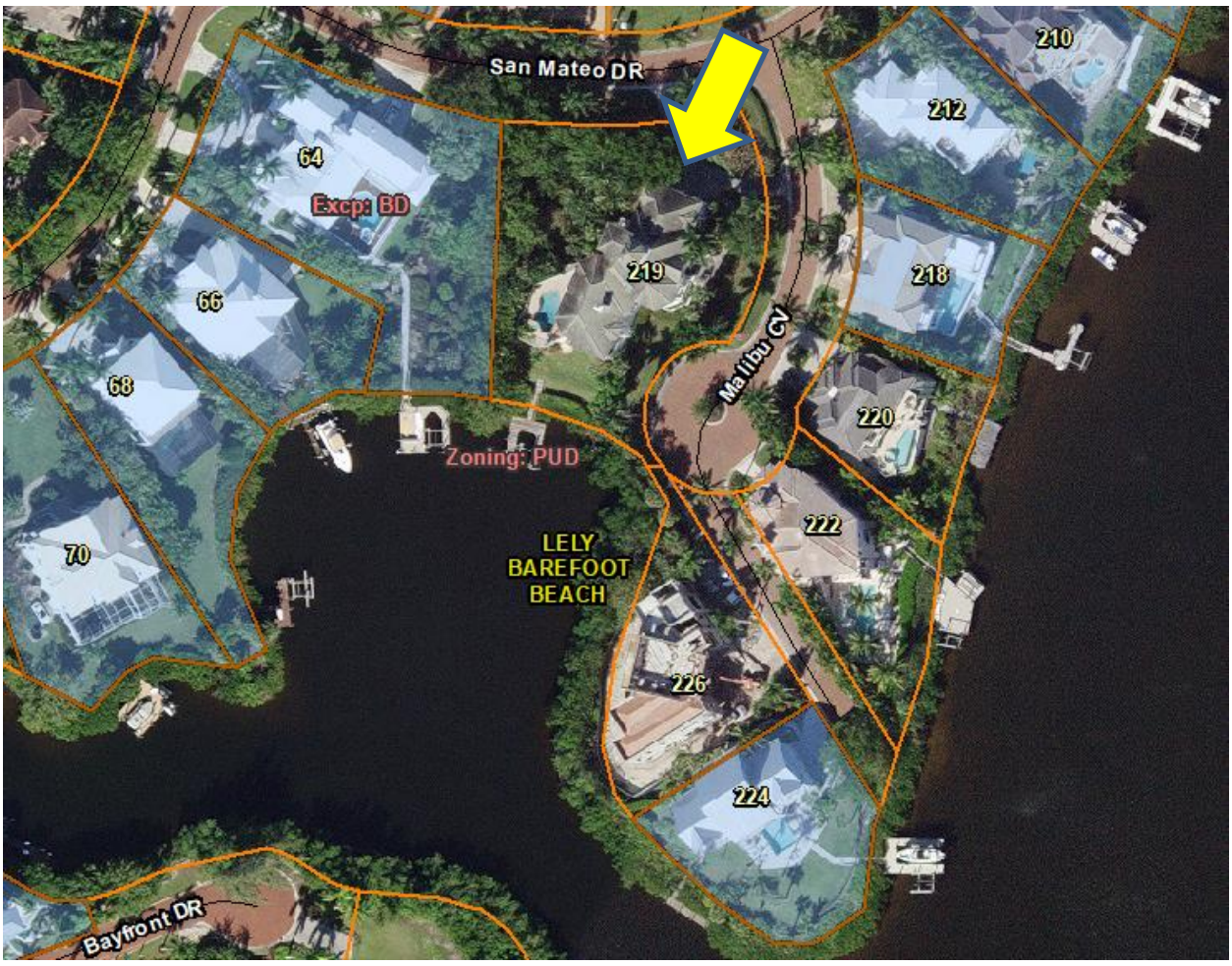
SURROUNDING LAND USE & ZONING:

North: San Mateo Drive (Right-of-Way) then a single-family residence located within the Lely Barefoot Beach PUD

South: Little Hickory Bay located within the Lely Barefoot Beach PUD

East: Malibu Cove (Right-of-Way) then a single-family residence located within the Lely Barefoot Beach PUD

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



Collier County GIS

Attachment: Staff Report 10192021 (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is in the Urban Designation, Urban Coastal Fringe Subdistrict, land use classification on the County's Future Land Use Map (FLUM). This land use category is designed to accommodate a variety of residential uses including single-family, multi-family, duplex, mobile home, and mixed-use projects. As previously noted, the subject petition seeks a variance for a proposed single-family boat dock facility which is an authorized use within this land use designation, therefore, the use is consistent with the FLUM. The GMP does not address individual variance requests; the Plan deals with the larger issue of the actual land use.

ZONING ANALYSIS:

The Lely Barefoot Beach PUD requires that single-family dock facilities satisfy the requirements contained in LDC Section 5.03.06. As per Section 5.03.06 E.5, all dock facilities on lots with water frontage of 60 feet or greater shall have a side setback requirement of 15 feet, except as provided in subsections 5.0306.E or 5.03.06.F or otherwise exempted. Staff has determined the subject boat dock facility is not exempt and must therefore satisfy the 15-foot side/riparian setback requirement. The petitioner is requesting to reduce the required side yard for dock facilities from 15 feet to 5 feet on the eastern side to allow the proposed dock to be constructed as proposed within the plans contained within Attachment A.

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

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

Yes. The shape of the shoreline and existence of a Conservation Easement limit dock design options as does the existence of neighboring dock facilities. The petitioner has designed the proposed facility with all of the aforementioned circumstances considered, including the desire not to impede the use of neighboring dock facilities.

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

Yes. As stated above, the property's natural shoreline, shape of the shoreline, and Conservation Easement necessitated the additional protrusion (Subject of companion BDE) due to the pie-shaped riparian lines. The proposed dock has been designed to compensate for the above and to accommodate the desired vessel size of 43 feet.

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?

The petitioner states: "Yes. The denial of this petition request would prevent the applicant from being able to store their vessel on site along with any option for a second slip which is

Attachment: Staff Report 10192021 (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

allowed from the Collier County LDC."

Staff agrees that a literal interpretation of the Code would compel a smaller dock, thereby creating practical difficulties for the applicant with respect to the docking of a 43-foot vessel.

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

Yes. With exception to the decked over lift, there is no excess decking. As for the decked-over lift, the applicant has explained that it is to be a platform for kayaks and paddleboards, said lift is not the offending portion of the proposed dock with respect to the side/riparian Variance request.

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?

Yes. By definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. LDC Section 9.04.02 allows relief through the Variance process for any dimensional development standard. However, other properties facing a similar situation are entitled to make a similar request and would be conferred equal consideration on a case-by-case basis.

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

Yes. The granting of the subject variance request will be in harmony with the general intent and purpose of the LDC and will 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 courses, etc.?

Yes. The subject docking facility is uniquely situated and compensates for existing dock facilities as well as an existing Conservation Easement.

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

Yes, approval of this Variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or any other applicable provisions.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC does not normally hear variance petitions. Since the subject variance doesn't impact any

Attachment: Staff Report 10192021 (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

preserve area, the EAC did not hear this petition.

CONCURRENT LAND USE APPLICATIONS:

Companion Petition No. BDE-PL20210000039, to allow the proposed boat dock facility to protrude a total of 63 feet into a waterway that is 325± feet wide.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve variance petition VA-PL20210000098 to reduce the minimum east side/riparian setback from 15 feet to 5 feet, thereby allowing for the construction of the dock facility depicted within Attachment A, for the benefit of the subject property.

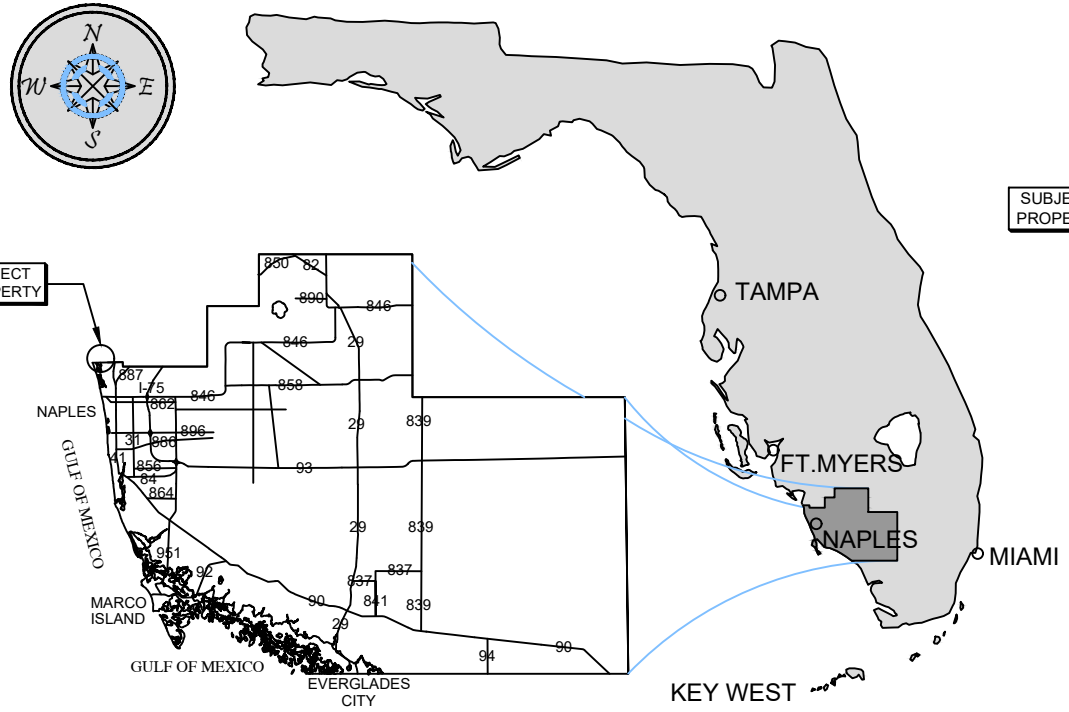
Attachments:

A) Proposed Dock Plans
B) Public Hearing Sign Posting
C) Applicant's Backup: Application, Narrative, Agent Letter Info
D) HEX Hybrid Meeting Waiver

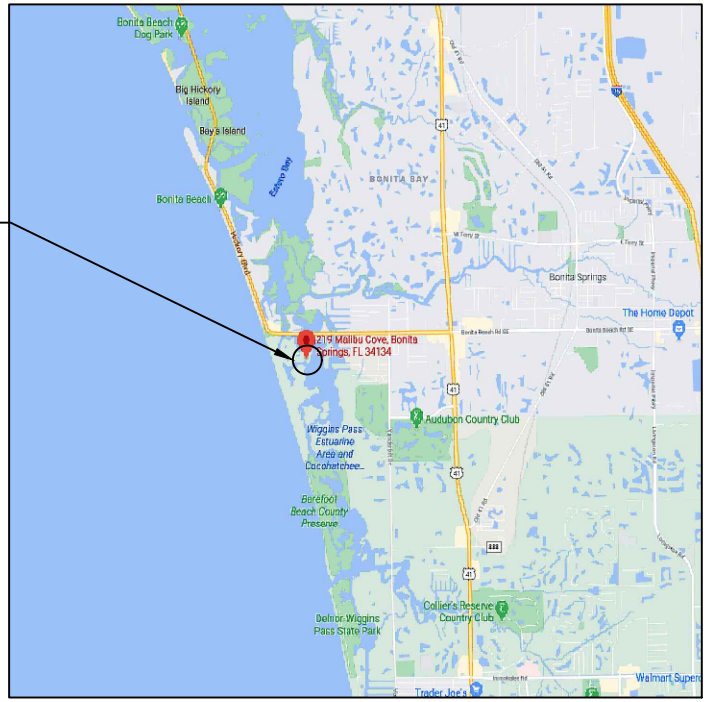
Attachment: Staff Report 10192021 (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-VARIANCE.dwg LOCATION MAP 5/11/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 219 MAILBU COVE
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326106
<> LONGITUDE: W -81.836992

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

219 MALIBU COVE

LOCATION MAP

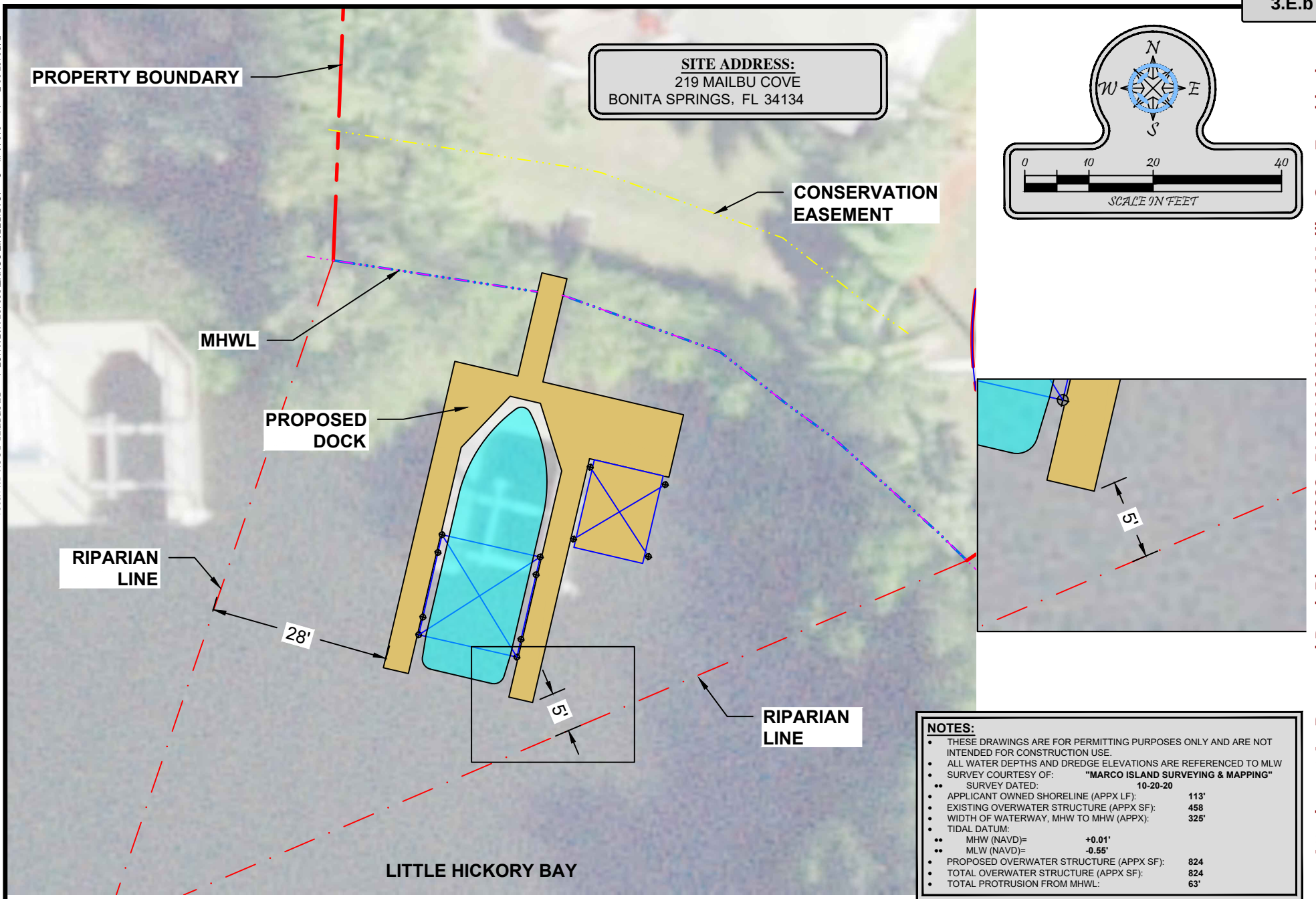
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	01 OF 03	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-VARIANCE.dwg 5/11/2021 - PROPOSED DOCK



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: **"MARCO ISLAND SURVEYING & MAPPING"**
  - SURVEY DATED: **10-20-20**
- APPLICANT OWNED SHORELINE (APPX LF): **113'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **458**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **325'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **824**
- TOTAL OVERWATER STRUCTURE (APPX SF): **824**
- TOTAL PROTRUSION FROM MHWL: **63'**

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

219 MALIBU COVE

PROPOSED DOCK

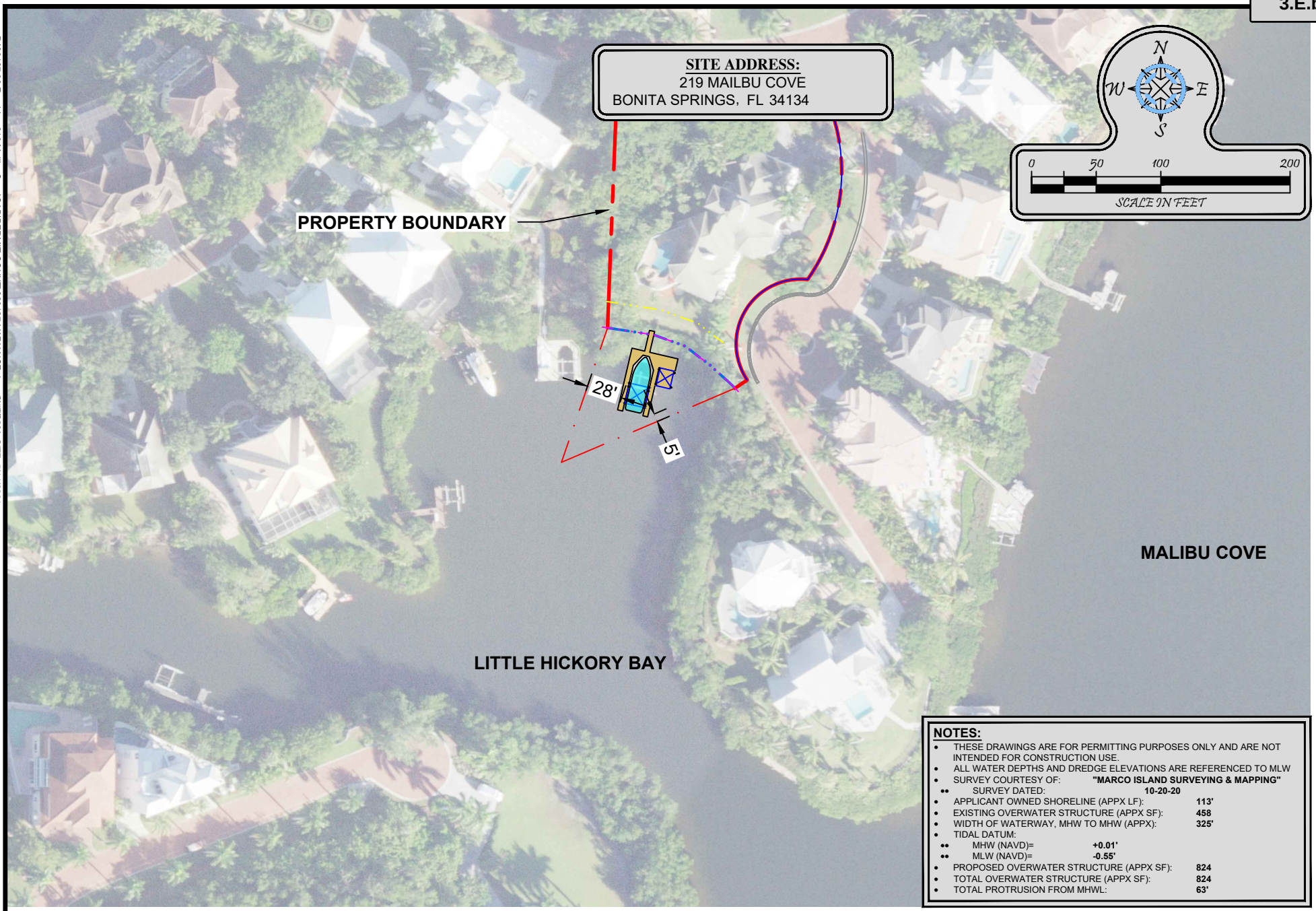
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	02 OF 03	5.	-	-	-	-

SECTION-06 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-VARIANCE.dwg 5/11/2021 SITE 5/11/2021



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

219 MALIBU COVE

OVERALL SITE

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	03 OF 03	5.	-	-	-	-

SECTION-06 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

KellyJohn

From: KellyJohn
Sent: Monday, October 11, 2021 6:35 PM
To: KellyJohn
Subject: BDE-PL20210000039 and VA-PL20210000098 - Public Hearing Sign Posting 10/11/2021
Attachments: A6FBA671-5B3A-4452-B5CB-685356483D5D.jpeg; 4DF9BB2D-2E1D-4563-B1ED-86FD8E164349.jpeg; E9B2AC52-3E8C-4A16-9D06-3E3CE2381409.jpeg; 41CE554E-2E20-4244-8991-8DD26FFD407E.jpeg; 65361F0D-4C6D-4F0C-B02C-5AE53B79188F.jpeg; D7219DCE-2182-4F3B-B53B-59B3889D1DDF.jpeg

The subject Public Hearing signs were posted by me this afternoon, one fronting on San Mateo Drive in front of the permit board and another on Malibu Cove to the side of the mailbox, as depicted within the attached photos.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment B - Sign Posting (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

PUBLIC HEARING
FOR
BOAT DOCK EXTENSION
To Allow a 63-foot Protrusion
Petition No. 20210000039
AND
VARIANCE
Petition No. 20210000098
HEX: October 28, 2021 at 9 A.M.
Growth Management Building
2800 North Horseshoe Drive, 609/610
John Kelly, Senior Planner: (239) 252-5719

PUBLIC HEARING

PUBLIC HEARING
FOR
BOAT DOCK EXTENSION
To Allow a 63-foot Protrusion
Petition No. 20210000039
AND
VARIANCE
Petition No. 20210000098
HEX: October 28, 2021 at 9 A.M.
Growth Management Building
2800 North Horseshoe Drive, 609/610
John Kelly, Senior Planner: (239) 252-5719

POTTER
239-254-9319

VA-PL 20210000098
FASCHING - 219 MALIBU COVE

3.E.d

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

✓ Boundary Survey

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

___ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR/E-MAIL

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

_____ _____

Signature of Agent Representative Date

_____

Printed Name of Signing Agent Representative

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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): Michael and Ellen Fasching

Name of Applicant if different than owner: _____

Address: 219 Malibu Cove **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: _____ **Cell:** 763-639-1002 **Fax:** _____

E-Mail Address: mcf54@aol.com

Name of Agent: Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY INFORMATION

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

Property I.D. Number: 74435002201 **Section/Township/Range:** 6 / 48 / 25

Subdivision: SOUTHPORT ON THE BAY **Unit:** 1 **Lot:** 19 **Block:** _____

Metes & Bounds Description: _____ **Total Acreage:** 0.59

Address/ General Location of Subject Property: 5219 Malibu Cove
Bonita Springs, FL 34134

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	SINGLE FAMILY RESIDENTS
S	PUD	Little Hickory Bay
E	PUD	SINGLE FAMILY RESIDENTS
W	PUD	SINGLE FAMILY RESIDENTS

Minimum Yard Requirements for Subject Property:

Front: _____ **Corner Lot:** Yes ☐ No ☐

Side: 15' **Waterfront Lot:** Yes ■ No ☐

Rear: _____

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
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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: Lely Barefoot Beach Master Association
Mailing Address: 195 Barefoot Beach POA Unit 1 **City:** Bonita Springs **State:** FL **ZIP:** 34134

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

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

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

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

NATURE OF PETITION

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Yes ■ No If yes, please provide copies.

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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
- ☐ **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

3/4/21
Date

Printed Name

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ADDRESSING CHECKLIST

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

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

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

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

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

SOUTHPORT ON THE BAY UNIT ONE LOT 19

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

74435002201

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

219 MALIBU CV, BONITA SPRINGS, FL 34134

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

CURRENT PROJECT NAME *(if applicable)*

_____

PROPOSED PROJECT NAME *(if applicable)*

_____

PROPOSED STREET NAMES *(if applicable)*

_____

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

SDP___-____ or AR or PL # _____

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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

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

Applicant Name: Jeff Rogers

Phone: 239-643-0166 **Email/Fax:** jeff@thanaples.com

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

FOR STAFF USE ONLY

Folio Number 74435002201

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: Chila D. **Date:** 01/14/2021

Updated by: _____ **Date:** _____

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Michael Fasching; 219 Malibu CV, Bonita Springs, FL 34134	Joint
Ellen Fasching; 219 Malibu CV, Bonita Springs, FL 34134	Joint

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

3.3.21
Date

Jeff Rogers - Agent
Agent/Owner Name (please print)

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

TURRELL, HALL & ASSOCIATES, INC.
MARINE & ENVIRONMENTAL CONSULTING

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ●Jeff@THAnaples.com

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.**

The subject property currently contains a docking facility with one boatlift along the natural mangrove shoreline. The proposed work will entail to remove the existing dock to then construct a new docking facility with two boatlifts which will protrude 63-feet from the most restrictive point (Mean High Water Line) out into a section of Little Hickory Bay. It will be constructed perpendicular to the shoreline which is the common design footprint requiring both a Collier County BDE and variance for side yard setback from Collier County.

This variance petition seeks to reduce the riparian line setback on the southeast side of the proposed dock from the required 15-feet to 5-feet. The subject property is zoned PUD within the Barefoot Beach residential community with a single-family residence currently under construction on the uplands and per the Collier County LDC is allowed a docking facility but requires 15-foot setbacks from both riparian lines. The shape of the subject property shoreline and the fact it is a natural mangrove shoreline which cannot be removed or altered due to the overlaid Conservation Easement are the driving factors for this variance request. The applicant's vessel, natural shoreline, shape of shoreline, associated riparian line locations creating a pie shape buildable area requires the dock to protrude further out into the subject waterway. That is why the subject dock does not meet the required side yard setback on the southeast side but does on the northwest side.

Additionally, we have looked at alternative dock designs that would not require a side yard setback variance but due to the existing adjacent dock and the proposed dock at 226 Malibu Cove no other alternative design would avoid interfering with their and our ingress/egress to the proposed dock and associated boat slip.

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

The proposed structure will traverse through the natural mangrove shoreline which is also a Conservation Easement that allows for dock access. As proposed the access walkway will utilize the existing dock's access limiting any mangrove impacts as the overall access width will be 4-feet wide which is what is allowed and matches the existing footprint. No dredging is proposed therefore the project will otherwise not alter the site in any way.

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

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 shape of the subject property shoreline as well as the Conservation Easement along the shoreline limit design options available to alter the dock footprint. Additionally, the existing adjacent dock to the northwest as well as the proposed dock to our southeast also limit the direction of which the applicant's vessel can access the slip without causing any potential ingress/egress navigational issues for the applicant or adjacent property owners.

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.

As stated above, the property's natural shoreline, shape of shoreline, and Conservation Easement on the shoreline requires additional protrusion due to the pie shape riparian lines. Due to these factors and the applicant's vessel size are the special conditions driving this side yard setback 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.

Yes. The denial of this petition request would prevent the applicant from being able to store their vessel on site along with any option for a second slip which is allowed from the Collier County LDC.

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 proposed docking facility has been reduced to the minimum size and still provide safe access. Also, the proposed docking facility is consistent with the other docking facilities along this shoreline as well as within Little Hickory Bay that have been previously granted BDE's and some side yard setback variances.

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. Several of the neighboring lots already contain similar docking facilities that also required a BDE and setback variances.

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.

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

The variance is for a single-family docking facility that will not affect the functionality of any surrounding lots but allow this property to be consistent with the others along the same subject shoreline.

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.

The variance will allow the construction of a private single-family docking facility, which will increase the recreational value of the property and the Little Hickory Bay area.

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

Yes. Besides the dock's side setbacks and protrusion, all other design criteria will be met.

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

May 14, 2021

Collier County Growth Management
Zoning Division
2800 N Horseshoe Dr.
Naples, FL 34104

RE: PL20210000098 - Cover letter/Narrative
219 Malibu Cove (VA)

To Whom It May Concern,

Please find attached a request for a variance for a proposed single-family docking facility located at 219 Malibu Cove, Bonita Springs, Florida 34134. The property is located on the south side of Malibu Cove and backs up on Little Hickory Bay. The subject property is located within Section 06, Township 48 S, and Range 25 E in Collier County and can be identified by folio #74435002201.

The proposed project scope consists of removing the existing docking facility to then construct a new fixed dock with two boatlifts. The proposed dock will utilize the existing access walkway location in order to minimize any additional mangrove impacts other than trimming some lateral branches. As proposed the dock will protrude approximately 63-feet from the MHWL into a waterway that is approximately 325-feet wide. The proposed dock will provide a 28-foot setback off the western riparian line and only a 5-foot setback from the southeastern riparian line. The required side yard setbacks with Collier County are 15-feet which the proposed project meets on the one side but able to southeast side. Therefore, a request for a variance from the LDC Section 5.03.06.E.5 to reduce the side yard setback requirement from 15-feet to 5-feet for the proposed docking facility located at Lot 19, Southport on the Bay, Unit One subdivision, also known as 519 Malibu Cove in Section 06, Township 48E, and Range 25S in Collier County, Florida.

The shape of the subject property shoreline and the fact it is a natural mangrove shoreline which cannot be removed or altered due to the overlaid Conservation Easement are the driving factors for this variance request. The applicant's vessel, natural shoreline, shape of shoreline, associated riparian line locations creating a pie shape buildable area requires the dock to protrude further out into the subject waterway. That is why the subject dock does not meet the required side yard setback on the southeast side but does on the northwest side.

Please see uploaded documents for additional information and measurements. If you have any questions, please contact me via email (jeff@thanaples.com) or at the office number in the letterhead.

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000098 & PL20210000039

I, Michael Fasching (print name), as owner (title, if applicable) of 219 Malibu Cove (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.

Signature

3/9/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/9th/21 (date) by Michael Fasching (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Karen Lorraine Shepard
My Commission GG 955862
Expires 02/05/2024

Karen Lorraine Shepard
Signature of Notary Public

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000098 & PL20210000039

I, Ellen Fasching (print name), as Owner (title, if applicable) of 219 Malibu Cove (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.*
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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.

Ellen Fasching
Signature

3/9/21
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/9/21 (date) by Ellen Fasching (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Karen L Shepard
Signature of Notary Public

Notary Public State of Florida
Karen Lorraine Shepard
My Commission GG 955862
Expires 02/05/2024

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

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

INSTR 5956661 OR 5847 PG 1400 E-RECORDED 11/19/2020 6:23 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $13,650.00 REC $18.50
CONS $1,950,000.00

After Recording Return to:
Maria D Perez
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134

This Instrument Prepared by:
Maria D Perez
Stewart Title Company
4450 Bonita Beach Road, Ste 6
Bonita Springs, FL 34134
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
74435002201
File No.: 923040

WARRANTY DEED

This Warranty Deed, Made the **26th day of October, 2020,** by **Ronald A Labarbera, Individually and as Trustee of the Ronald A Labarbera Revocable Trust under Declaration dated December 13, 1995, a married man joined by his wife, Mary A Labarbera,** whose post office address is: **219 Malibu Cove, Bonita Springs, FL 34134**, hereinafter called the "Grantor", to **Ellen Fasching and Michael Fasching, wife and husband,** whose post office address is: **225 Barefoot Beach Blvd225 Barefoot Beach Blvd. Estero FL 34134 Estero, FL 34134**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Million Nine Hundred Fifty Thousand Dollars and No Cents ($1,950,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Collier** County, Florida, to wit:

Lot 19, Southport on the Bay, Unit One, according to the Plat thereof recorded in Plat Book 15, Pages 51-53, of the Public Records of Collier County, Florida.

The property is the homestead of the Grantor(s).

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, 2019, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

NOT CERTIFIED COPY

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

WARRANTY DEED PAGE 2

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

#1 Witness Signature: Marie R Hayes
Printed Name: MARIE R. HAYES

#2 Witness Signature: Edward Hayes
Printed Name: EDWARD HAYES

Ronald A Labarbera Revocable Trust under Declaration dated December 13, 1995

Ronald A Labarbera, Individually and as Trustee

Mary A Labarbera

State of New York

County of Queens

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of October, 2020 by **Ronald A Labarbera, Individually and as Trustee of the Ronald A Labarbera Revocable Trust under Declaration dated December 13, 1995 and Mary A Labarbera**, who has produced DMV as identification.

Notary Public Signature
Printed Name: Mihaela Naum

My Commission Expires: 7-19-2021
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

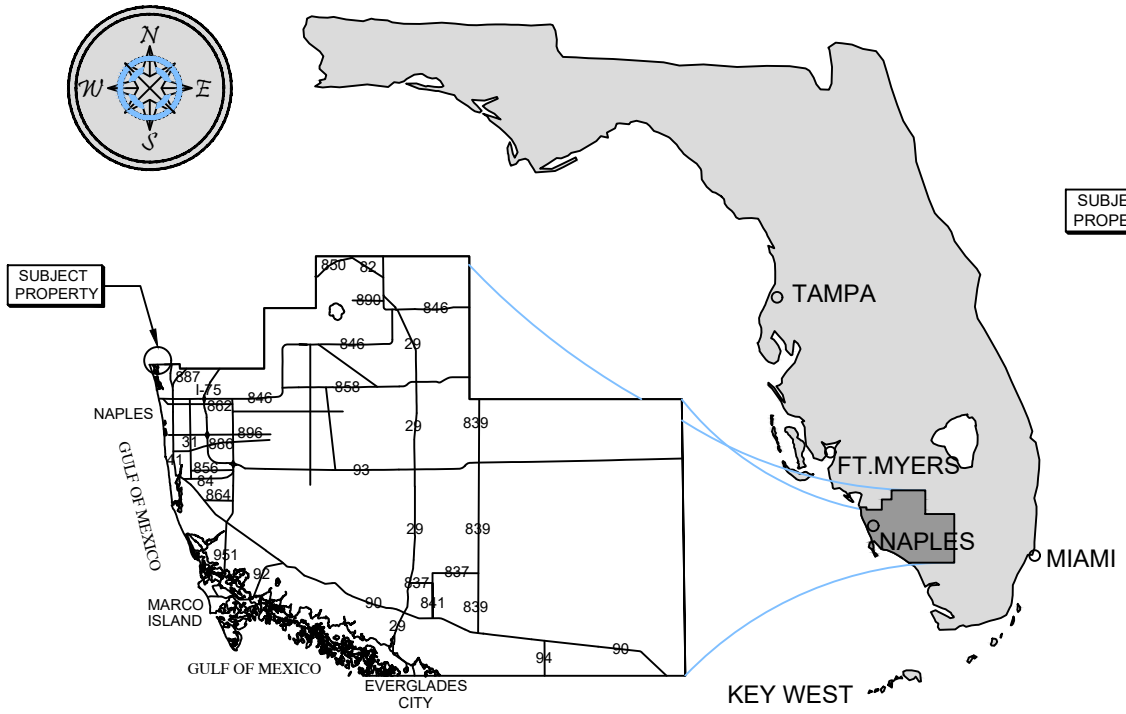
Naum Mihaela
Notary Public, State of New York
No. 01NA6027960
Qualified in Queens County
Commission Expires July 19th, 2021

NOT CERTIFIED COPY

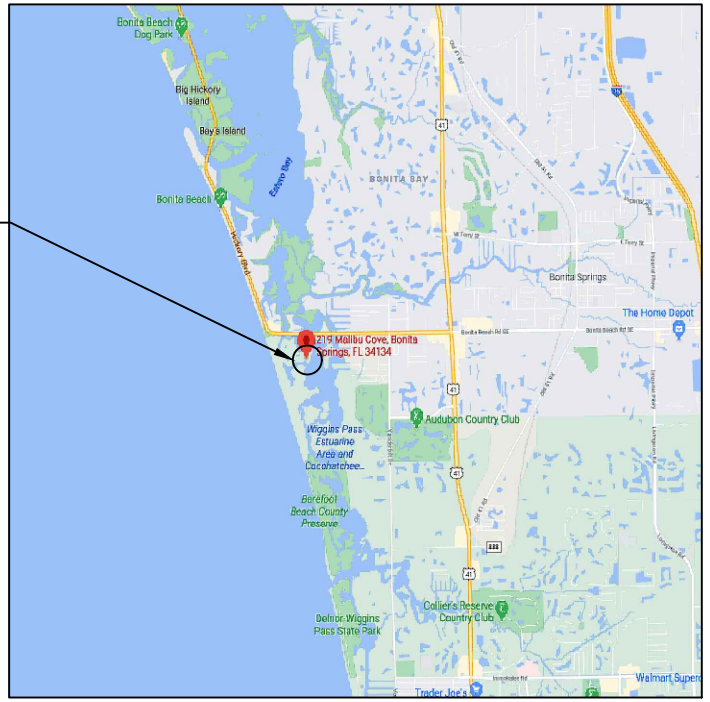
Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-VARIANCE.dwg LOCATION MAP 5/11/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 219 MAILBU COVE
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326106
<> LONGITUDE: W -81.836992

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

219 MALIBU COVE

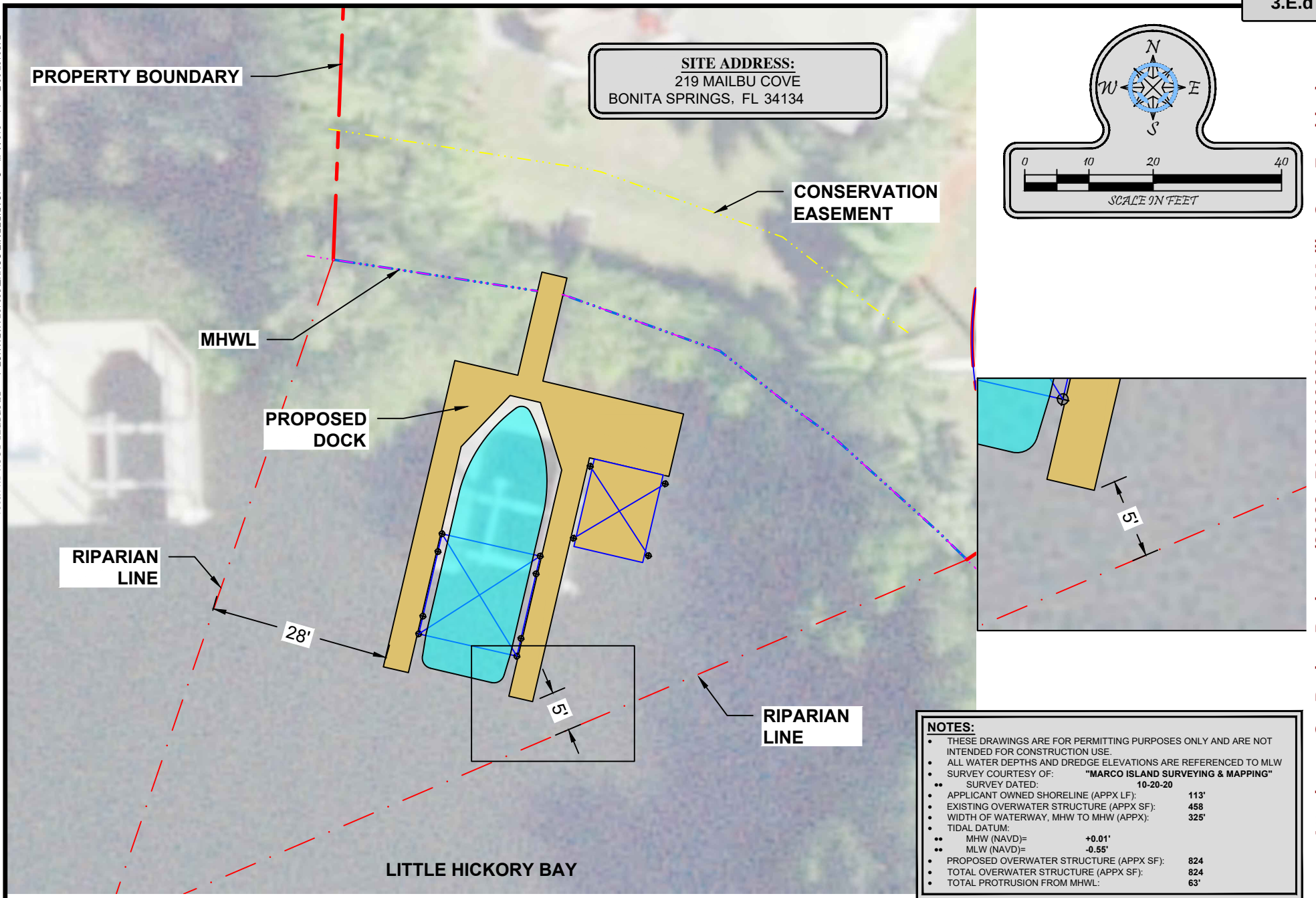
LOCATION MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	01 OF 03	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)



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: **"MARCO ISLAND SURVEYING & MAPPING"**
  - SURVEY DATED: **10-20-20**
- APPLICANT OWNED SHORELINE (APPX LF): **113'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **458**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **325'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **824**
- TOTAL OVERWATER STRUCTURE (APPX SF): **824**
- TOTAL PROTRUSION FROM MHWL: **63'**

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

219 MALIBU COVE

PROPOSED DOCK

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

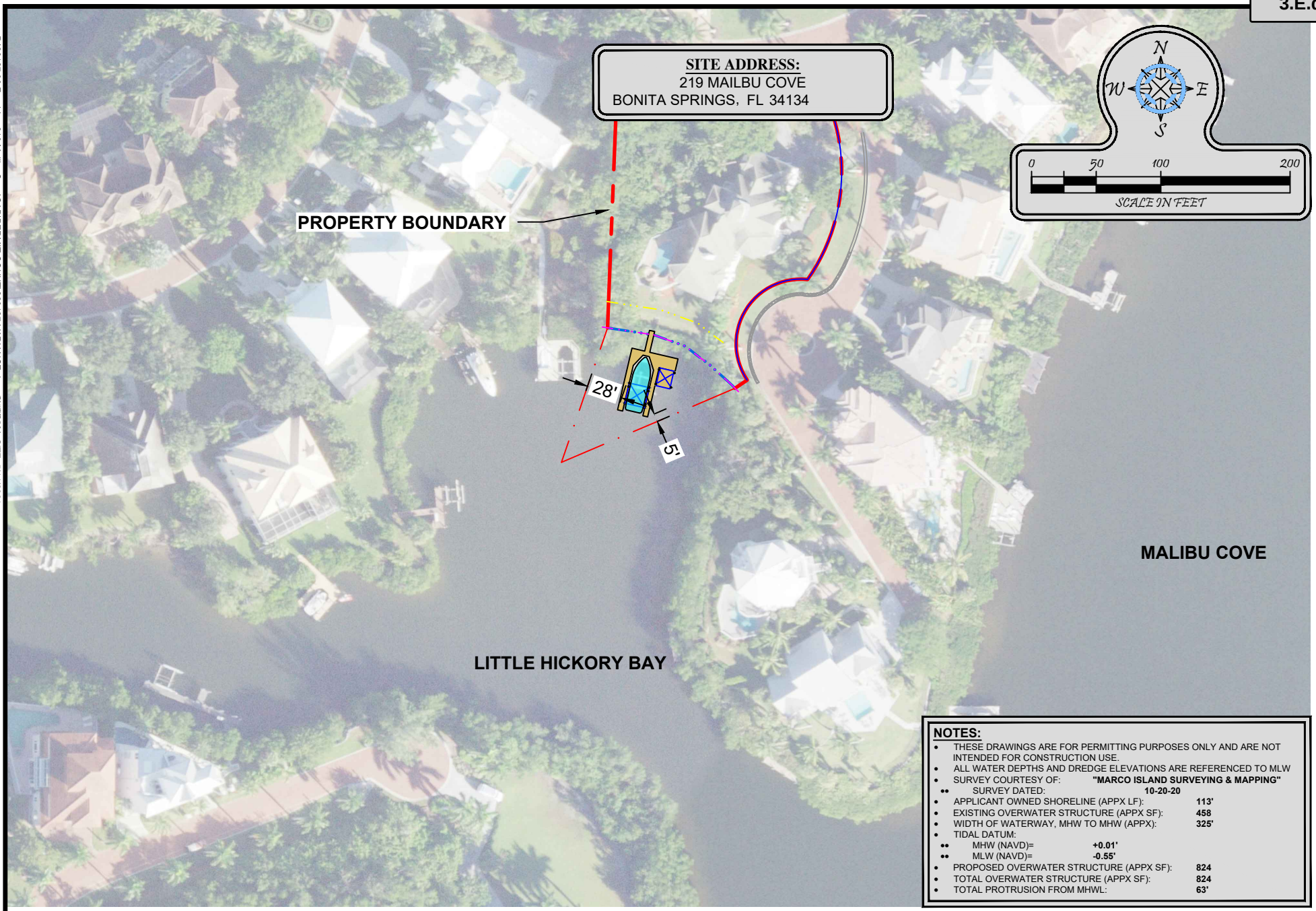
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	02 OF 03	5.	-	-	-	-

SECTION-06 TOWNSHIP-48S

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-VARIANCE.dwg PROPOSED DOCK 5/11/2021

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-VARIANCE.dwg 5/11/2021 SITE 5/11/2021



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"MARCO ISLAND SURVEYING & MAPPING"**
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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

219 MALIBU COVE

OVERALL SITE

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	03 OF 03	5.	-	-	-	-

SECTION-06 TOWNSHIP-48S

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

Notification of Variance
to Property Owners and Associations within 150 feet

Turrell, Hall & Associates, Inc.
3584 Exchange Ave. Suite B
Naples, FL 34104
Office: 239 643-0166

7.13.21

Dear Property Owner:

Please be advised that the sender has made a formal application to Collier County for a variance, PL20210000098, from the requirements of the zoning regulations as they apply to the following described property:

Lot 19, Southport on the Bay, Unit 1 in Section 6, Township 48 South, Range 25, Collier County, Florida
AKA: 219 Malibu Cove, Folio: 74435002201

It is our intent to ask the County to allow us to reduce the minimum side yard setback from the southeast riparian line from 15 feet to 5 feet to accommodate the proposed docking facility and associated boatlifts. If you have any questions or concerns, please feel free to contact Jeff Rogers using the contact information listed below.

Regards,

Jeff Rogers
Project Manager
Turrell, Hall & Associates, Inc.
Jeff@thanaples.com

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition: PL20210000098 | Buffer: 150' | Date: 7/9/2021 | Site Location: 74435002201

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	FOLIO	ADDRESSTYP
ANZIVINO, RALPH & MARY JO	210 SAN MATEO DR				BONITA SPRINGS, FL 34134---8537	74435002900	U
CAULEY, PATRICK C & SUSAN J	64 SOUTHPORT CV				BONITA SPRINGS, FL 34134---8542	74435002104	U
DAVIS, DAN	2445 BROWN RD				ORION, MI 48359---0	74435002308	U
EBOY PROPERTIES LLC	9975 PALMARROSA WAY				FT MYERS, NJ 33919---0	74435004209	U
FASCHING, ELLEN & MICHAEL	219 MALIBU COVE				BONITA SPRINGS, FL 34134---0	74435002201	U
GRUP, GARY & CATHY	66 SOUTHPORT CV				BONITA SPRINGS, FL 34134---8542	74435002007	U
JONES, DALE W & HARRIET D	220 MALIBU CV				BONITA SPRINGS, FL 34134---8536	74435002609	U
JOSE C ROCHA TRUST	CAROL L ROCHA TRUST	215 SAN MATEO DRIVE			BONITA SPRINGS, FL 34134---8538	74435004403	U
MARISELA ROQUE CEPERO TRUST	4107 CAUSEWAY VISTA DR				TAMPA, FL 33615---0	74435004306	U
MCCOY, THOMAS A & LIGIA YVETTE	218 MALIBU COVE				BONITA SPRINGS, FL 34134---0	74435002706	U
MECKSTROTH, STEVEN A	212 SAN MATEO DR				BONITA SPRINGS, FL 34134---8537	74435002803	U
POLYANSKY, DAVID & KIRSTEN	3748 WROXTON RD				HOUSTON, TX 77005---0	74435001901	U
SOUTHPORT ON THE BAY	PROPERTY OWNERS' ASSN INC	% SANDCASTLE COMM MGMT	9150 GALLERIA CT #201		NAPLES, FL 34109---0	74435009505	U
SOUTHPORT ON THE BAY	PROPERTY OWNERS' ASSN INC	% SANDCASTLE COMM MGMT	9150 GALLERIA CT #201		NAPLES, FL 34109---0	74435009602	U
SUREINVEST CORP	222 MALIBU CV				BONITA SPRINGS, FL 34134---8536	74435002502	U
ZWICKER, WILLIAM J & ROSANNE M	209 SAN MATEO DR				BONITA SPRINGS, FL 34134---8538	74435004102	U

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Southport on the Bay Property Owners's Assoc. Inc.
c/o Ability Management
6736 Lone Oak Blvd.
Naples, FL 34109

9590 9402 5909 0049 5198 10

2. Article Number *(Transfer from service label)*

7020 1810 0002 2118 7671

COMPLETE THIS SECTION ON DELI

A. Signature

X

☐ Agent
☐ Ad

B. Received by *(Printed Name)*

C. Date of

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

☐ Priority Mail Exp
☐ Registered Mail™
☐ Registered Mail Delivery
☐ Return Receipt f Merchandise
☐ Signature Confir
☐ Signature Confir Restricted Deliv

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Southport on the Bay Dock owners' Association, Inc.
c/o Michael Stein
75 Southport Cv
Bonita Springs, FL 34134

9590 9402 5909 0049 5198 03

2. Article Number *(Transfer from service label)*

7020 1810 0002 2118 7688

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Age
☐ Ado

B. Received by *(Printed Name)*

C. Date of D

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery 00)

☐ Priority Mail Expr
☐ Registered Mail™
☐ Registered Mail Delivery
☐ Return Receipt fo Merchandise
☐ Signature Confir
☐ Signature Confir Restricted Delive

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Conservancy of Southwest Florida
1495 Smith Preserve Way
Naples, FL 34102

9590 9402 5909 0049 5192 16

2. Article Number *(Transfer from service label)*

7020 1810 0002 2118 9996

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Age
☐ Ado

B. Received by *(Printed Name)*

C. Date of D
5/31

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery 00)

☐ Priority Mail Expr
☐ Registered Mail™
☐ Registered Mail Delivery
☐ Return Receipt fo Merchandise
☐ Signature Confir
☐ Signature Confir Restricted Delive

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

7020 1810 0002 2118 7640

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To SUPERINVEST CORP
Street and Apt. No., or PO Box No. 222 Malibu CV
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7020 1810 0002 2118 7572

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To EBCH Properties LLC
Street and Apt. No., or PO Box No. 9975 Palmarosa Way
City, State, ZIP+4® Ft Myers NJ 33919

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruc

Postmark Here

7020 1810 0002 2118 7541

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To Patrick & Susan Cawley
Street and Apt. No., or PO Box No. 64 Southport CV
City, State, ZIP+4® Bonita Springs FL 34134

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7020 1810 0002 2118 7725

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To Southport on the Bay Prop. Own Assoc.
Street and Apt. No., or PO Box No. 9150 Galleria CT # 201
City, State, ZIP+4® Naples FL 34109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instr

NAPLES CARRIER JUL 34104

Postmark Here

7020 1810 0002 2118 7633

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To Dale & Harriet Jones
Street and Apt. No., or PO Box No. 220 Malibu CV
City, State, ZIP+4® Bonita Springs FL 34134

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7020 1810 0002 2118 7589

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To William & Rosanne Zwicker
Street and Apt. No., or PO Box No. 209 San Mateo Dr
City, State, ZIP+4® Bonita Springs FL 34134

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7020 1810 0002 2118 7558

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To Jose & Carol Rocha TR
Street and Apt. No., or PO Box No. 215 San Mateo Dr.
City, State, ZIP+4® Bonita Springs FL 34134

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7017 2620 0000 8853 5006

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To David & Kirsten Polyansky
Street and Apt. No., or PO Box No. 3748 Wroxton Rd
City, State, ZIP+4® Houston TX 77005

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for In

Postmark Here

7020 1810 0002 2118 7602

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To Raven & Mary Anzivino
Street and Apt. No., or PO Box No. 210 San Mateo Dr.
City, State, ZIP+4® Bonita Springs FL 34134

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

7020 1810 0002 2118 7565

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OFFICIAL USE

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To Marcela Rogare Cepero TR
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Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-72, of the Collier County Land Development Code, I did give notice by mail at least 30 days after receipt of letter indicating that the application is sufficient to the following property owners and or condominium and civic associations whose members may be impacted by the proposed land use changes of an application request for a variance or parking exemption. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change.

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

David Fasching / Ellen Fasching

(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 26th day of July, 2021 by Michael & Ellen Fasching, who is personally known to me or who has produced _____ as identification.

Karen L. Shepard

(Signature of Notary Public)

Karen L. Shepard

Printed Name of Notary

(Notary Seal)

Notary Public State of Florida
Karen Lorraine Shepard
My Commission GG 955862
Expires 02/05/2024

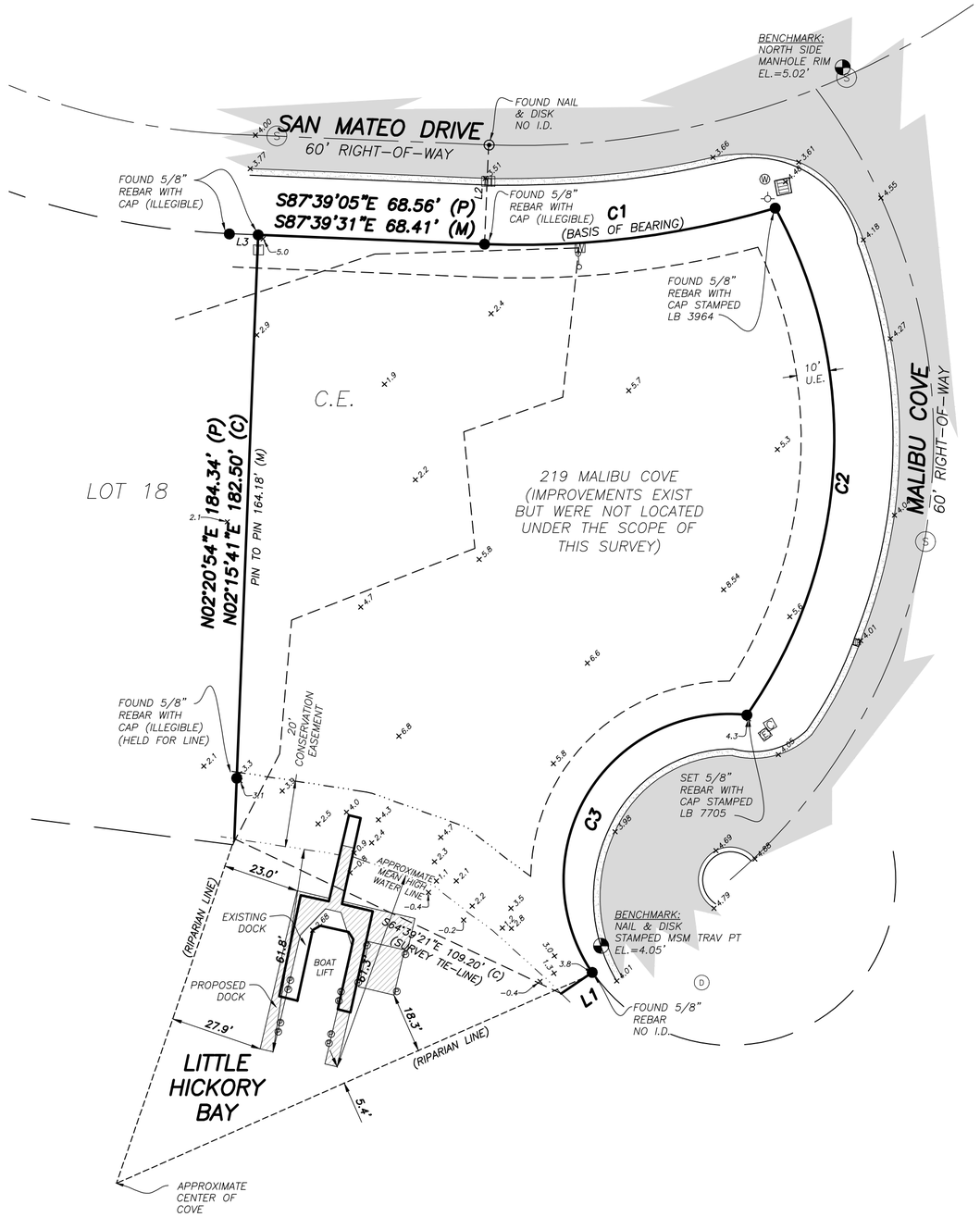
Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

ALL ELEVATIONS ARE IN NAVD88

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.



NOTES:

1. Last day of field work is October 30, 2020. (date of survey)
2. Bearings shown hereon are based on the North chord of Lot 19, Southport on the Bay, according to the Plat thereof, being N82°55'50"E.
3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
4. No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
5. The intended use of this survey is to serve as an analysis tool for permitting purposes.
6. Unless otherwise indicated all easements shown hereon are based on plat.
7. Only above ground, visible and apparent improvements were located.
8. Foundations and overhangs are not taken into account on this survey.
9. Irrigation equipment was not taken into account on this survey.
10. No other persons or entities other than those listed as exclusive users may rely on this survey.
11. All dimensions are in feet and decimals thereof, unless otherwise noted.
12. Subject to easements, reservations and restrictions of record.
13. Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.
14. According to the collier County Map viewer as posted on collier.maps.arcgis.com this property is zoned PUD.

    Zoning and setback information is provided for informational purposes only and are subject to variances and other conditions not provided to the surveyor consult county codes before making any decisions regarding setbacks.
15. Property contains 0.70 acres (33,430 square feet) more or less.
16. All elevations are in North American Vertical Datum of 1988 (NAVD88).
17. Property falls in Flood Zone "AE" base flood elevation "9" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12021C0179H, Community Number 120067, Panel 0179, Suffix H, Dated May 16, 2012.
18. Surveyor's signature and seal pertain only to survey matters. Proposed structures shown hereon were derived from plans provided by Turrell, Hall & Associates.

REVISION NOTES:

1. REVISED RIPARIAN LINES TO CENTER OF COVE; JP; 12/16/2020
2. REVISED RIPARIAN LINES TO AGREED LOCATION & ADDED PROPOSED DOCK; J.P.; 1/12/2021

SYMBOL LEGEND

- DRAINAGE MANHOLE
- CABLE BOX
- ELECTRIC HAND-HOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- BACKFLOW PREVENTER
- WATER METER

SURFACE LEGEND

- ASPHALT
- CONCRETE
- PROPOSED DOCK

LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S55°50'43"W	7.22'
L1(C)	S55°50'43"W	11.35'
L2(P)	N2°20'55"E	30.00'
L2(M)	N2°39'48"E	29.97'
L3(P)	N87°38'01"W	8.72'
L3(M)	N88°03'33"W	8.72'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1(P)	270.00'	88.76'	18°50'09"	N82°55'50"E	88.36'
C1(M)	270.00'	88.85'	18°51'17"	N82°55'50"E	88.45'
C2(P)	145.00'	161.55'	63°50'14"	S03°11'45"W	153.33'
C2(M)	145.00'	161.55'	63°50'14"	S03°11'45"W	153.33'
C3(P)	50.00'	113.40'	129°56'37"	S30°49'28"W	90.61'
C3(M)	50.00'	113.56'	130°07'55"	S30°59'51"W	90.68'

ABBREVIATIONS

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

LEGAL DESCRIPTION

(Per O.R. 4682, Pg. 419):

Lot 19, SOUTHPORT ON THE BAY, UNIT ONE, a Subdivision, according to the Plat thereof, recorded in Plat Book 15, Pages 51 through 53, of the Public Records of Collier County, Florida

For the Exclusive Use Of:
Kukk Architecture & Design, P.A.

JOHN P. PACETTI CERTIFICATE No. 6916 STATE OF FLORIDA

John P. Pacetti, PSM,
Florida License No. 6916
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

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

BOUNDARY & TOPOGRAPHIC SURVEY / PLOT PLAN

Lot 19, Southport on the Bay, Collier County, Florida

CLIENT:	Kukk Architecture & Design, P.A.				
HORIZONTAL SCALE:	1" = 30'	VERTICAL SCALE:	N/A	DATE:	11/2020

CHIEF:	BOOK/PAGE		DRAFTED BY:	PROJECT NO.	WO NUMBER	DRAWING NO.
N.E.	209	74	R.Y.	P990	20-729	3-303

Attachment: Attachment C - Backup Package (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): VA-PL20210000098

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

Name: MICHAEL FASCHING

Date: 9/21/21

Signature: Ellen Fasching
Ellen Fasching

☒ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment D - Hybrid Waiver (20338 : PL20210000098 VA 219 Malibu Cove Fasching)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.F
Item Summary: PETITION NO. BDE-PL20210000039 - Request for a 43-foot boat dock extension over the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, for a total protrusion of 63 feet into a waterway that is 325± feet wide, to accommodate a new docking facility with two boat lifts, one for a 43-foot vessel and the other to be decked over to be used for kayak and paddleboard access, for property located at 219 Malibu Cove and further described as Lot 19, Southport on the Bay Unit 1, in Section 6, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 10/28/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
10/11/2021 7:45 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/11/2021 7:45 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/12/2021 8:50 AM
Zoning	Ray Bellows	Review Item	Completed	10/12/2021 1:46 PM
Zoning	Mike Bosi	Zoning Director Review	Completed	10/14/2021 8:39 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: OCTOBER 28, 2021

SUBJECT: BDE-PL20210000039, 219 MALIBU COVE DOCK,
COMPANION TO VA-PL20210000098

PROPERTY OWNER/APPLICANT:

Michael and Ellen Fasching
219 Malibu Cove
Naples, FL 34140

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 43-foot boat dock extension over the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Collier County Land Development Code for waterways greater than 100 feet in width, for a total protrusion of 63 feet into a waterway that is 325± feet wide, for the benefit of the subject property.

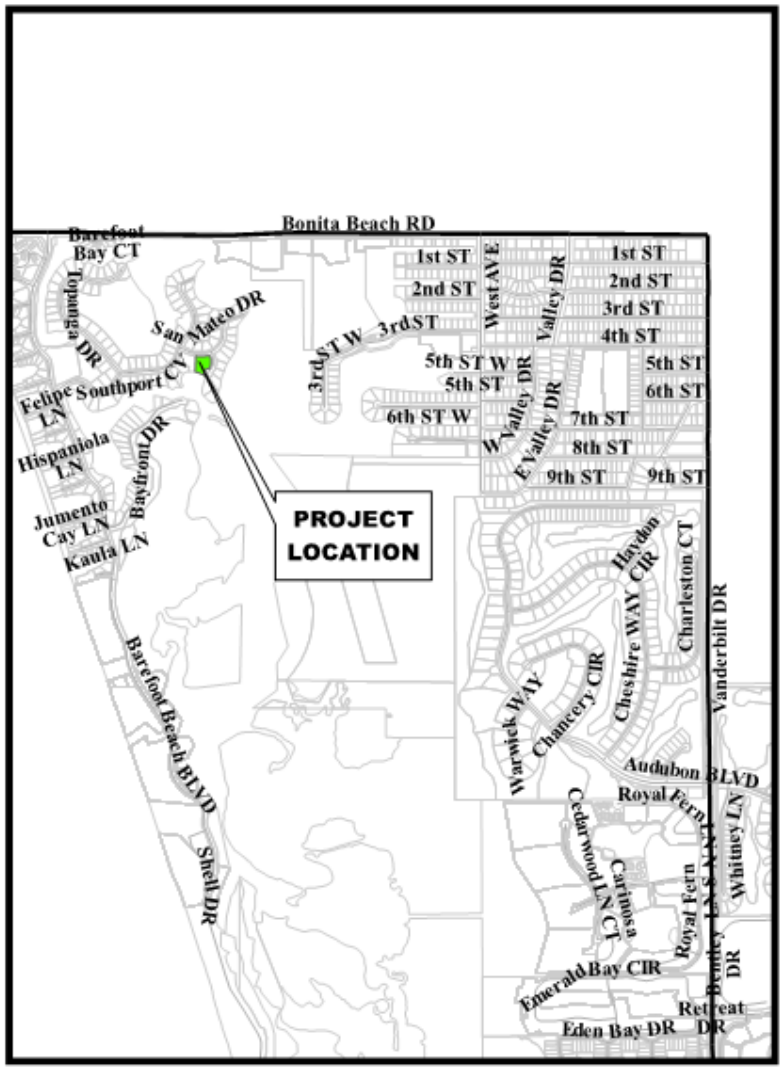
GEOGRAPHIC LOCATION:

The subject property is located at 219 Malibu Cove, located at the southwest corner of San Mateo Drive and Malibu Cove. Said property is identified as Lot 19, Southport on the Bay Unit One, in Section 6, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

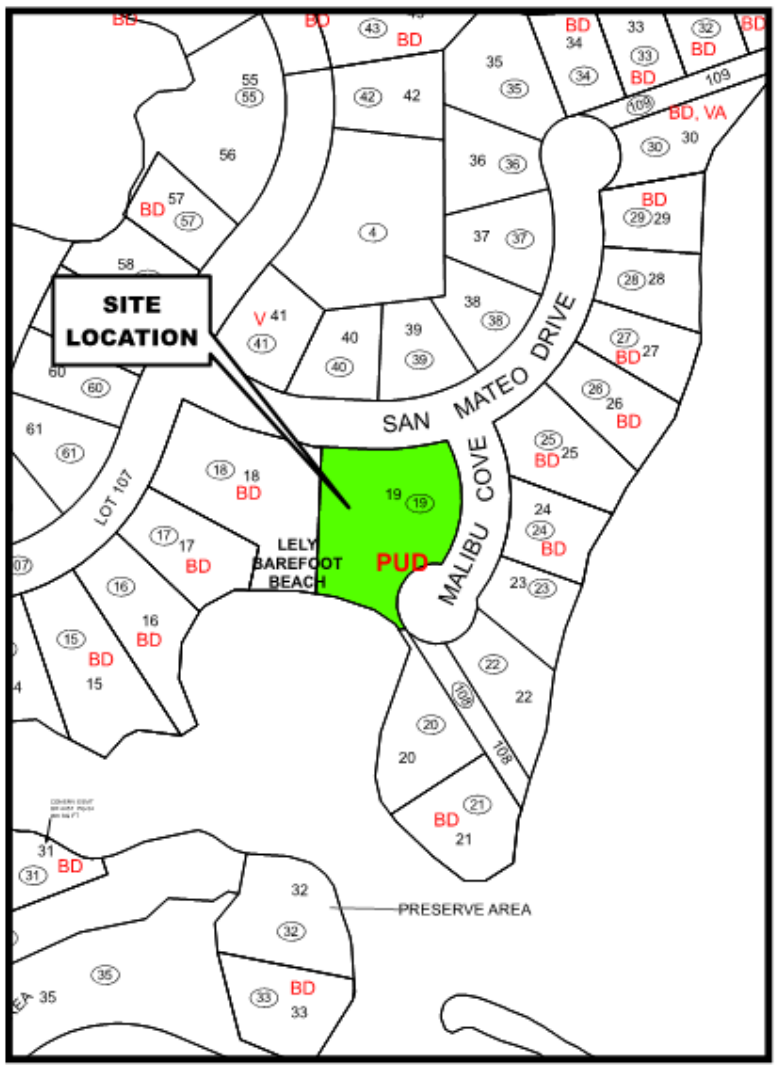
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within Tract H, a residential component, of the Lely Barefoot Beach Planned Unit Development (PUD) and comprises 0.59± acres. The petitioner desires to replace an existing dock with a new dock facility with two boat lifts, one for a 43-foot vessel and the other to be decked over to be used for kayak and paddleboard access. The proposed dock facility will protrude 63 feet from the Mean High Water Line (MHWL) which also serves as the platted (Continued on Page 3)

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)



Location Map



Zoning Map

Petition Number: PL20210000039

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

PURPOSE/DESCRIPTION OF PROJECT (Continued from Page 1):

property line. This BDE is being requested to accommodate a larger vessel, a natural mangrove shoreline, and a Conservation Easement for which the Conservancy of Southwest Florida has provided a letter of no objection. As proposed, the new dock facility will also encroach 10 feet into the required 15-foott side/riparian setback which is the subject of a companion Variance request.

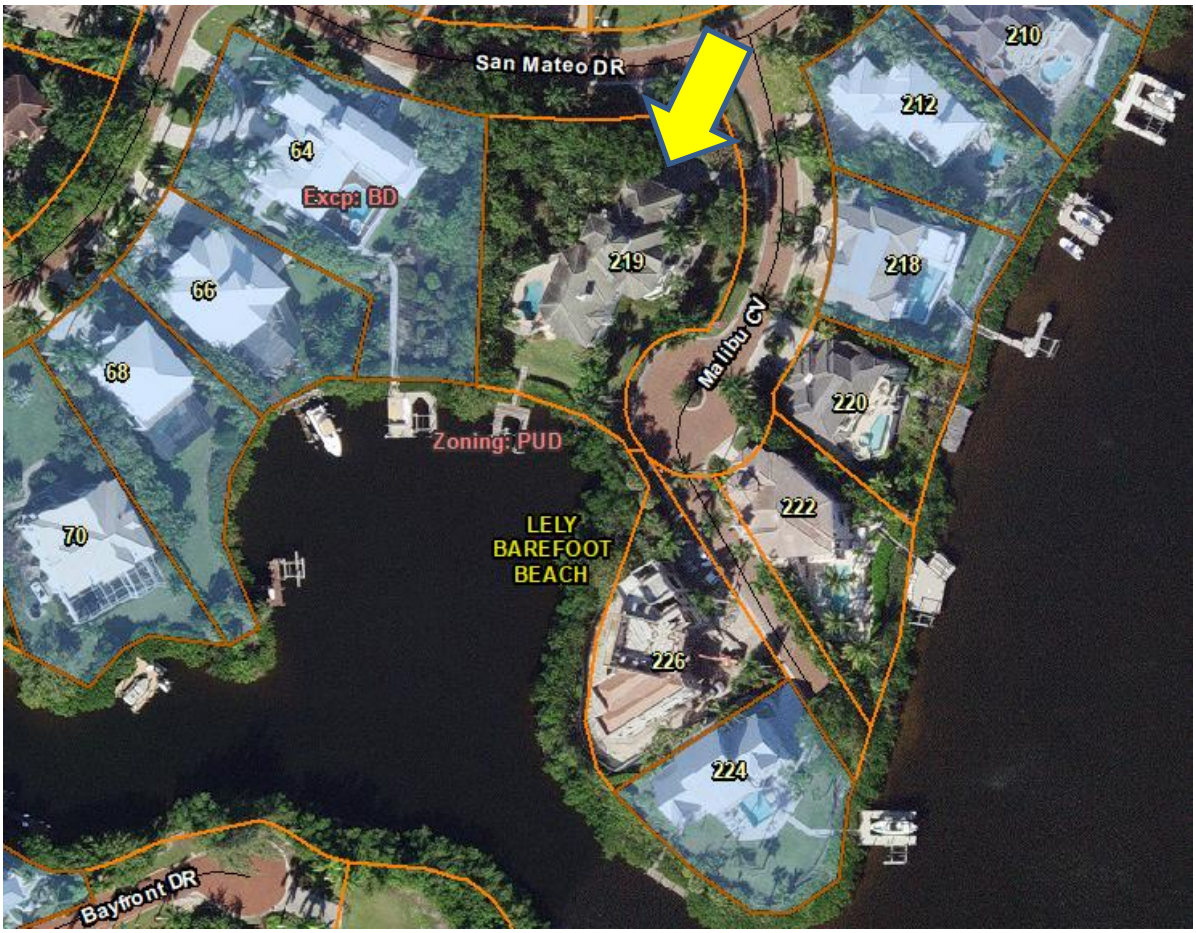
SURROUNDING LAND USE & ZONING:

North: San Mateo Drive (Right-of-Way) then a single-family residence located within the Lely Barefoot Beach PUD

South: Little Hickory Bay located within the Lely Barefoot Beach PUD

East: Malibu Cove (Right-of-Way) then a single-family residence located within the Lely Barefoot Beach PUD

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



Collier County GIS

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The shoreline for this property contains mangroves. The proposed dock modifications will be constructed waterward through the mangrove fringe. The access walkway will be 4 feet wide and constructed within the footprint of the existing dock. Any additional impacts to mangroves will require written approval from Florida Department of Environmental Protection (DEP). A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet page 5 of 8 provides an aerial with a note stating that no seagrasses were observed within 200 feet. The property contains a conservation easement just landward of mean high-water line (OR Book 1756 PG 1358). A site visit revealed a portion of the conservation easement has been impacted; therefore, the applicant has provided a restoration plan to restore the area with native plant species. 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, allowing for up to two boat slips, and is on an irregularly shaped lot with 113± feet of water frontage within a residential component of a PUD. The petitioner desires to remove the existing single-slip dock thereby allowing for its replacement with a two-slip dock facility; one slip for a 43-foot vessel and the other to be decked over for kayak and paddle board access.

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.)**

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

Criterion met. The applicant states that this BDE request is based on the existing shoreline conditions which consist of a shallow natural mangrove shoreline. The mangrove shoreline is also a Conservation Easement that any proposed docking facility is required to extend out beyond to ensure the shoreline remains in its natural state. Limited lateral branches will be trimmed to install the dock access but is within the footprint of the existing walkway.

The proposed vessel is relatively large and is the driving factor in this BDE request but due to the natural mangrove shoreline and shallow depths along the mangrove fringe requires the dock footprint be pushed further out into the subject waterway. As designed the dock is consistent with all the other docks previously approved within the Little Hickory Bay.

Staff finds the applicant's argument to be compelling and concurs.

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

Criterion met. The applicant states the proposed dock facility is at the terminus end of the bay with little to no navigation within other than for neighboring properties. Additionally, the overall protrusion has been reduced to the extent possible for the vessel to reach adequate water depths to avoid dredging and impacts to the natural mangrove shoreline. Staff agrees with all statements other than those of water depth; water depth is not a factor pertaining to this criterion.

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 applicable waterway is 325± feet wide as measures from MHWL to MHWL, the requested protrusion is 63 feet; therefore, the proposed dock facility will occupy 19.38 percent of the width of said waterway. Given that the subject dock facility is located within a basin it is difficult to say just how much room for navigability exists; however, given that natural portions of the bay are far more restrictive, staff is comfortable stating that the intent of this challenge is satisfied. Refer to Width of Waterway Plan in Attachment A.

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. As depicted upon the Proposed Dock Plan, See Attachment A, the proposed dock facility provides adequate setbacks from both neighboring dock facilities; therefore, it will not interfere with the use of said docks. The natural mangrove shoreline provides for a visual buffer of the waterway and serves to ameliorate any views that might otherwise be impacted.

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

Secondary Criteria:

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

   Criterion met. The applicant states the following: "The subject property has two special conditions that are contributing to this BDE request other than the owner's vessel and shallow water depths. The first condition is the natural mangrove shoreline that cannot be impacted or removed due to it being recorded as a Conservation Easement which requires us to design the dock on the waterward side of the mangrove fringe. The second condition is the subject property's shape of shoreline that will only allow the proposed dock to be placed just about in the same location of the existing docking facility due to the adjacent existing and proposed docks. Rotating the direction of the proposed dock would create potential ingress/egress issues with the adjacent neighboring dock to the west." With exception to water depth, sufficient justification has been provided for Staff to concur; water depth is not a factor of this criterion.

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. Most of the proposed dock facility is comprised of a U-shaped dock with 4-foot finger docks on either side of the primary lift. The second lift, to be decked over for kayak and paddleboard access has no finger pier on the outer portion but has a 10-foot area to the front. It is staff's opinion there is minimal extra decking and that the finger docks are of the minimum width needed for safe operations.

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 113± feet of water frontage and the primary vessel to be docked is 43 feet which is 38.05 percent of the waterfront. Kayaks and paddleboards are non-motorized and should not be included as part of this calculation.

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

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

Criterion met. The proposed dock has been designed within the designated riparian lines and is consistent with the existing docks along the subject shoreline. Additionally, the natural mangrove shoreline serves as a visual buffer of the waterway.

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 provided indicates that no seagrass beds exists 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 not applicable. The provisions of the Collier County Manatee Protection Plan do not apply to individual docks behind individual residences.

Staff analysis finds this request complies with five of the five of the primary criteria and five of the six secondary criteria with the sixth criterion being not applicable.

CONCURRENT LAND USE APPLICATIONS:

Companion Petition No. VA-PL20210000098 for dock side/riparian setback reduction.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20200001723, to allow for the construction of the proposed dock facility as depicted within the plans contained in Attachment A, with the following conditions:

1. Companion Petition No. VA-PL20210000098 must be approved for the subject dock facility to be constructed within the setbacks provided herein; absent such approval, this BDE is rendered null and void.

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

2. The restoration plantings described within the attached Restoration Plan (Attachment C) must be installed and inspected prior to the issuance of a Certificate of Completion for the subject boat dock facility.

3. A Building Permit must be issued for a principal structure on the subject property prior to issuance of a Building Permit for an accessory structure; to Wit: The Proposed Dock Facility.

4. A Certificate of Occupancy must be issued for a principal structure at this location prior to the issuance of an accessory structure; to Wit: the Proposed Dock Facility.

Attachments:

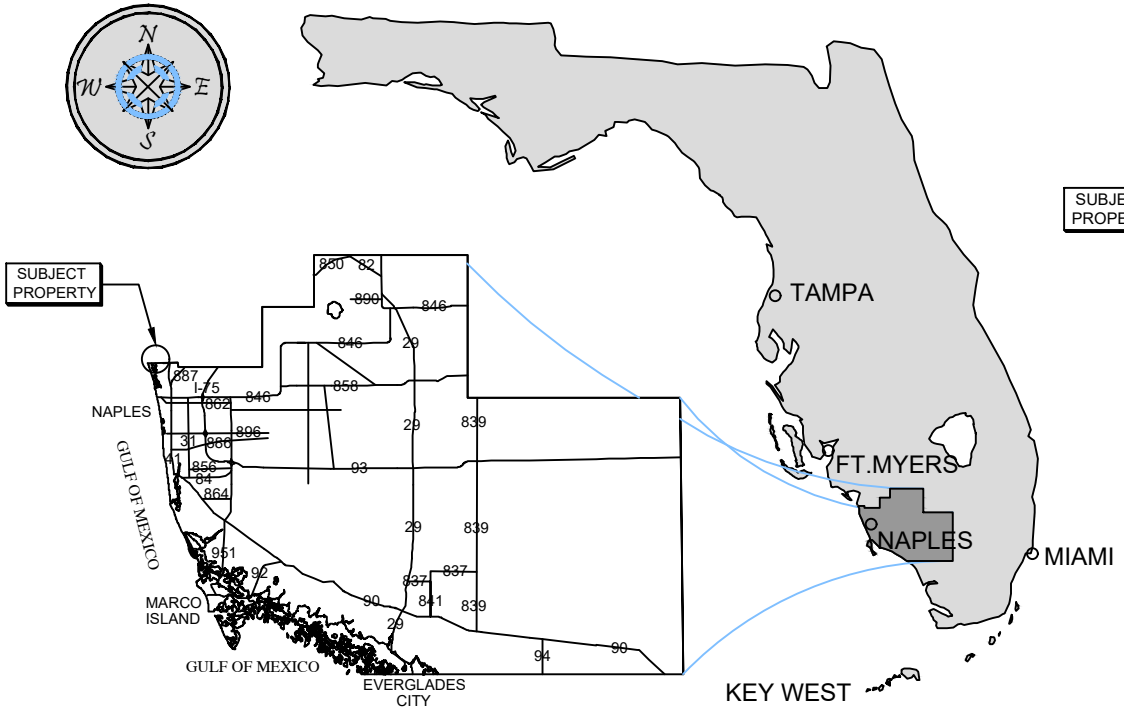
A) Proposed Dock Plans
B) Boundary and Topographic Survey
C) Restoration Plan
D) Public Hearing Sign Posting
E) Applicant's Backup, application and supporting documents
F) Hybrid Meeting Waiver

Attachment: Staff Report 10082021 (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

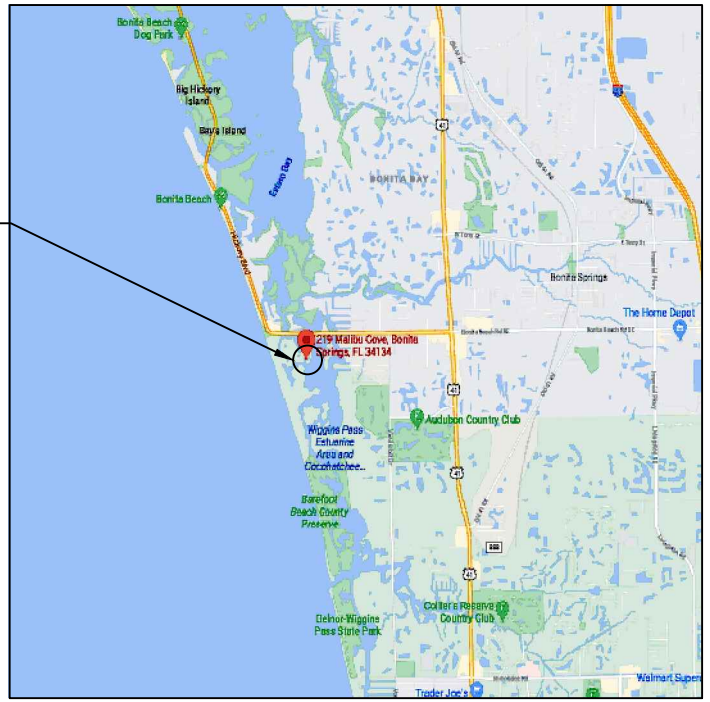
P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg LOCATION MAP 5/11/2021

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 219 MAILBU COVE
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326106
<> LONGITUDE: W -81.836992

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

219 MALIBU COVE

LOCATION MAP

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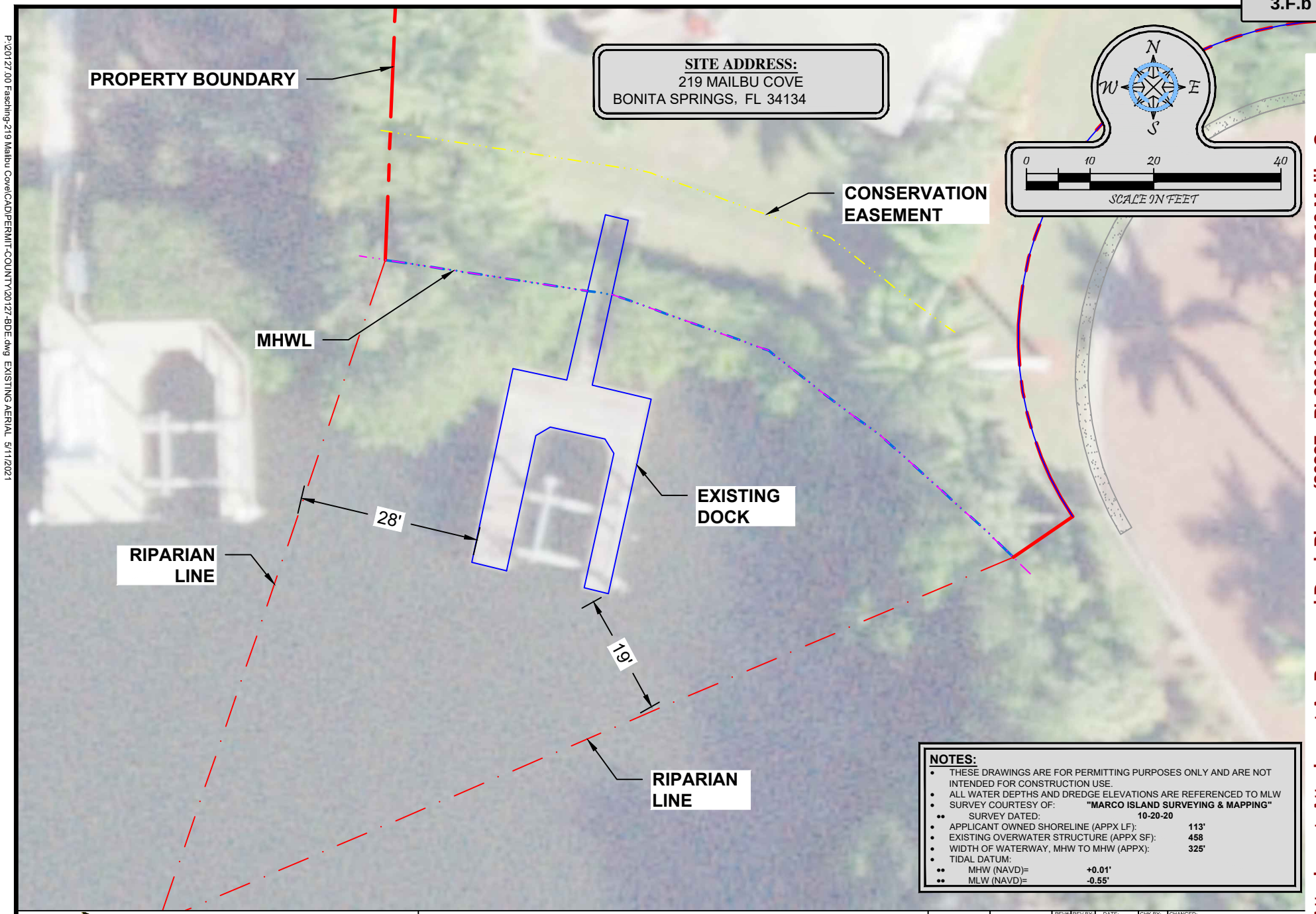
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg EXISTING AERIAL 5/11/2021



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"MARCO ISLAND SURVEYING & MAPPING"**
  - SURVEY DATED: **10-20-20**
- APPLICANT OWNED SHORELINE (APPX LF): **113'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **458**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **325'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**

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219 MALIBU COVE

EXISTING AERIAL

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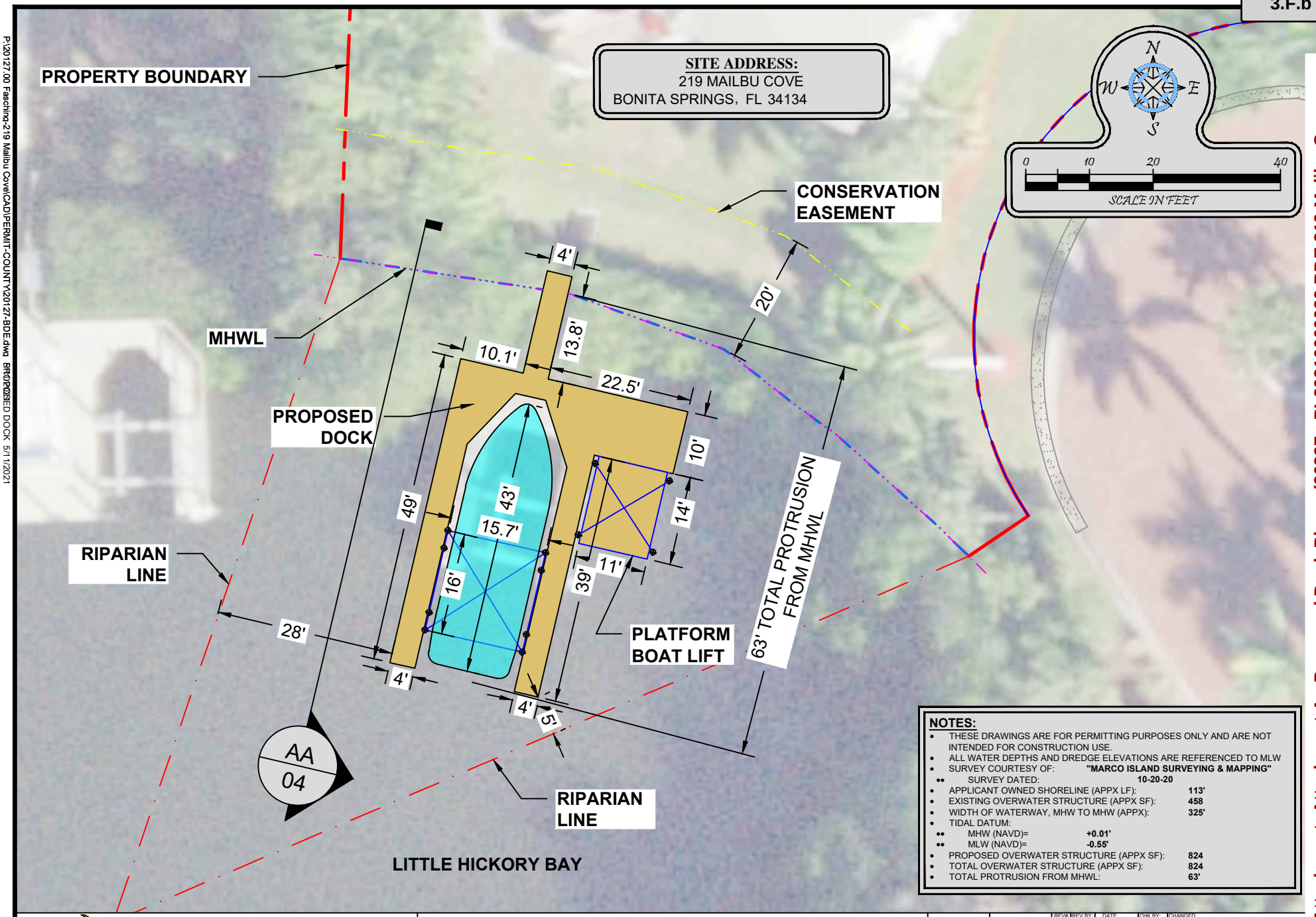
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg 5/1/2021 PROPOSED DOCK 5/1/2021

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove



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  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **824**
- TOTAL OVERWATER STRUCTURE (APPX SF): **824**
- TOTAL PROTRUSION FROM MHWL: **63'**

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219 MALIBU COVE

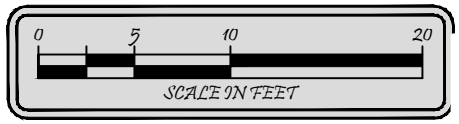
PROPOSED DOCK

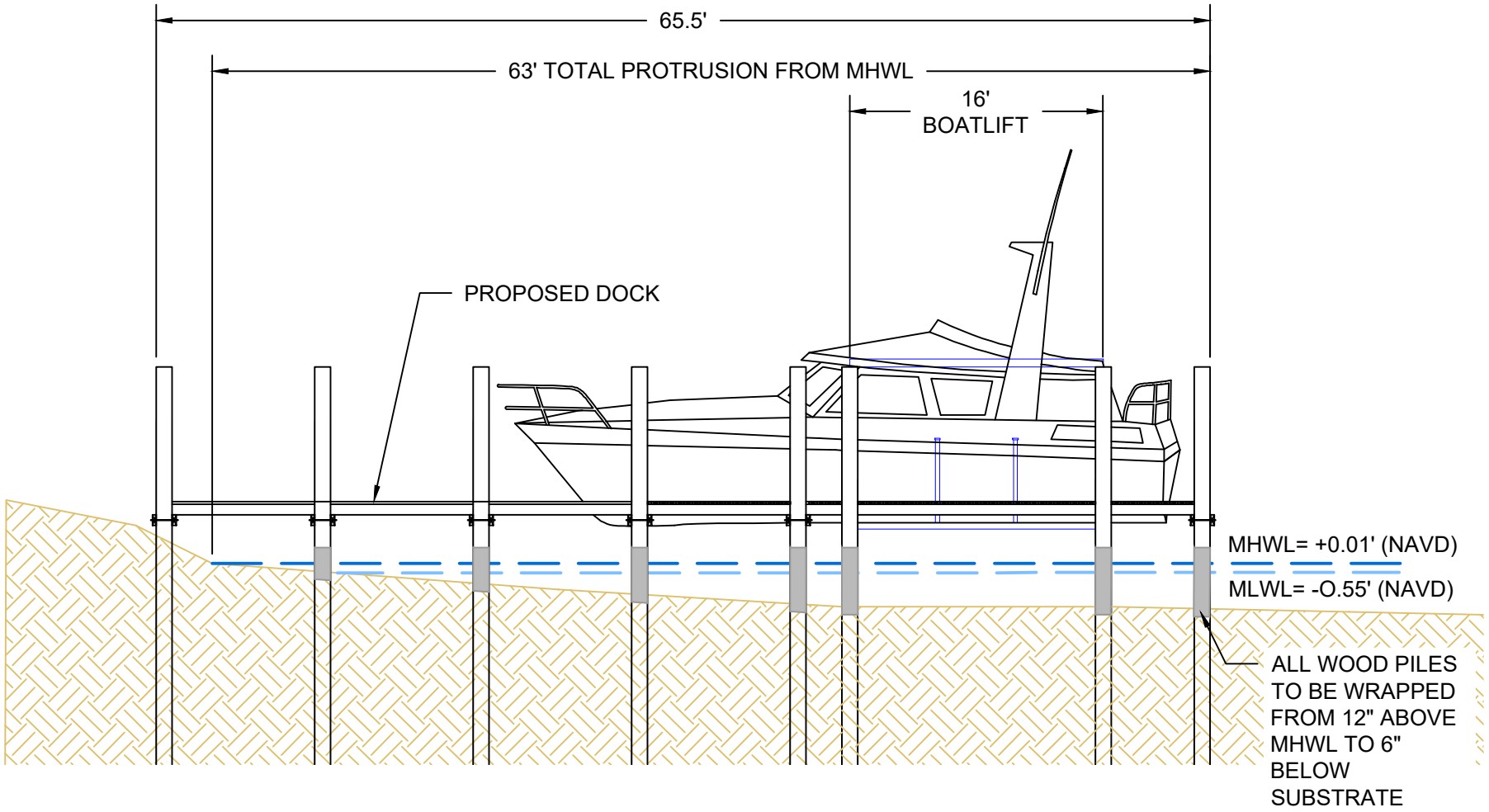
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg SECTION AA 5/11/2021





CROSS SECTION AA WITH BOAT

SCALE: 1" = 10'

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219 MALIBU COVE

SECTION AA

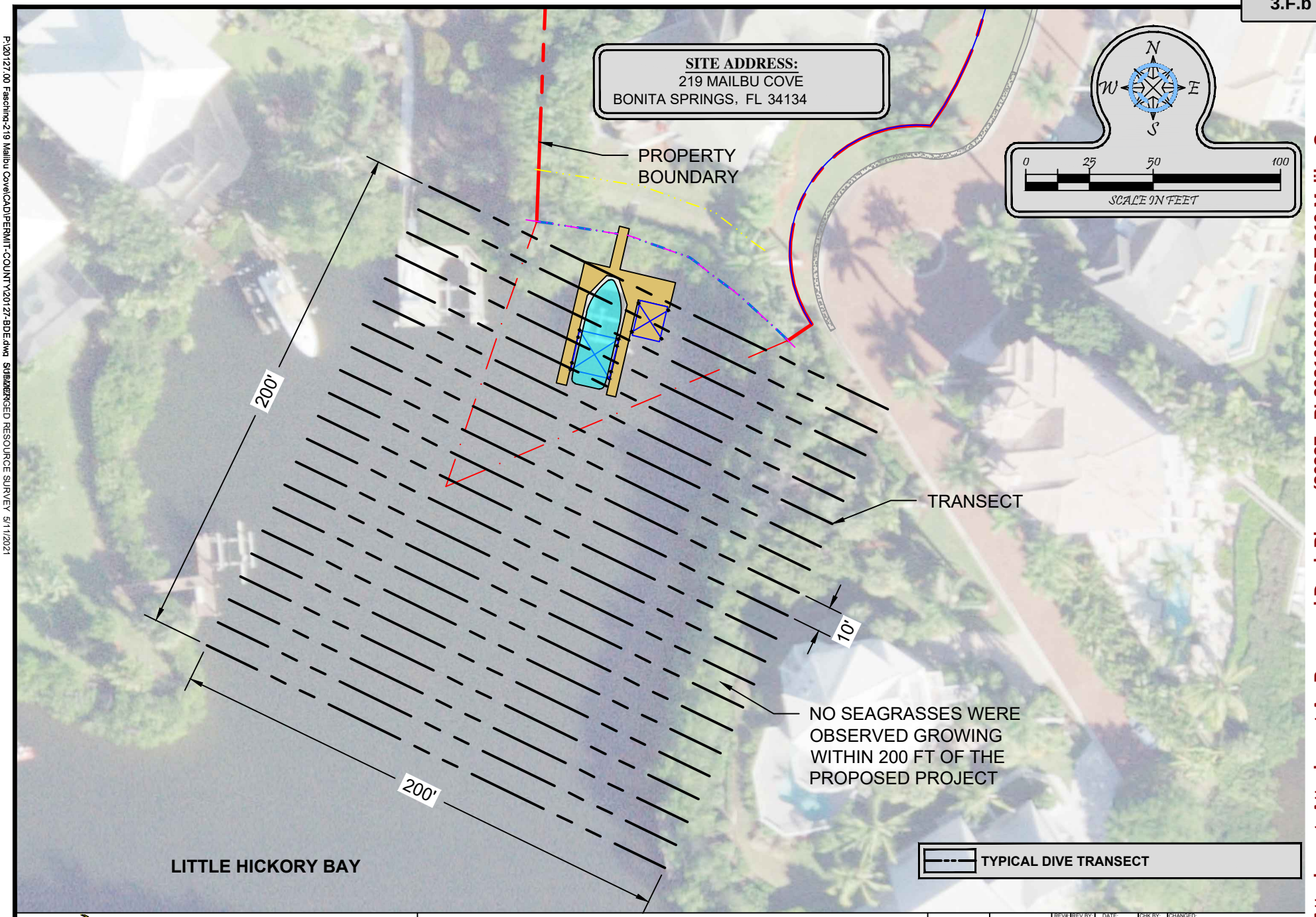
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg SUBMERGED RESOURCE SURVEY 5/11/2021



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219 MALIBU COVE

SUBMERGED RESOURCE SURVEY

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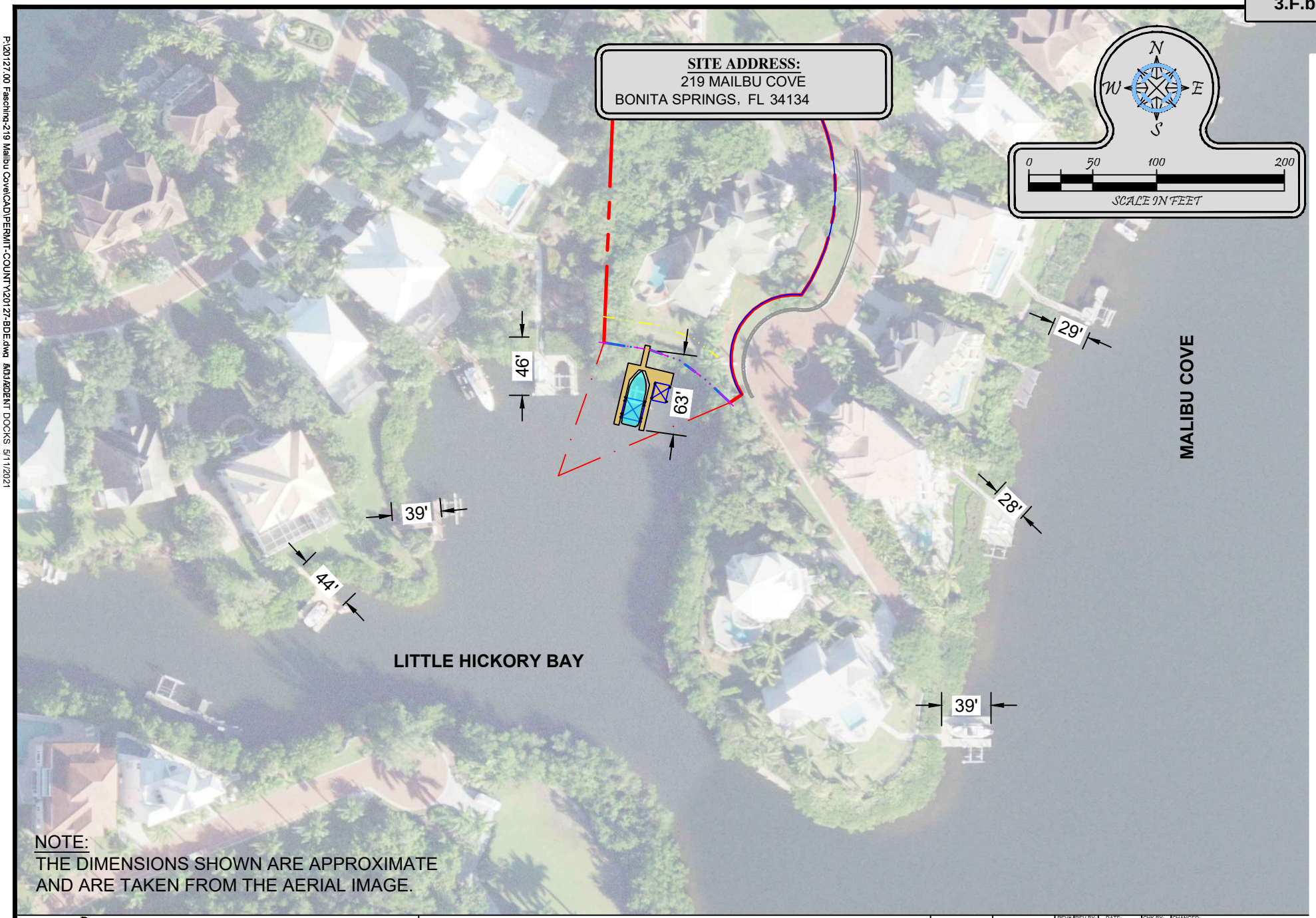
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	05 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg ADJACENT DOCKS 5/11/2021



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

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Marine & Environmental Consulting
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219 MALIBU COVE

ADJACENT DOCKS

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

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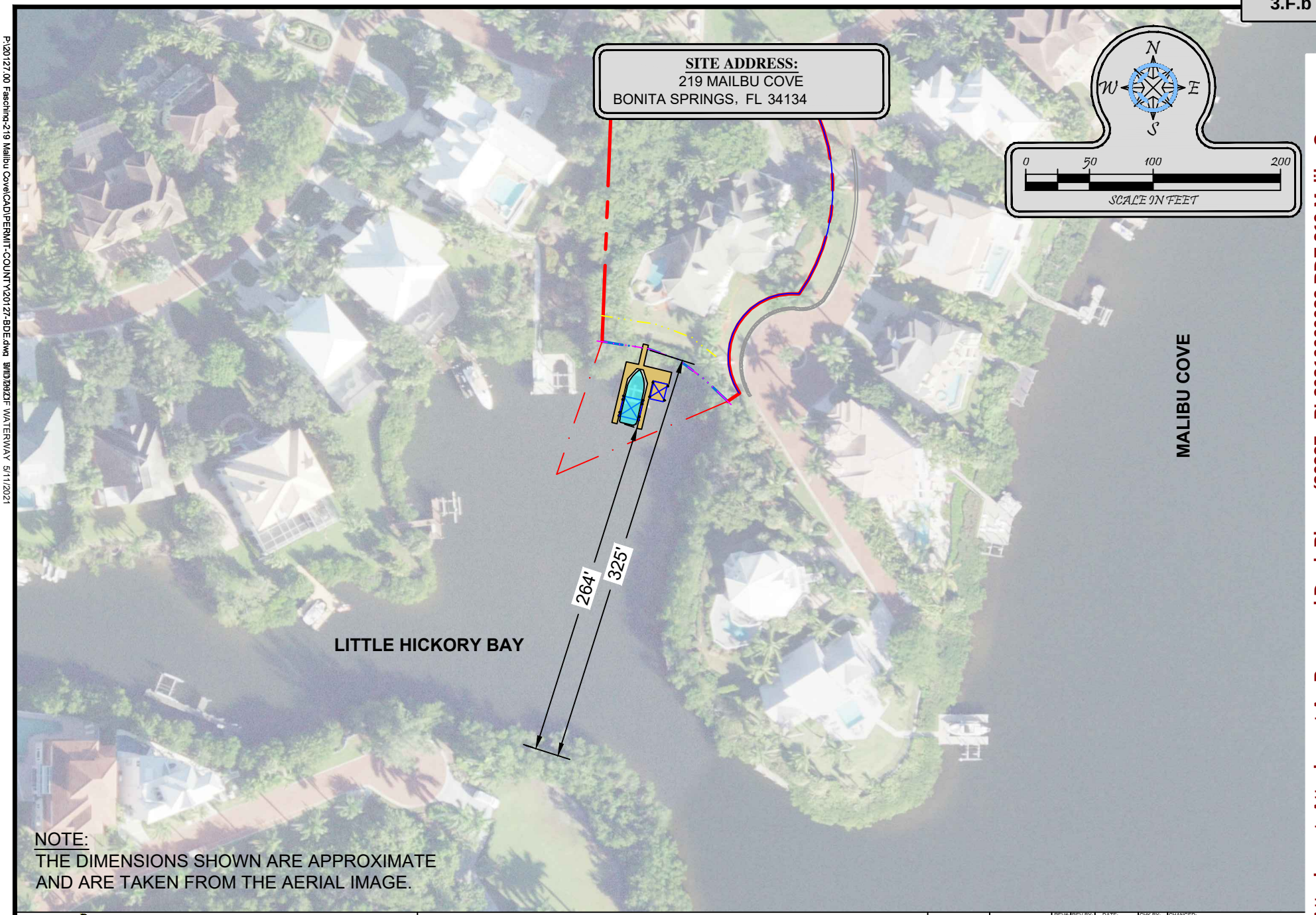

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219 MALIBU COVE

WIDTH OF WATERWAY

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DRAWN BY:	BD	2.	-	-	-	-
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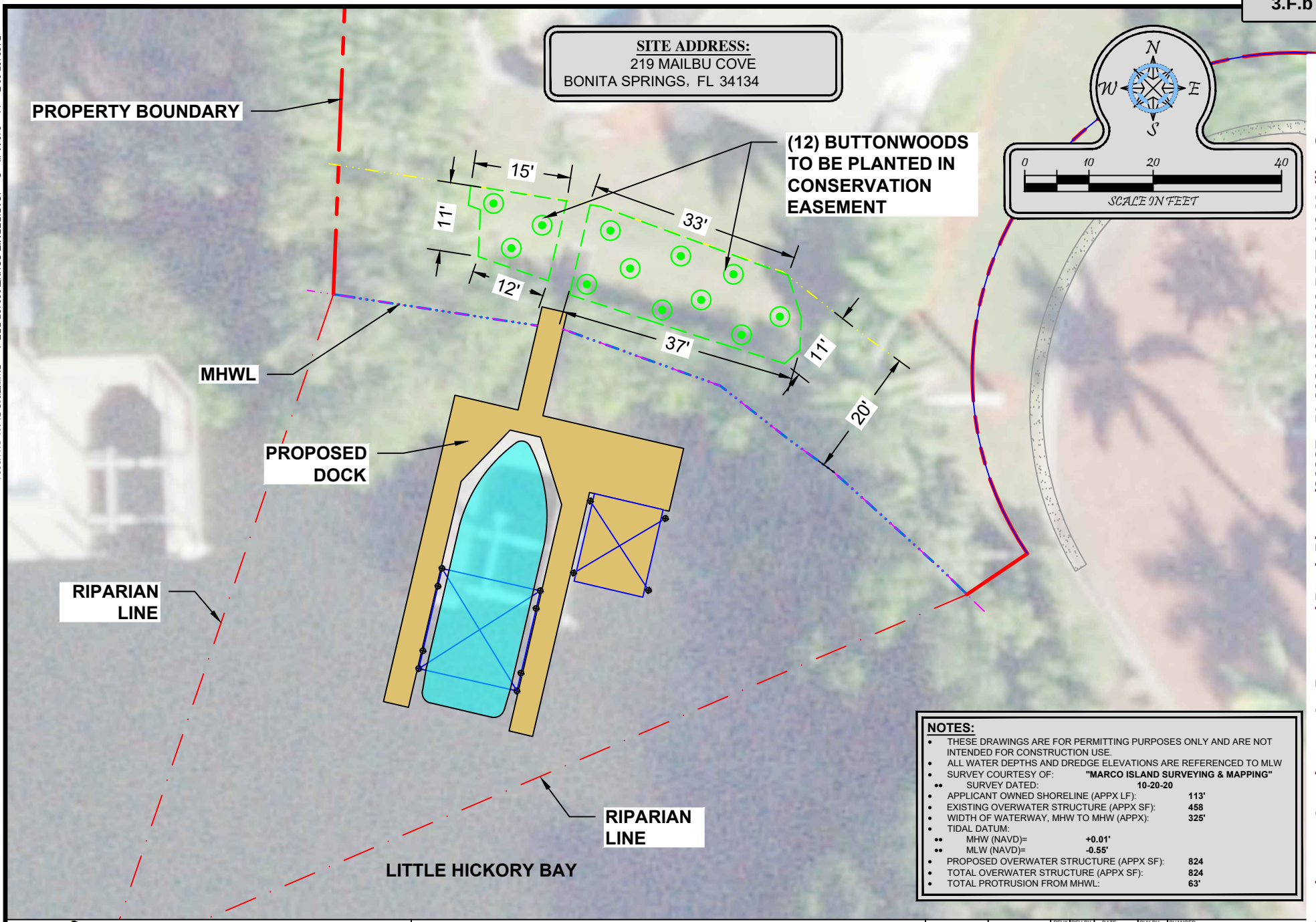
SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg BMP PLAN 5/11/2021

Attachment: Attachment A - Proposed Dock Plans (20337 : PL20210000039 BDE 219 Malibu Cove

SITE ADDRESS:
219 MAILBU COVE
BONITA SPRINGS, FL 34134



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219 MALIBU COVE

PLANTING PLAN

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

DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	05-11-21
JOB NO.:	20127.00
SHEET NO.:	08 OF 08

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

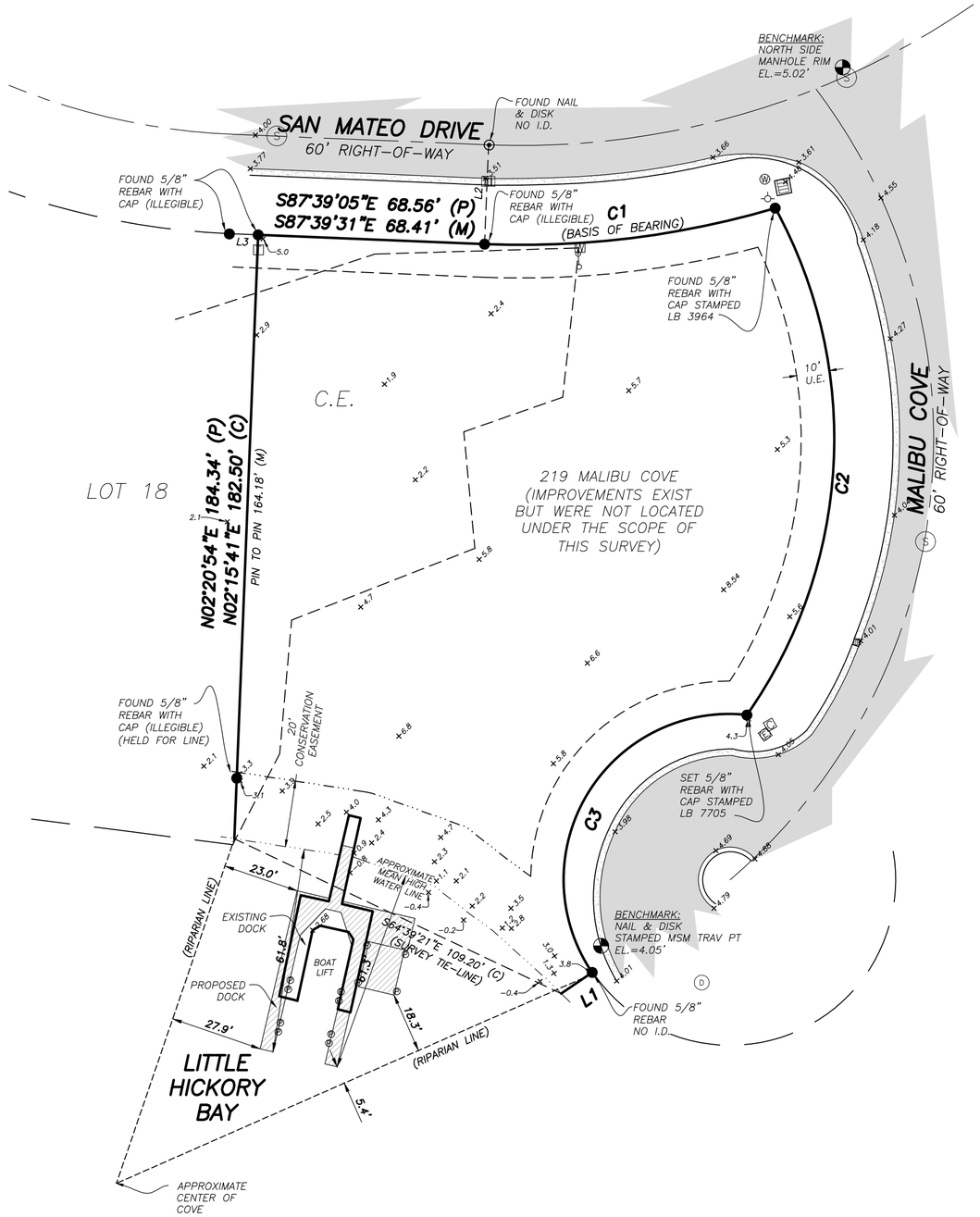
SECTION- 06 TOWNSHIP- 48S

ALL ELEVATIONS ARE IN NAVD88

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.



NOTES:

1. Last day of field work is October 30, 2020. (date of survey)
2. Bearings shown hereon are based on the North chord of Lot 19, Southport on the Bay, according to the Plat thereof, being N82°55'50"E.
3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
4. No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
5. The intended use of this survey is to serve as an analysis tool for permitting purposes.
6. Unless otherwise indicated all easements shown hereon are based on plat.
7. Only above ground, visible and apparent improvements were located.
8. Foundations and overhangs are not taken into account on this survey.
9. Irrigation equipment was not taken into account on this survey.
10. No other persons or entities other than those listed as exclusive users may rely on this survey.
11. All dimensions are in feet and decimals thereof, unless otherwise noted.
12. Subject to easements, reservations and restrictions of record.
13. Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.
14. According to the collier County Map viewer as posted on collier.maps.arcgis.com this property is zoned PUD.

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

15. Property contains 0.70 acres (33,430 square feet) more or less.
16. All elevations are in North American Vertical Datum of 1988 (NAVD88).
17. Property falls in Flood Zone "AE" base flood elevation "9" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12021C0179H, Community Number 120067, Panel 0179, Suffix H, Dated May 16, 2012.
18. Surveyor's signature and seal pertain only to survey matters. Proposed structures shown hereon were derived from plans provided by Turrell, Hall & Associates.

REVISION NOTES:

1. REVISED RIPARIAN LINES TO CENTER OF COVE; JP; 12/16/2020
2. REVISED RIPARIAN LINES TO AGREED LOCATION & ADDED PROPOSED DOCK; J.P.; 1/12/2021

SYMBOL LEGEND

- DRAINAGE MANHOLE
- CABLE BOX
- ELECTRIC HAND-HOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- BACKFLOW PREVENTER
- WATER METER

SURFACE LEGEND

- ASPHALT
- CONCRETE
- PROPOSED DOCK

LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S55°50'43"W	7.22'
L1(C)	S55°50'43"W	11.35'
L2(P)	N2°20'55"E	30.00'
L2(M)	N2°39'48"E	29.97'
L3(P)	N87°38'01"W	8.72'
L3(M)	N88°03'33"W	8.72'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1(P)	270.00'	88.76'	18°50'09"	N82°55'50"E	88.36'
C1(M)	270.00'	88.85'	18°51'17"	N82°55'50"E	88.45'
C2(P)	145.00'	161.55'	63°50'14"	S03°11'45"W	153.33'
C2(M)	145.00'	161.55'	63°50'14"	S03°11'45"W	153.33'
C3(P)	50.00'	113.40'	129°56'37"	S30°49'28"W	90.61'
C3(M)	50.00'	113.56'	130°07'55"	S30°59'51"W	90.68'

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

LEGAL DESCRIPTION
(Per O.R. 4682, Pg. 419):

Lot 19, SOUTHPORT ON THE BAY, UNIT ONE, a Subdivision, according to the Plat thereof, recorded in Plat Book 15, Pages 51 through 53, of the Public Records of Collier County, Florida

For the Exclusive Use Of:
Kukk Architecture & Design, P.A.

John Pacetti
Digitally signed by John Pacetti
Date: 2021.01.12 11:27:59 -05'00'

STATE OF FLORIDA JOHN P. PACETTI CERTIFICATE No. 6916 PROFESSIONAL SURVEYOR AND MAPPER

John P. Pacetti, PSM,
Florida License No. 6916
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

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

BOUNDARY & TOPOGRAPHIC SURVEY / PLOT PLAN

Lot 19, Southport on the Bay, Collier County, Florida

CLIENT:	Kukk Architecture & Design, P.A.				
HORIZONTAL SCALE:	1" = 30'	VERTICAL SCALE:	N/A	DATE:	11/2020

CHIEF:	BOOK/PAGE		DRAFTED BY:	PROJECT NO.	WO NUMBER	DRAWING NO.
N.E.	209	74	R.Y.	P990	20-729	3-303

Attachment: Attachment B - Boundary and Topographic Survey (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

RESTORATION PLAN
219 Malibu Cove
Folio ID #74435002201
S 06 / T 48S / R 25, Collier County, FL

I. INTRODUCTION

Collier County Environmental staff are currently reviewing an application for a single-family residential docking facility located at 219 Malibu Cove. The County's review determined that the existing Conservation Easement (CE) area along the property shoreline will require some restoration plantings due to open areas that have historically been impacted with fill and/or cleared allowing sod to grow. This work within the easement area was not authorized therefore Collier County staff is requiring that the CE area be restored to its natural condition by removing any fill placed within and planting the area with native trees, shrubs, and groundcover.

The property is identified on the property appraiser's website as 74435002201, which is approximately 0.59-acre lot situated within Section 06, Township 48 South, and Range 25 East, Collier County, Florida.

This document outlines the restoration plan for the onsite Conservation Easement area.

II. EXISTING CONDITIONS: HABITAT & SOIL DESCRIPTIONS

The subject site consists of 0.59 acre dedicated to a single-family residential dwelling with a conservation easement area along the entire shoreline. The conservation easement area was historically impacted by minor clearing of vegetation and the placement of fill material outside the authorized area. The conservation easement area will have to be restored as required by Collier County Environmental Staff.

Existing soil is fill which was placed on the property at the beginning of the residential construction. Any additional fill will be removed from the easement area as part of this restoration plan.

III. PROPOSED PLANTINGS / RESTORATION

The owner is being required to restore the conservation easement area by removing any fill that was placed there to create a consistent slope, from the remaining upland area to the existing natural shoreline elevation and planting native vegetation. This will allow for a very gradual slope and once the fill is removed the proposed plantings outlined below will be installed throughout the area.

Attachment: Attachment C - Restoration Plan (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

The proposed plantings shall include a minimum of 12 midstory trees on 8' centers consisting of just buttonwood trees due to the location of the plantings vs the location of the MHWL. The groundcover will consist of 30 plants on 3' centers in and around the proposed buttonwoods including sea oxeye and bay cedar. All species listed should be utilized in even amounts if possible, but exact species numbers could be based on supply availability. Planting specifics are outlined below.

Midstory plants:	**Number of Trees = 12**
Buttonwood *(Conocarpus erectus)*	*12*

All midstory plantings will be installed on 20ft. centers with a minimum 3-5 gallon pot containers.

Groundcover plants:	**Number of Plants = 30**
Sea Oxeye *(Borrichia frutescens)*	*15*
Bay Cedar (*Suriana maritima)*	15

All groundcover plantings will be installed on 3ft. centers with a minimum 1 gallon pot containers.

Irrigation maybe required for the top half of the easement area due to the distance from the ground water table to help ensure the plantings survival. For the lower half of the easement no irrigation is proposed due to the final elevations of this portion of the conservation easement being closer to the tidal water table which should help keep the plantings hydrated naturally.

IV. CREDENTIALS

Jeff Rogers
Project Manager for Turrell, Hall & Associates since 2005
B.S. Degree in Environmental Science, Rollins College
Sustainable Development Course-Galapagos Islands, Equador
Completed Southwest Florida Association of Environmental Professionals Wetland Delineation Training Course-2006
Florida Department of Environmental Protection Environmental Resource Permit Course-2006
Completed a FAEP Plant ID Class with Dr. Hall from the University of Florida-2006
Primary career focus: Permit Compliance Mitigation and Monitoring

Attachment: Attachment C - Restoration Plan (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

KellyJohn

From: KellyJohn
Sent: Monday, October 11, 2021 6:35 PM
To: KellyJohn
Subject: BDE-PL20210000039 and VA-PL20210000098 - Public Hearing Sign Posting 10/11/2021
Attachments: A6FBA671-5B3A-4452-B5CB-685356483D5D.jpeg; 4DF9BB2D-2E1D-4563-B1ED-86FD8E164349.jpeg; E9B2AC52-3E8C-4A16-9D06-3E3CE2381409.jpeg; 41CE554E-2E20-4244-8991-8DD26FFD407E.jpeg; 65361F0D-4C6D-4F0C-B02C-5AE53B79188F.jpeg; D7219DCE-2182-4F3B-B53B-59B3889D1DDF.jpeg

The subject Public Hearing signs were posted by me this afternoon, one fronting on San Mateo Drive in front of the permit board and another on Malibu Cove to the side of the mailbox, as depicted within the attached photos.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment D - Sign Posting (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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BDE. PL 20210000039
FASCHING_219 MALIBU CV

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR EMAIL 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.

Signature of Agent Representative

Date

Printed Name of Signing Agent Representative

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Michael and Ellen Fasching

Name of Applicant if different than owner: _____

Address: 219 Malibu Cove City: Naples State: FL ZIP: 34134

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: mcf54@aol.com

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 6 / 48 / 25 Property I.D. Number: 74435002201

Subdivision: SOUTHPORT ON THE BAY Unit: 1 Lot: 19 Block: _____

Address/ General Location of Subject Property:
219 Malibu Cove, Bonita Springs, FL 34134

Current Zoning and Land use of Subject Property:
Single Family Residential

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	SINGLE FAMILY RESIDENTIAL
S	PUD	Little Hickory Bay
E	PUD	SINGLE FAMILY RESIDENTIAL
W	PUD	SINGLE FAMILY RESIDENTIAL

DESCRIPTION OF PROJECT

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

The proposed project consists of removing the existing dock to then construct a new dock with two boatlifts to accommodate a 43-foot vessel and the additional decked over boatlift for kayak and paddle board access. The proposed dock will extend out 63-feet from the mean high-water line and therefore we are requesting a 43-foot boat dock extension from the allowed 20-feet. The subject property has a natural mangrove shoreline also contributing to the extension request.

SITE INFORMATION

1. **Waterway Width:**
   325 ft. Measurement from ☐ plat ☒ survey ☐ visual estimate
   ☐ other (specify) _____
2. **Total Property Water Frontage:**
   113 ft.
3. **Setbacks:**
   Provided: 28 & 5 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   65 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 43 ft.
   2. _____ ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   There are numerous other docks on the subject waterway that have gotten BDE approvals but do not extend out as far as the proposed dock.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.59 Acres

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:
☒ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Jeff Boyer
Signature of Petitioner or Agent

5.17.21
Date

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

PRIMARY CRITERIA

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

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

   The subject property is zoned as a single-family residential property which warrants no more than 2 slips per the CC-LDC. The proposed project consists of removing the existing dock to then construct a new dock with two boatlifts to accommodate a 43-foot vessel and the additional decked over boatlift for kayak and paddle board access. The proposed dock will extend out 63-feet from the mean high-water line and therefore we are requesting a 43-foot boat dock extension from the allowed 20-feet.

   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 reason for this BDE request is based on the existing shoreline conditions which consist of a shallow natural mangrove shoreline. The mangrove shoreline is also a Conservation Easement that any proposed docking facility is required to extend out beyond to ensure the shoreline remains in its natural state. Limited lateral branches will be trimmed to install the dock access but is within the footprint of the existing walkway.

   The proposed vessel is relatively large and is a driving factor in this BDE request but due to the natural mangrove shoreline and shallow depths along the mangrove fringe requires us to push the dock footprint further out into the subject waterway. As designed the dock is consistent with all the other docks previously approved within Little Hickory Bay.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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 is consistent with the other docks along the subject shoreline. As proposed the dock and boatlifts will not impact navigation as subject property and dock are located at the terminus end of the bay with little to no navigation within other than for the adjacent properties.

   The overall protrusion has been reduced to the fully extent possible for the applicant's vessel to reach adequate water depths to avoid dredging as well as avoid impacts to the natural mangrove shoreline.

   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 325-feet wide from mean high water line to mean high water line. The proposed dock protrusion is 63-feet from the MHWL which is under 20% 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 provides adequate setbacks from both adjacent docking facilities. Due to the existing dock on-site and the natural mangrove shoreline providing a visual buffer of the waterway no neighboring views or access will be negatively impacted. Also, docks are a common accessory structure to most properties in this area as this is a boating residential community.

   Criterion Met

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

SECONDARY CRITERIA

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

   The subject property has two special conditions that are contributing to this BDE request other than the owner's vessel and shallow water depths. The first condition is the natural mangrove shoreline that cannot be impacted or removed due to it being recorded as a Conservation Easement which requires us to design the dock on the waterward side of the mangrove fringe. The second condition is the subject property's shape of shoreline that will only allow the proposed dock to be placed just about in the same location of the existing docking facility due to the adjacent existing and proposed docks. Rotating the direction of the proposed dock would create potential ingress/egress issues with the adjacent neighboring dock to west.

   These factors along with the applicant's vessel size were taken into consideration when working on the proposed dock design.

   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 provides two 4-feet wide finger docks on both sides of the proposed larger vessel boatlift creating a U-shaped dock. This design provides plenty of area for access to the vessel and room for routine maintenance activities. Additionally, the proposed deck area in front of the decked over boatlift provides storage area over the shallow water depths for recreational equipment like kayaks, paddleboards and dock boxes which are all typical items stored on docks.

   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 proposed vessels size to be kept on-site is 43-feet length over all which exceeds 50% of the subject property shoreline length. Therefore, this criterion is not 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.)

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

As proposed the dock has been designed within the designated riparian lines which is also consistent with all the other existing docks along the subject shoreline. Additionally, the natural mangrove shoreline provides a visual buffer of the waterway therefore no neighboring views or access will be negatively impacted. Also, docks are a common accessory structure to most properties in this area as this is a boating residential community.

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 for a single-family docking facility and therefore not subject to Manatee Protection Requirements.

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Michael Fasching; 219 Malibu CV, Bonita Springs, FL 34134	Joint
Ellen Fasching; 219 Malibu CV, Bonita Springs, FL 34134	Joint

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

3.3.21
Date

Jeff Rogers - Agent
Agent/Owner Name (please print)

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000098 & PL20210000039

I, Ellen Fasching (print name), as Owner (title, if applicable) of 219 Malibu Cove (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.

Ellen Fasching
Signature

3/9/21
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/9/21 (date) by Ellen Fasching (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Karen L Shepard
Signature of Notary Public

Notary Public State of Florida
Karen Lorraine Shepard
My Commission GG 955862
Expires 02/05/2024

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

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000098 & PL20210000039

I, Michael Fasching (print name), as owner (title, if applicable) of 219 Malibu Cove (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.

Signature

3/9/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3/9th/21 (date) by Michael Fasching (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Karen Lorraine Shepard
My Commission GG 955862
Expires 02/05/2024

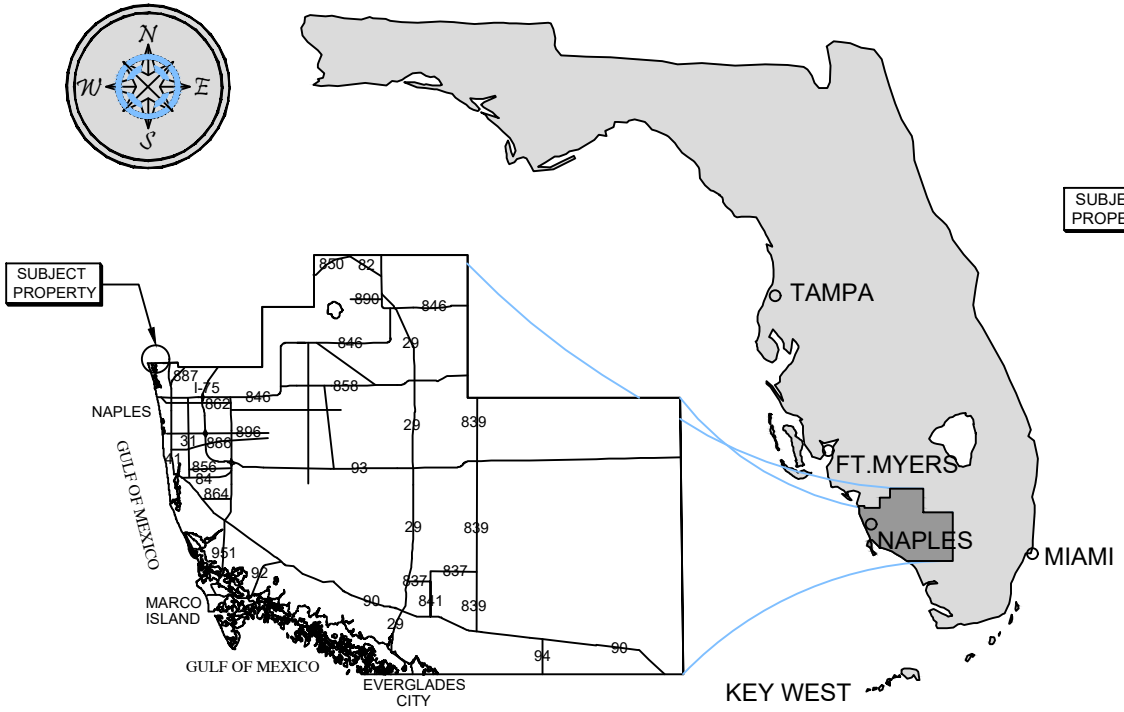
Karen Lorraine Shepard
Signature of Notary Public

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

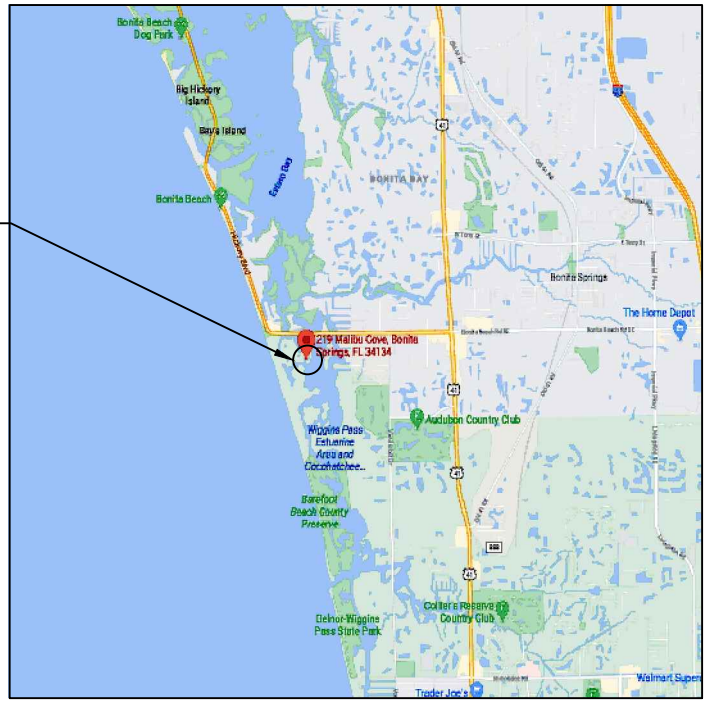
Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg LOCATION MAP 5/11/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 219 MAILBU COVE
BONITA SPRINGS, FL 34134

<> LATITUDE: N 26.326106
<> LONGITUDE: W -81.836992

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

219 MALIBU COVE

LOCATION MAP

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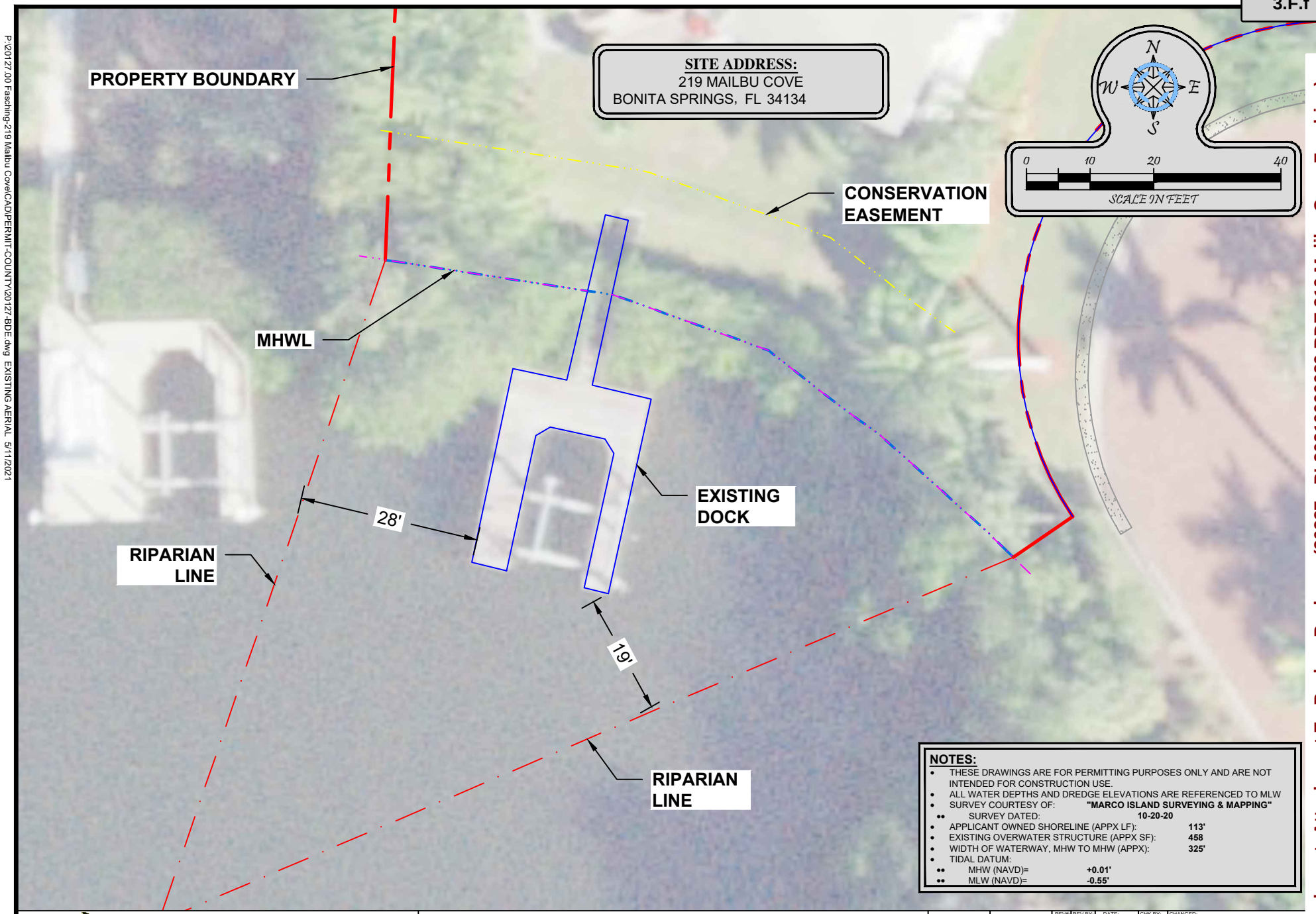
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg EXISTING AERIAL 5/11/2021



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"MARCO ISLAND SURVEYING & MAPPING"**
  - SURVEY DATED: **10-20-20**
- APPLICANT OWNED SHORELINE (APPX LF): **113'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **458**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **325'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.01'**
  - MLW (NAVD)= **-0.55'**

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219 MALIBU COVE

EXISTING AERIAL

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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

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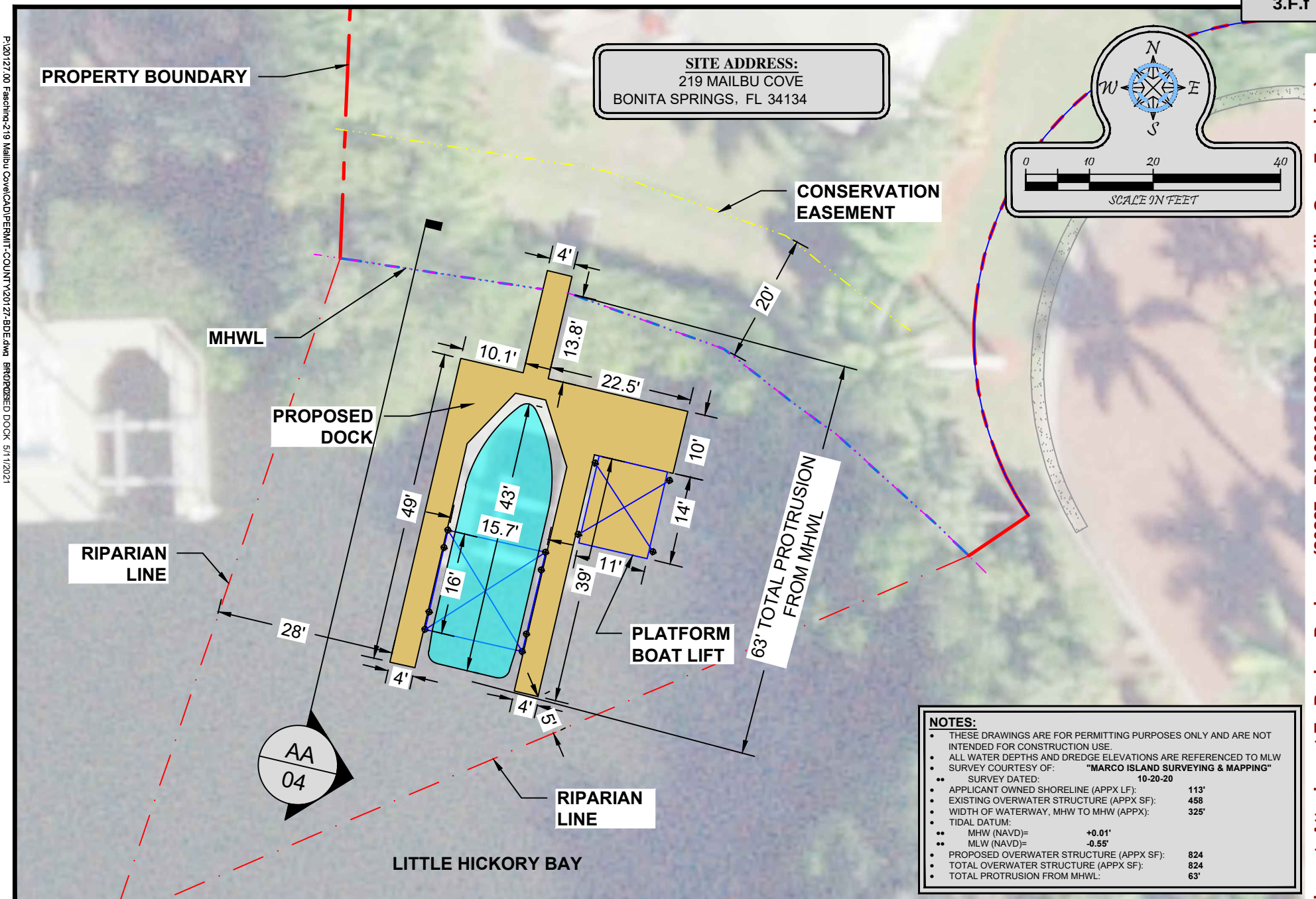
P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg 5/1/2021 8:40:20 AM PROPOSED DOCK 5/1/2021



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- TOTAL PROTRUSION FROM MHWL: **63'**

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219 MALIBU COVE

PROPOSED DOCK

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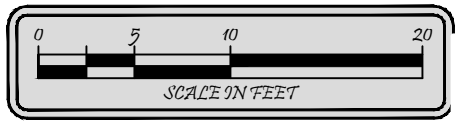
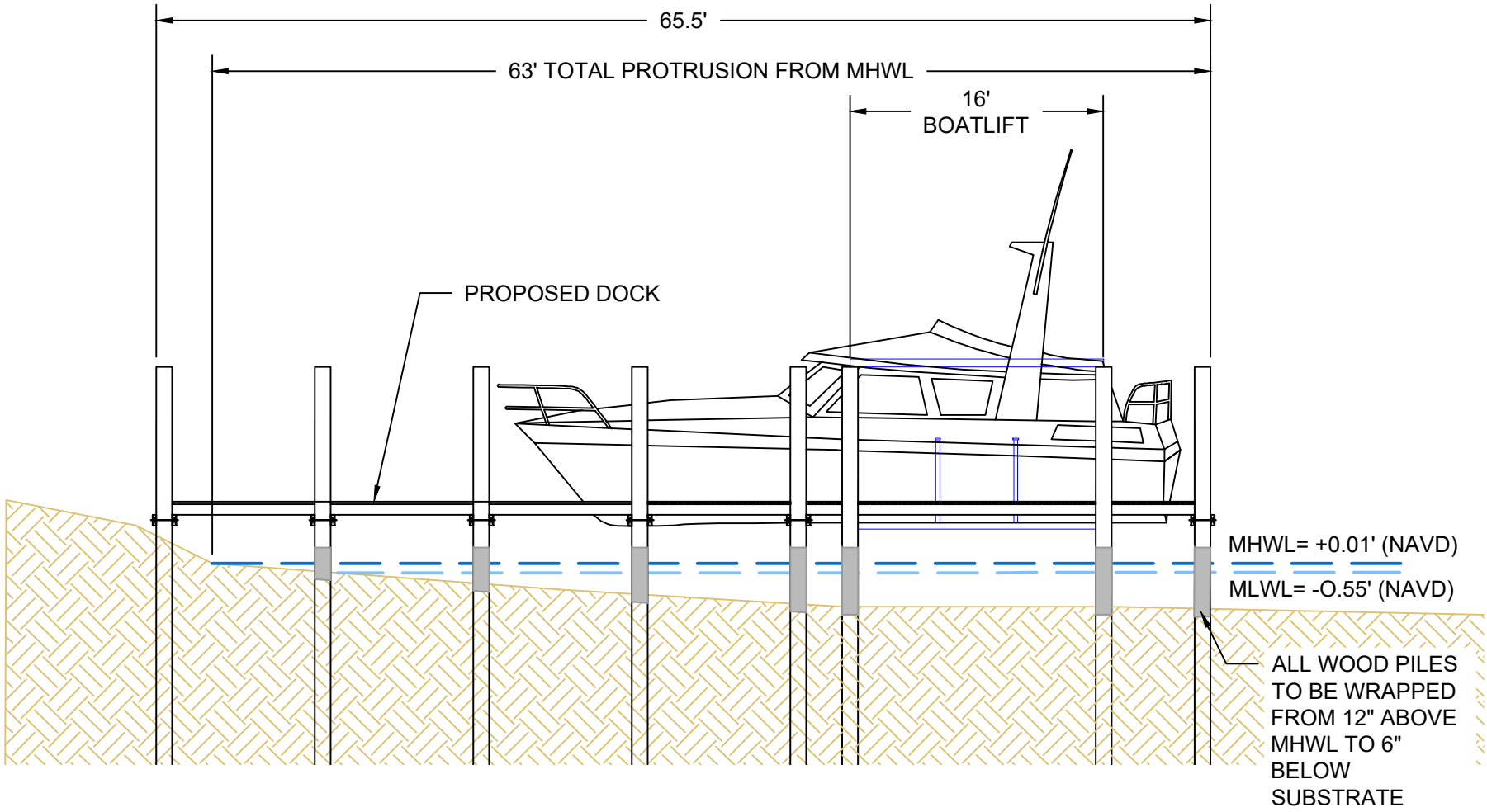
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg SECTION AA 5/11/2021





CROSS SECTION AA WITH BOAT

SCALE: 1" = 10'

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219 MALIBU COVE

SECTION AA

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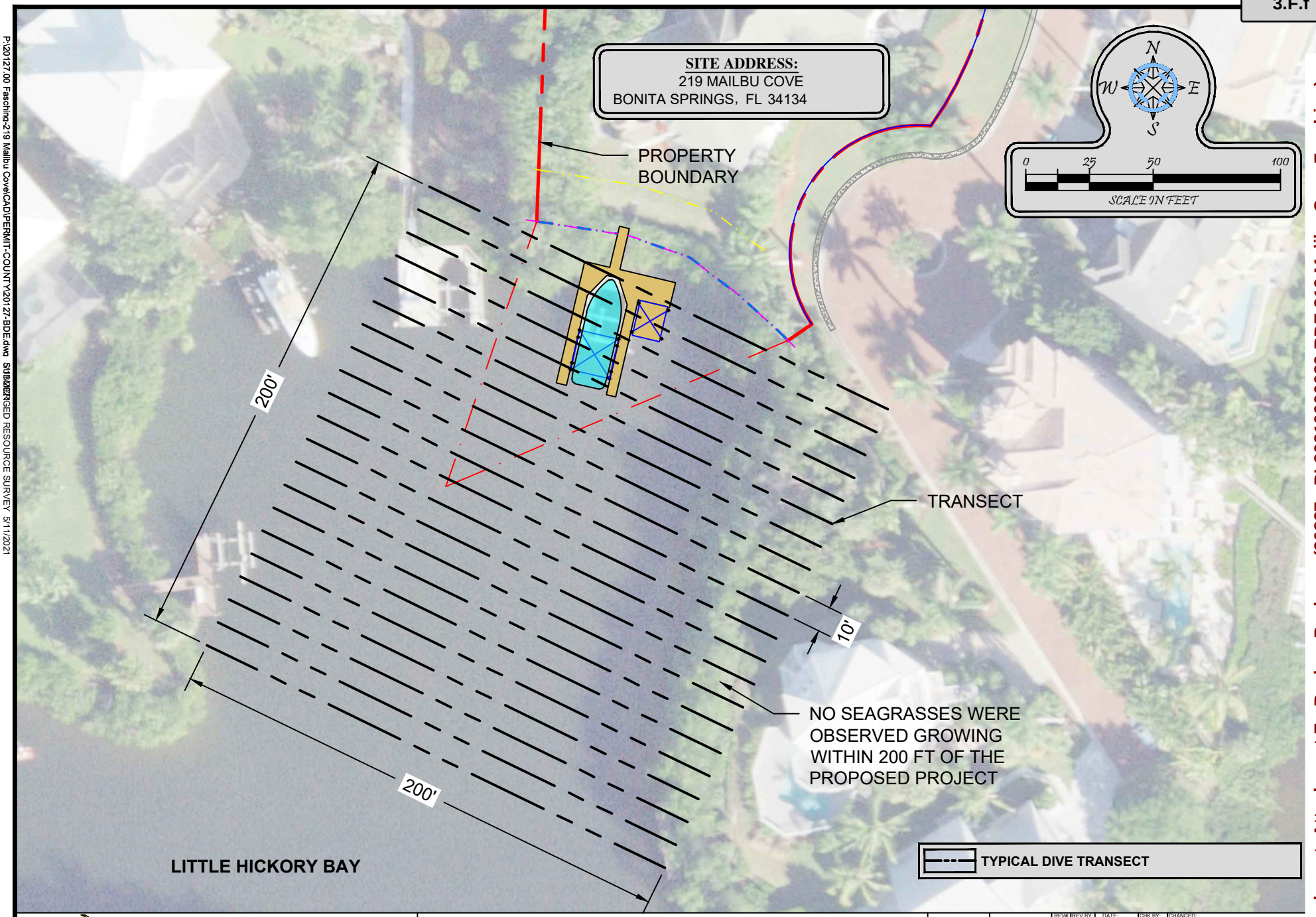
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48 S

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)



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219 MALIBU COVE

SUBMERGED RESOURCE SURVEY

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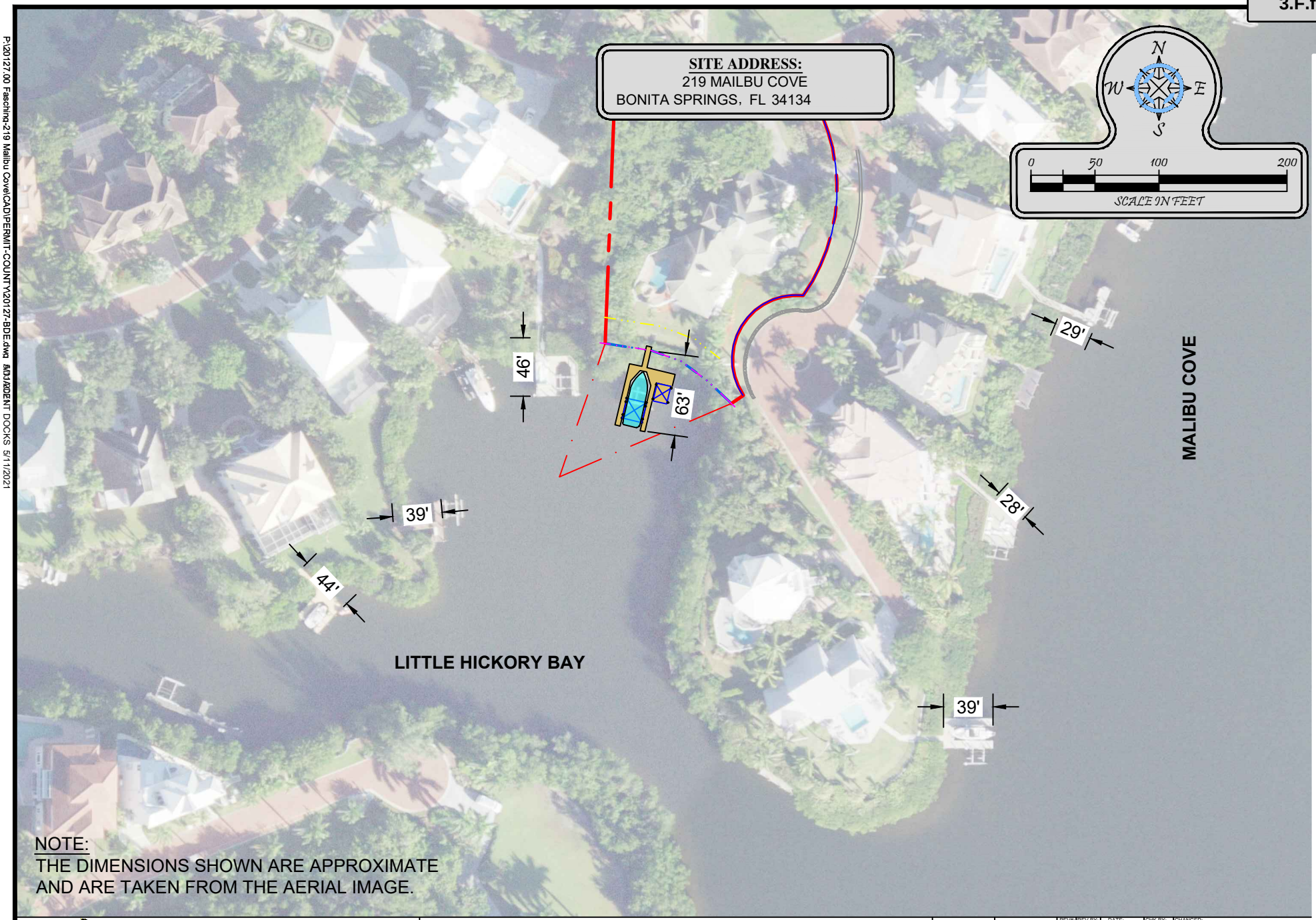
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	05 OF 08	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg SUBMERGED RESOURCE SURVEY 5/11/2021

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg ADJACENT DOCKS 5/11/2021



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

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219 MALIBU COVE

ADJACENT DOCKS

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
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DRAWN BY:	BD	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 06 TOWNSHIP- 48S

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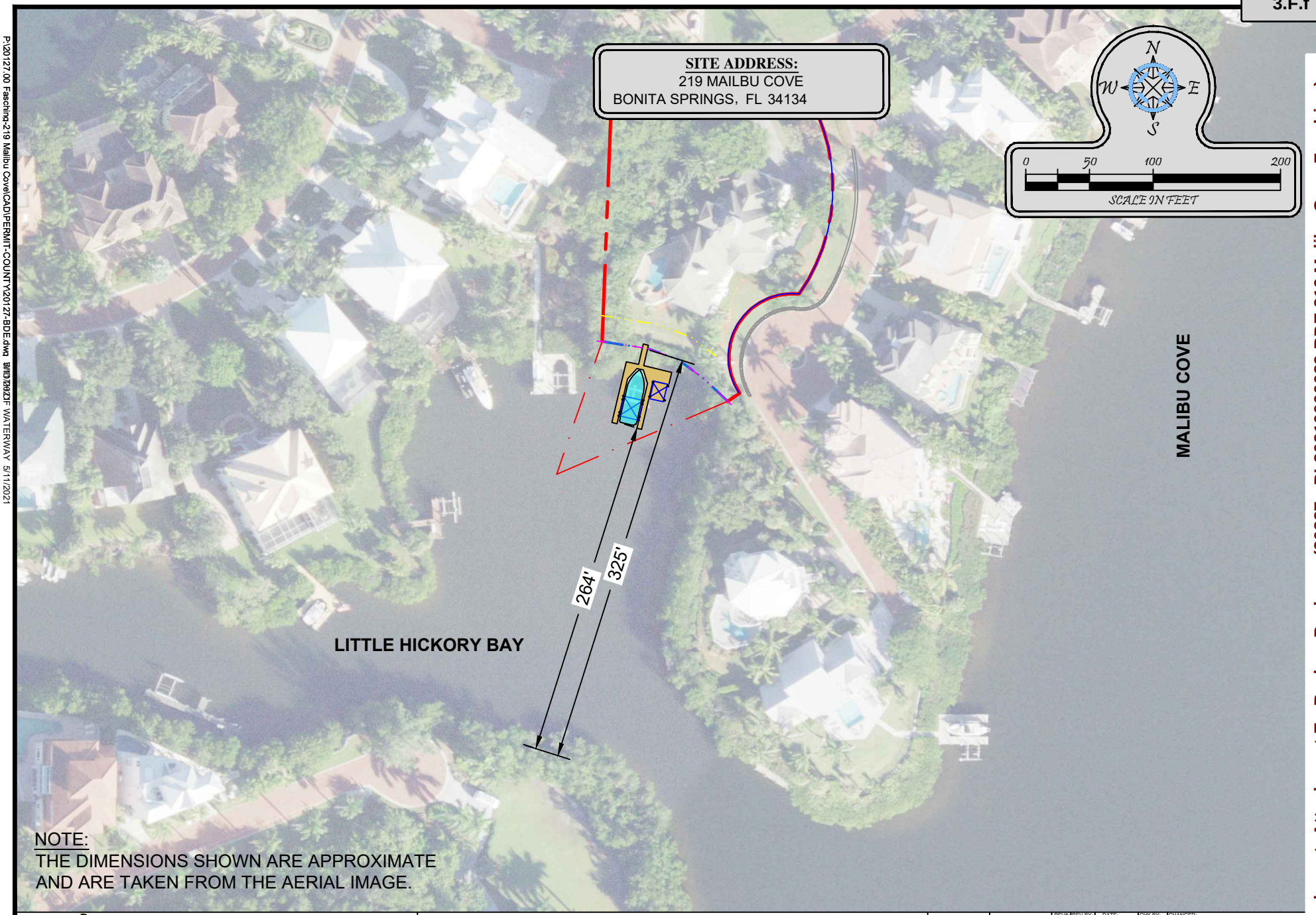
P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg 5/11/2021 8:10:28 AM EDT BDE WATERWAY



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219 MALIBU COVE

WIDTH OF WATERWAY

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SECTION- 06 TOWNSHIP- 48S

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P:\20127.00 Fasching-219 Malibu Cove\CAD\PERMIT-COUNTY\20127-BDE.dwg BMW2020 PLAN 5/11/2021

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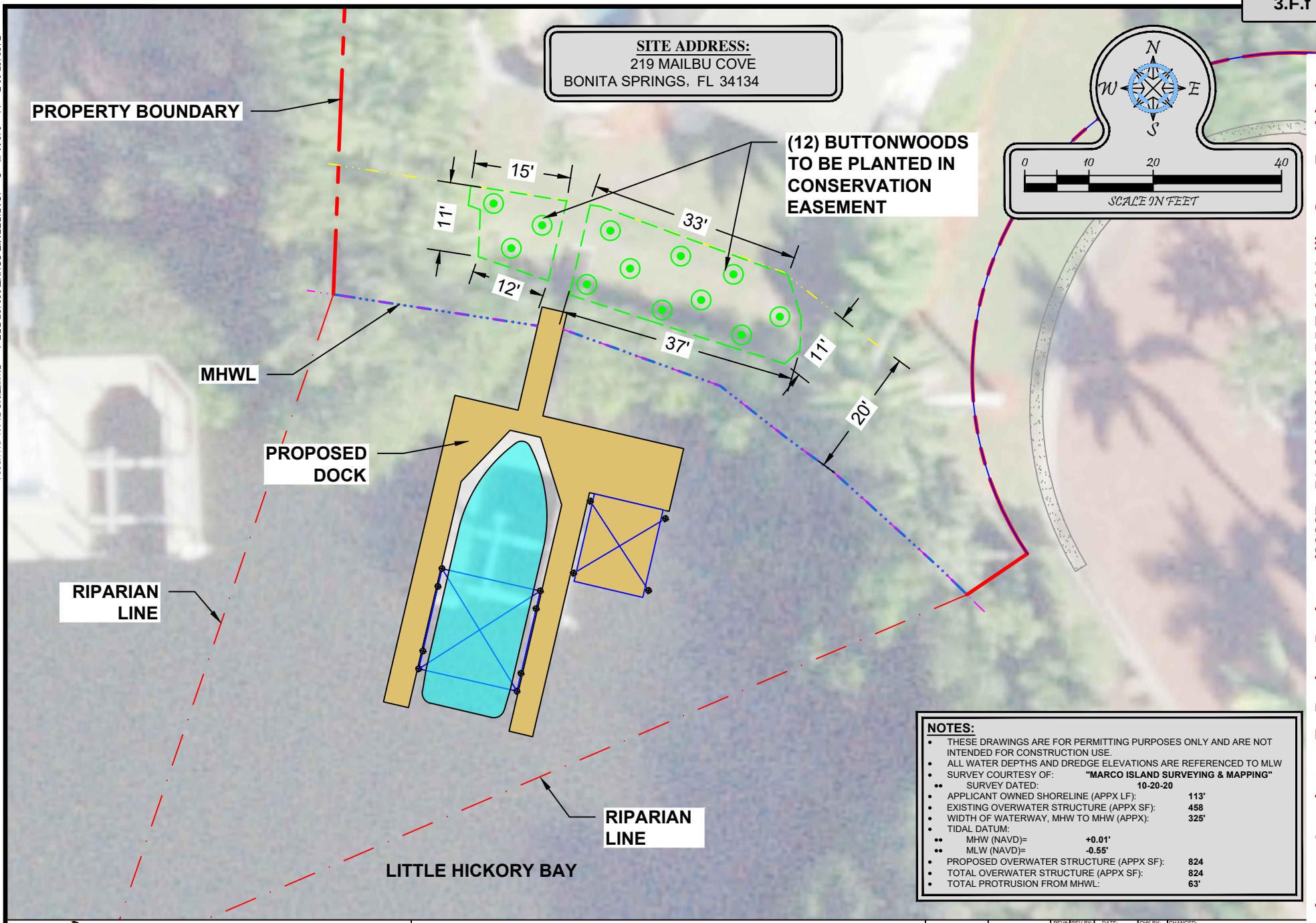
SITE ADDRESS:
219 MAILBU COVE
BONITA SPRINGS, FL 34134



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219 MALIBU COVE

PLANTING PLAN

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-11-21	3.	-	-	-	-
JOB NO.:	20127.00	4.	-	-	-	-
SHEET NO.:	08 OF 08	5.	-	-	-	-

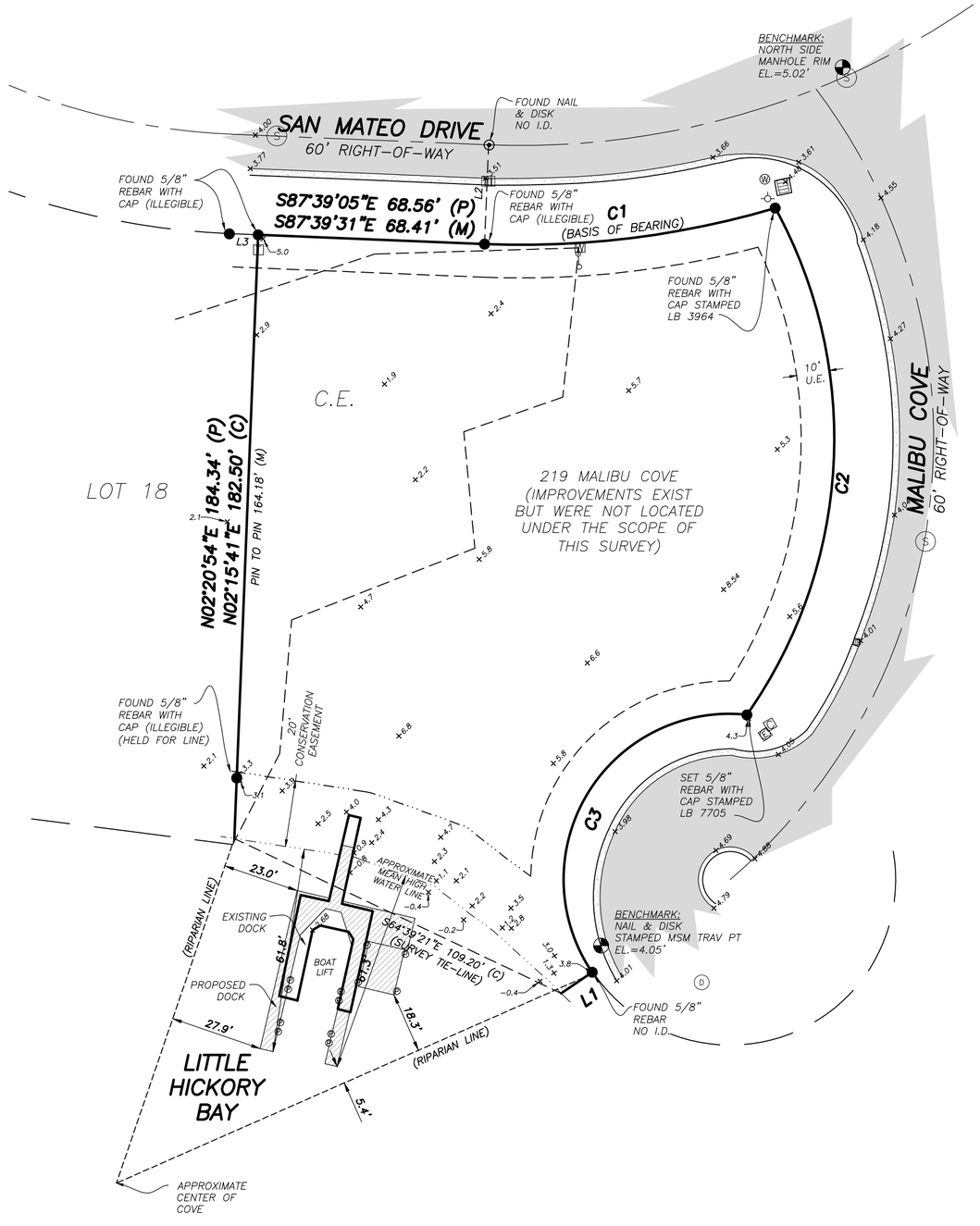
SECTION-06 TOWNSHIP-48S

ALL ELEVATIONS ARE IN NAVD88

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 inch = 30 ft.



NOTES:

1. Last day of field work is October 30, 2020. (date of survey)
2. Bearings shown hereon are based on the North chord of Lot 19, Southport on the Bay, according to the Plat thereof, being N82°55'50"E.
3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
4. No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
5. The intended use of this survey is to serve as an analysis tool for permitting purposes.
6. Unless otherwise indicated all easements shown hereon are based on plat.
7. Only above ground, visible and apparent improvements were located.
8. Foundations and overhangs are not taken into account on this survey.
9. Irrigation equipment was not taken into account on this survey.
10. No other persons or entities other than those listed as exclusive users may rely on this survey.
11. All dimensions are in feet and decimals thereof, unless otherwise noted.
12. Subject to easements, reservations and restrictions of record.
13. Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.
14. According to the collier County Map viewer as posted on collier.maps.arcgis.com this property is zoned PUD.

    Zoning and setback information is provided for informational purposes only and are subject to variances and other conditions not provided to the surveyor consult county codes before making any decisions regarding setbacks.
15. Property contains 0.70 acres (33,430 square feet) more or less.
16. All elevations are in North American Vertical Datum of 1988 (NAVD88).
17. Property falls in Flood Zone "AE" base flood elevation "9" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12021C0179H, Community Number 120067, Panel 0179, Suffix H, Dated May 16, 2012.
18. Surveyor's signature and seal pertain only to survey matters. Proposed structures shown hereon were derived from plans provided by Turrell, Hall & Associates.

REVISION NOTES:

1. REVISED RIPARIAN LINES TO CENTER OF COVE; JP; 12/16/2020
2. REVISED RIPARIAN LINES TO AGREED LOCATION & ADDED PROPOSED DOCK; J.P.; 1/12/2021

SYMBOL LEGEND

- DRAINAGE MANHOLE
- CABLE BOX
- ELECTRIC HAND-HOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- BACKFLOW PREVENTER
- WATER METER

SURFACE LEGEND

- ASPHALT
- CONCRETE
- PROPOSED DOCK

LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S55°50'43"W	7.22'
L1(C)	S55°50'43"W	11.35'
L2(P)	N2°20'55"E	30.00'
L2(M)	N2°39'48"E	29.97'
L3(P)	N87°38'01"W	8.72'
L3(M)	N88°03'33"W	8.72'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1(P)	270.00'	88.76'	18°50'09"	N82°55'50"E	88.36'
C1(M)	270.00'	88.85'	18°51'17"	N82°55'50"E	88.45'
C2(P)	145.00'	161.55'	63°50'14"	S03°11'45"W	153.33'
C2(M)	145.00'	161.55'	63°50'14"	S03°11'45"W	153.33'
C3(P)	50.00'	113.40'	129°56'37"	S30°49'28"W	90.61'
C3(M)	50.00'	113.56'	130°07'55"	S30°59'51"W	90.68'

ABBREVIATIONS

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

LEGAL DESCRIPTION

(Per O.R. 4682, Pg. 419):

Lot 19, SOUTHPORT ON THE BAY, UNIT ONE, a Subdivision, according to the Plat thereof, recorded in Plat Book 15, Pages 51 through 53, of the Public Records of Collier County, Florida

For the Exclusive Use Of:
Kukk Architecture & Design, P.A.

JOHN P. PACETTI CERTIFICATE No. 6916 PROFESSIONAL SURVEYOR AND MAPPER

John P. Pacetti, PSM,
Florida License No. 6916
Not valid without the signature and original seal of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

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

BOUNDARY & TOPOGRAPHIC SURVEY / PLOT PLAN

Lot 19, Southport on the Bay, Collier County, Florida

CLIENT:	Kukk Architecture & Design, P.A.					
HORIZONTAL SCALE:	1" = 30'	VERTICAL SCALE:	N/A	DATE:	11/2020	
CHIEF:	BOOK/PAGE		DRAFTED BY:	PROJECT NO.	WO NUMBER	DRAWING NO.
N.E.	209	74	R.Y.	P990	20-729	3-303

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

FASCHING DOCK
219 MALIBU COVE
BONITA SPRINGS, FL 34134

SUBMERGED RESOURCE SURVEY

MARCH 2, 2021

PREPARED BY:

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

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1.0 INTRODUCTION

The Fasching dock project is located at 219 Malibu Cove in Bonita Springs, FL and can be identified by Collier County as folio number 74435002201. The property is located within the Barefoot Beach Development just south of Bonita Beach Road within Section 06, Township 48S, and Range 25E. The existing upland portion of the property is a single-family resident currently under construction with a natural mangrove shoreline and an existing dock and access walkway through the mangrove shoreline. The two neighboring properties both have some sort of existing docking facility that accommodate two vessels each as allowed per the local zoning.

Turrell, Hall & Associates, Inc. was contracted to design and permit a new dock utilizing the existing access walkway and a part of that process is to conduct a Submerged Resource Survey (SRS). The survey was completed on March 2, 2021. This survey provides planning and review assistance to both the owners and the agency reviewers, regarding the proposed project and location of the dock footprint.

The field visit for the completed SRS was conducted on 3.2.21 at 10:00A.M. Low tide on this day took place at 9:17A.M. (0.1') with high tide occurring in the afternoon at 2: 56P.M (2.1'). With an incoming tide and moderate southeast winds and mostly sunny skies resulted in fair underwater visibility that ranged from 1-3 feet. Surface water conditions on this day were relatively calm which also helped to provide good environmental conditions for the survey. The water temperature was approximately 76˚F on the date of the survey.

2.0 OBJECTIVE

The objective of the SRS was to identify and locate any existing on-site submerged resources within 200-feet of the proposed project footprint. The survey provided onsite environmental information to help determine if the proposed project would impact any existing submerged resources and if so, would assist in reconfiguring the proposed dock footprint if possible, to avoid or minimize any impacts. The general scope of work performed at the site is summarized below.

- Turrell, Hall & Associates, Inc. personnel conducted a site visit and snorkeled within the proposed project footprint as well as expanded out 200-feet from the stie to document the location of any submerged resources.

- Turrell, Hall & Associates, Inc. personnel identified submerged resources at the site, estimated the % of coverage, and delineated the approximate limits of any resources observed.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

- Turrell, Hall & Associates, Inc. personnel delineated the limits of any observed resources via handheld GPS (Garmin Model 72H).

3.0 METHODOLOGY

Turrell, Hall & Associates, Inc. biologist designed the methodology based on their prior review of the site location and surrounding waterway to make sure the survey covered the entire subject property shoreline as well as extended out from the proposed docking facility at least 200-feet. The components for this survey included:

- Review of past surveys completed along the same subject shoreline or within subject waterway
- Review of aerial photography of survey area
- Physically snorkel project area, GPS limits of any observed submerged resources, and determine approximate percent of coverage
- Document and photograph existing shoreline conditions and any findings

The surveyed aera was evaluated systematically by following the established transects which were spaced approximately 10-15 feet apart within the proposed project footprint and expanded 200-feet as required for the Collier County review criteria. The neighboring properties have existing dock and mooring piles which assisted in locating and maintaining transects and keeping them consistent throughout most of the survey area.

Two biologists from Turrell, Hall & Associates, Inc. surveyed the required area by wading in the shallow natural shoreline area and using snorkel equipment within the deeper areas. Any located submerged resources were photographed, the approximate percent of coverage was quantified, and their approximate location was delineated on an aerial photo and then confirmed via GPS (Garmin Model 72H). A half meter square quadrant, further broken into sections to make coverage estimates more measurable was used on site. Random placements of the quadrate would be completed within any observed seagrass beds. The findings are shown on attached exhibit.

4.0 RESULTS

The survey was completed on March 2, 2021 during the beginning part of an incoming tide which resulted in fair observation conditions for the entire surveyed area. Overall, the survey resulted in little findings within the riparian area of the subject property as well as extending out past the proposed dock footprint. The survey revealed a few oyster clusters along the mangrove root line, but no other natural marine resources are within the project footprint nor the entire surveyed area. The observed substrate

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

observed within the surveyed area was consistent other than along the subject shoreline where there was some oyster debris and scattered oyster clusters. The remaining area consisted of two classifications; silt/sand with shell debris and a silt/muck material which extended out into the deeper areas out past the proposed dock footprint.

Additionally, various algae were observed including filamentous algae and other macro algae which both were scattered throughout. Numerous marine species were also observed during the survey especially in and around the mangrove shoreline and other docking facilities. A list of these species has been prepared and is provided below in Table 1.

Table 1 – Observed Marine Species

Common Name	Scientific Name
Mangrove Snapper	*Lutjanus Griseus*
Sheepshead	*Archosargus Probatocephalus*
Striped Mullet	*Mugil Cephalus*
Snook	*Centrompus Undecimalis*
Stone Crab	*Menippe mercenaria*

5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best regarding protected marine resources. Barnacles, mud crabs, stone crabs, and oyster clusters some alive but mostly dead which could be seen along the mangrove fringe and root line as well as additional growth on the adjacent dock piles. No seagrasses were observed growing within the project footprint.

Based off our observations it is THA's opinion that no impacts to any submerged resources will occur as a result of the proposed dock project.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

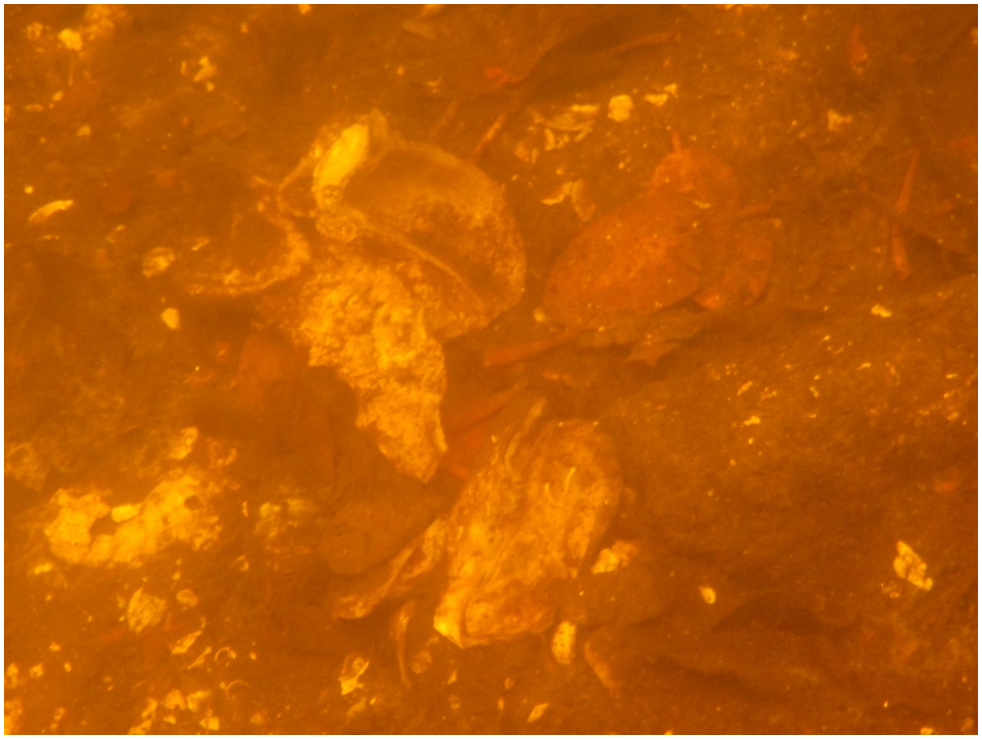
6.0 PHOTOS

Existing dock and access walkway

Access dock and subject waterway

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

Typical Sediment and with heavy shell debris



Typical sediment with Mangrove leaf liter

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

RESTORATION PLAN
219 Malibu Cove
Folio ID #74435002201
S 06 / T 48S / R 25, Collier County, FL

I. INTRODUCTION

Collier County Environmental staff are currently reviewing an application for a single-family residential docking facility located at 219 Malibu Cove. The County's review determined that the existing Conservation Easement (CE) area along the property shoreline will require some restoration plantings due to open areas that have historically been impacted with fill and/or cleared allowing sod to grow. This work within the easement area was not authorized therefore Collier County staff is requiring that the CE area be restored to its natural condition by removing any fill placed within and planting the area with native trees, shrubs, and groundcover.

The property is identified on the property appraiser's website as 74435002201, which is approximately 0.59-acre lot situated within Section 06, Township 48 South, and Range 25 East, Collier County, Florida.

This document outlines the restoration plan for the onsite Conservation Easement area.

II. EXISTING CONDITIONS: HABITAT & SOIL DESCRIPTIONS

The subject site consists of 0.59 acre dedicated to a single-family residential dwelling with a conservation easement area along the entire shoreline. The conservation easement area was historically impacted by minor clearing of vegetation and the placement of fill material outside the authorized area. The conservation easement area will have to be restored as required by Collier County Environmental Staff.

Existing soil is fill which was placed on the property at the beginning of the residential construction. Any additional fill will be removed from the easement area as part of this restoration plan.

III. PROPOSED PLANTINGS / RESTORATION

The owner is being required to restore the conservation easement area by removing any fill that was placed there to create a consistent slope, from the remaining upland area to the existing natural shoreline elevation and planting native vegetation. This will allow for a very gradual slope and once the fill is removed the proposed plantings outlined below will be installed throughout the area.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

The proposed plantings shall include a minimum of 12 midstory trees on 8' centers consisting of just buttonwood trees due to the location of the plantings vs the location of the MHWL. The groundcover will consist of 30 plants on 3' centers in and around the proposed buttonwoods including sea oxeye and bay cedar. All species listed should be utilized in even amounts if possible, but exact species numbers could be based on supply availability. Planting specifics are outlined below.

Midstory plants:	**Number of Trees = 12**
Buttonwood *(Conocarpus erectus)*	*12*

All midstory plantings will be installed on 20ft. centers with a minimum 3-5 gallon pot containers.

Groundcover plants:	**Number of Plants = 30**
Sea Oxeye *(Borrichia frutescens)*	*15*
Bay Cedar (*Suriana maritima)*	15

All groundcover plantings will be installed on 3ft. centers with a minimum 1 gallon pot containers.

Irrigation maybe required for the top half of the easement area due to the distance from the ground water table to help ensure the plantings survival. For the lower half of the easement no irrigation is proposed due to the final elevations of this portion of the conservation easement being closer to the tidal water table which should help keep the plantings hydrated naturally.

IV. CREDENTIALS

Jeff Rogers
Project Manager for Turrell, Hall & Associates since 2005
B.S. Degree in Environmental Science, Rollins College
Sustainable Development Course-Galapagos Islands, Equador
Completed Southwest Florida Association of Environmental Professionals Wetland Delineation Training Course-2006
Florida Department of Environmental Protection Environmental Resource Permit Course-2006
Completed a FAEP Plant ID Class with Dr. Hall from the University of Florida-2006
Primary career focus: Permit Compliance Mitigation and Monitoring

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

CONSERVANCY of Southwest Florida
OUR WATER, LAND, WILDLIFE, FUTURE.

Protecting Southwest Florida's unique natural environment and quality of life ... now and forever.

May 27, 2021

Jeff Rogers
Turrell, Hall & Associates, Inc.
3584 Exchange Ave
Naples FL 34104-3732

RE: Dock Extension at 219 Malibu Cove – PL20210000039

Sent via email

Dear Mr. Rogers:

Thank you for sending us the boat dock extension application package for 219 Malibu Cove for review. Pursuant to the Settlement Agreement between the Conservancy, Lely Estates, Inc., and Collier County pertaining to the Lely Barefoot Beach PUD, the Conservancy must be notified of any proposed construction activities within the conservation easement. Upon review of the site plan surveys dated January 6, 2021 and sent to us by mail dated April 30, 2021, we do not see any inconsistencies with the plan in regards to the easement or settlement agreement. Per the settlement agreement, an access ramp or walkway through the conservation easement is permissible provided that the ramp or walkway is consistent with the DEP permits and it does not exceed 4 feet in width.

Thank you for reaching out to us regarding this proposal.

Sincerely,

Nicole Johnson

Nicole Johnson
Director of Environmental Policy

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

★★★★ CHARITY NAVIGATOR Four Star Charity

Conservancy of Southwest Florida has been awarded Charity Navigator's prestigious 4-Star top rating for good governance, sound fiscal management and commitment to accountability and transparency. Charity Navigator is America's largest and most respected independent evaluator of charities.

TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

April 30, 2021

Conservancy of Southwest Florida
1495 Smith Preserve Way
Naples, FL 34102

RE: Collier County Boat Dock Extension-PL20210000039
219 Malibu Cove

To Whom It May Concern,

Based on the Settlement Agreement between Collier County and the Conservancy of Southwest Florida, we are required to notify you of the proposed docking facility located at 219 Malibu Cove, Folio # 74435002201.

The proposed project is currently in for a Collier County Boat Dock Extension due to the proposed dock being waterward of the allowed 20-foot protrusion measurement. The project consists of removing the existing dock to then construct a new fixed docking facility through the mangrove shoreline that is also a conservation easement (CE). The proposed access walkway will be constructed within the existing footprint therefore no new impacts are proposed to the mangrove shoreline or CE. The dock includes a 4-foot-wide access walkway, which is allowed per the CE language and then expands out to U-shaped dock that protrudes out approximately 63-feet waterward of the mean high-water line (MHWL). The total dock over-water square footage is approximately 824 square feet with two boatlifts. Please see attached exhibits.

According to the Agreement if written objections have not been received within 15 days of this submittal approval is presumed. Upon your review if you have any questions, please feel free to contact me at the above letterhead phone number or email Jeff@thanaples.com

Regards,

Jeff Rogers
Turrell, Hall & Associates, Inc.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

June 22, 2021

Southport on the Bay Dock Owners' Association, Inc.
c/o Michael Stein
75 Southport Cove
Bonita Springs, FL 34134

RE: Collier County Boat Dock Extension
PL20210000039- 219 Malibu Cove

Mr. Stein,

Based on the Settlement Agreement between Collier County and the Conservancy of Southwest Florida, we are required to notify you of the proposed docking facility located at 219 Malibu Cove, Folio # 74435002201.

The proposed project is currently in for a Collier County Boat Dock Extension due to the proposed dock being waterward of the allowed 20-foot protrusion measurement. The project consists of removing the existing dock to then construct a new fixed docking facility with the proposed access walkway through the mangrove shoreline that is also a conservation easement (CE). The proposed access walkway will be constructed within the existing footprint therefore no new impacts are proposed to the mangrove shoreline or CE. The dock includes a 4-foot-wide access walkway, which is allowed per the CE language and then expands out to U-shaped dock that protrudes out approximately 63-feet waterward of the mean high-water line (MHWL). The total dock over-water square footage is approximately 824 square feet with two boatlifts. Please see attached exhibits.

According to the Agreement if written objections have not been received within 15 days of this submittal approval is presumed. Upon your review if you have any questions, please feel free to contact me at the above letterhead phone number or email Jeff@thanaples.com.

Sincerely,

Jeff Rogers
Turrell, Hall & Associates, Inc.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

TURRELL, HALL & ASSOCIATES, INC.

Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

June 22, 2021

Southport on the Bay
Property Owners' Association, Inc.
c/o Ability Management
6736 Lone Oak Blvd.
Naples, FL 34109

RE: Collier County Boat Dock Extension
PL20210000039- 219 Malibu Cove

Mr. Stein,

Based on the Settlement Agreement between Collier County and the Conservancy of Southwest Florida, we are required to notify you of the proposed docking facility located at 219 Malibu Cove, Folio # 74435002201.

The proposed project is currently in for a Collier County Boat Dock Extension due to the proposed dock being waterward of the allowed 20-foot protrusion measurement. The project consists of removing the existing dock to then construct a new fixed docking facility with the proposed access walkway through the mangrove shoreline that is also a conservation easement (CE). The proposed access walkway will be constructed within the existing footprint therefore no new impacts are proposed to the mangrove shoreline or CE. The dock includes a 4-foot-wide access walkway, which is allowed per the CE language and then expands out to U-shaped dock that protrudes out approximately 63-feet waterward of the mean high-water line (MHWL). The total dock over-water square footage is approximately 824 square feet with two boatlifts. Please see attached exhibits.

According to the Agreement if written objections have not been received within 15 days of this submittal approval is presumed. Upon your review if you have any questions, please feel free to contact me at the above letterhead phone number or email Jeff@thanaples.com.

Sincerely,

Jeff Rogers
Turrell, Hall & Associates, Inc.

Attachment: Attachment E - Backup Package (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): BD - PL20210000039

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

Name: MICHAEL FASCHING
EILEEN FASCHING

Date: 9/21/2021

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment F - Hybrid Waiver (20337 : PL20210000039 BDE 219 Malibu Cove Fasching)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.G
Item Summary: PETITION NO. VA PL20190001162 - Request for after-the-fact variances to allow a pool that encroaches 4.35 feet and spa that encroaches 1.45 feet into the required 30-foot western side yard setback; and to allow an accessory garage that encroaches 22.4 feet into the required 75-foot rear yard setback; and to allow the carport encroaching 6.45 feet into the required 30-foot eastern side yard setback; and to allow the home encroaching 0.1 foot into the required 30-foot western side yard setback as provided for in Land Development Code Section 4.02.01 for the Estates (E) zoning district. The subject property is 2035 Golden Gate Boulevard West, in Section 6, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commissioner District 5

Meeting Date: 10/28/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
10/11/2021 6:43 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
10/11/2021 6:43 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	10/12/2021 8:49 AM
Zoning	Ray Bellows	Review Item	Completed	10/12/2021 1:38 PM
Zoning	Diane Lynch	Review Item	Skipped	10/12/2021 8:49 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	10/13/2021 11:35 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/28/2021 9:00 AM	

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 28, 2021

SUBJECT: PETITION VA-PL20190001162; 2035 GOLDEN GATE BLVD WEST

PROPERTY OWNER/AGENT:

Owner/Applicant:
Vladimir Portal & Caridad Diaz
2035 Golden Gate Blvd W
Naples, FL 34120

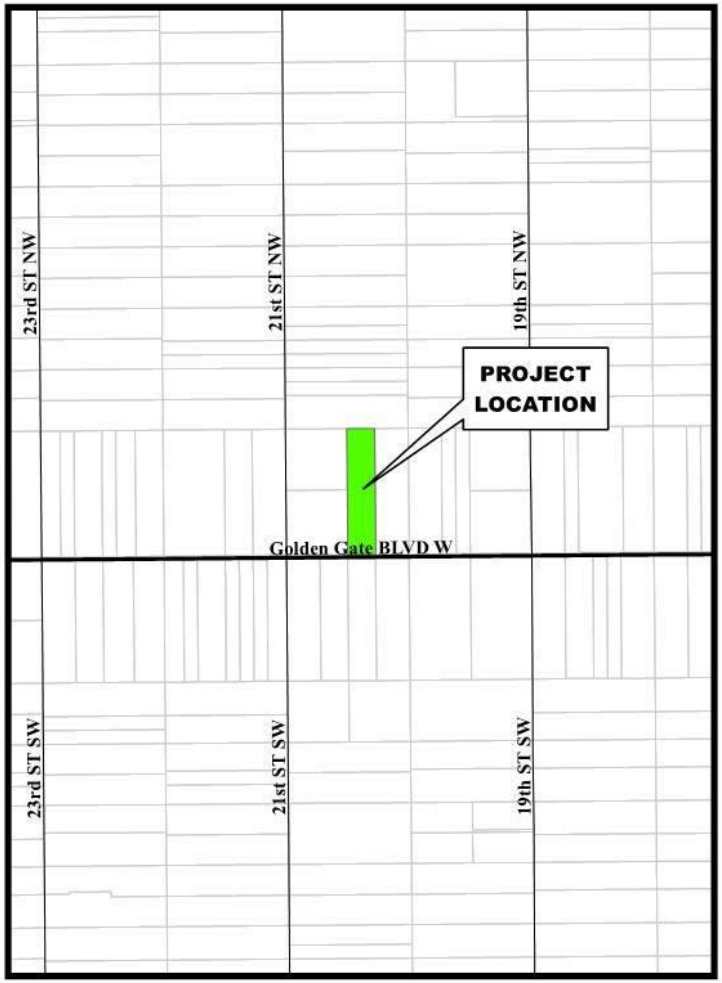
Agent:
Yoalys Martin
3210 22nd Ave NE
Naples, FL 34120

REQUESTED ACTION:

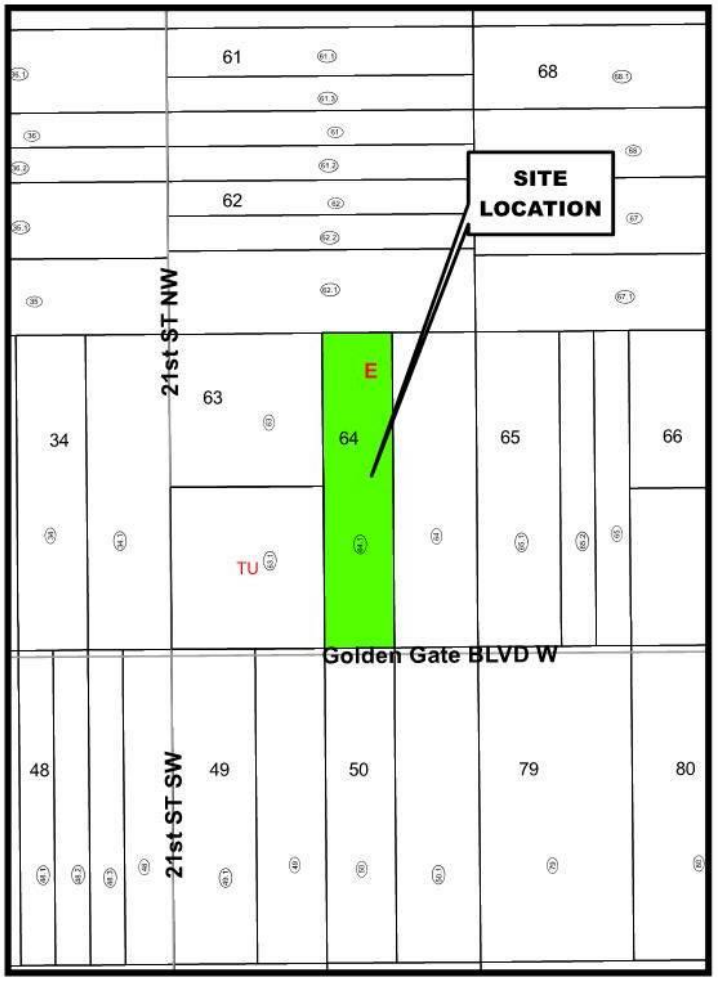
The applicant requests that the Hearing Examiner (HEX) consider an application for after-the-fact variances to allow a pool that encroaches 4.35 feet and spa that encroaches 1.45 feet into the required 30-foot western side yard setback; and to allow an accessory garage that encroaches 22.4 feet into the required 75-foot rear yard setback; and to allow the carport encroaching 6.45 feet into the required 30-foot eastern side yard setback; and to allow the home encroaching 0.1 foot into the required 30-foot western side yard setback as provided for in Land Development Code Section 4.02.01 for the Estates (E) zoning district.

GEOGRAPHIC LOCATION:

The subject parcel is located at 2035 Golden Gate Blvd West, in Section 6, Township 49 South, Range 27 East, Collier County, Florida. *(See location map on the following page)*



Location Map



Zoning Map

Petition Number: PL20190001162

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate

PURPOSE/DESCRIPTION OF PROJECT:

The subject property is a 2.34-acre property zoned Estates in the Rural Estates area of Collier County. The property is in an area of residentially occupied Estates zoned lots along a major east-west corridor, Golden Gate Boulevard West.

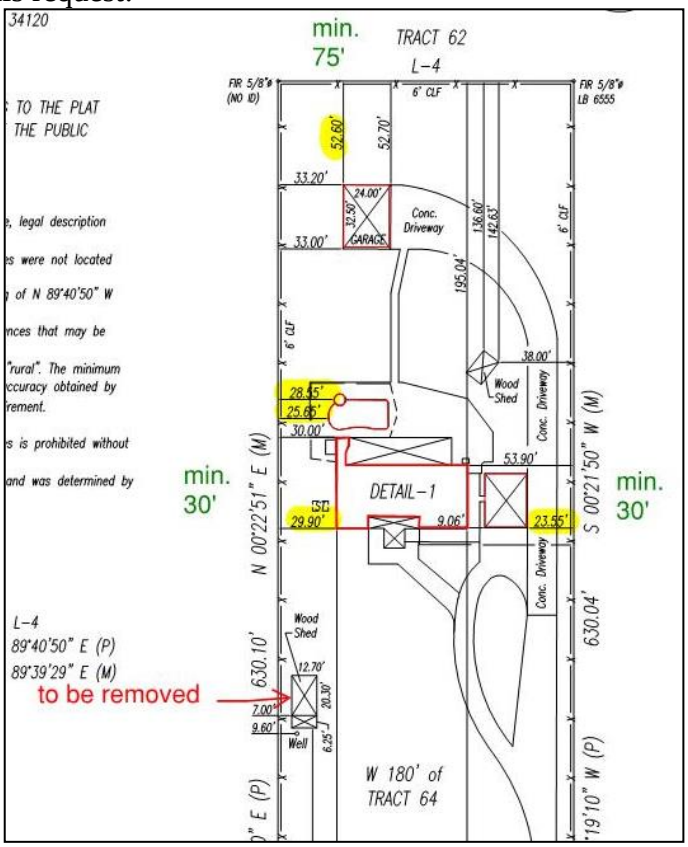
Building permit records indicate the home was permitted in 1979. The property was purchased by the applicants in 2001, and now contains a single-family home, pool/spa, pigeon coop, small woodshed next to well, and detached garage in the rear of the property. Permit CDP2005091242 was issued in 2005 for the pool, and Permit PRBD20181267859 was issued in 2018 for pool barrier fencing.

Code Enforcement case CELU20180013990 was opened in 2018 citing unauthorized outdoor storage of materials and debris on the property and structures added without a permit. Per the Code Enforcement action, it was determined that a variance for the pool and rear garage building will be required, as well as permitting for the rear garage building.

The applicant agreed through the Code Enforcement process to remove all unpermitted construction associated with the pigeon coop and to remove the woodshed building near the well along the western property line.

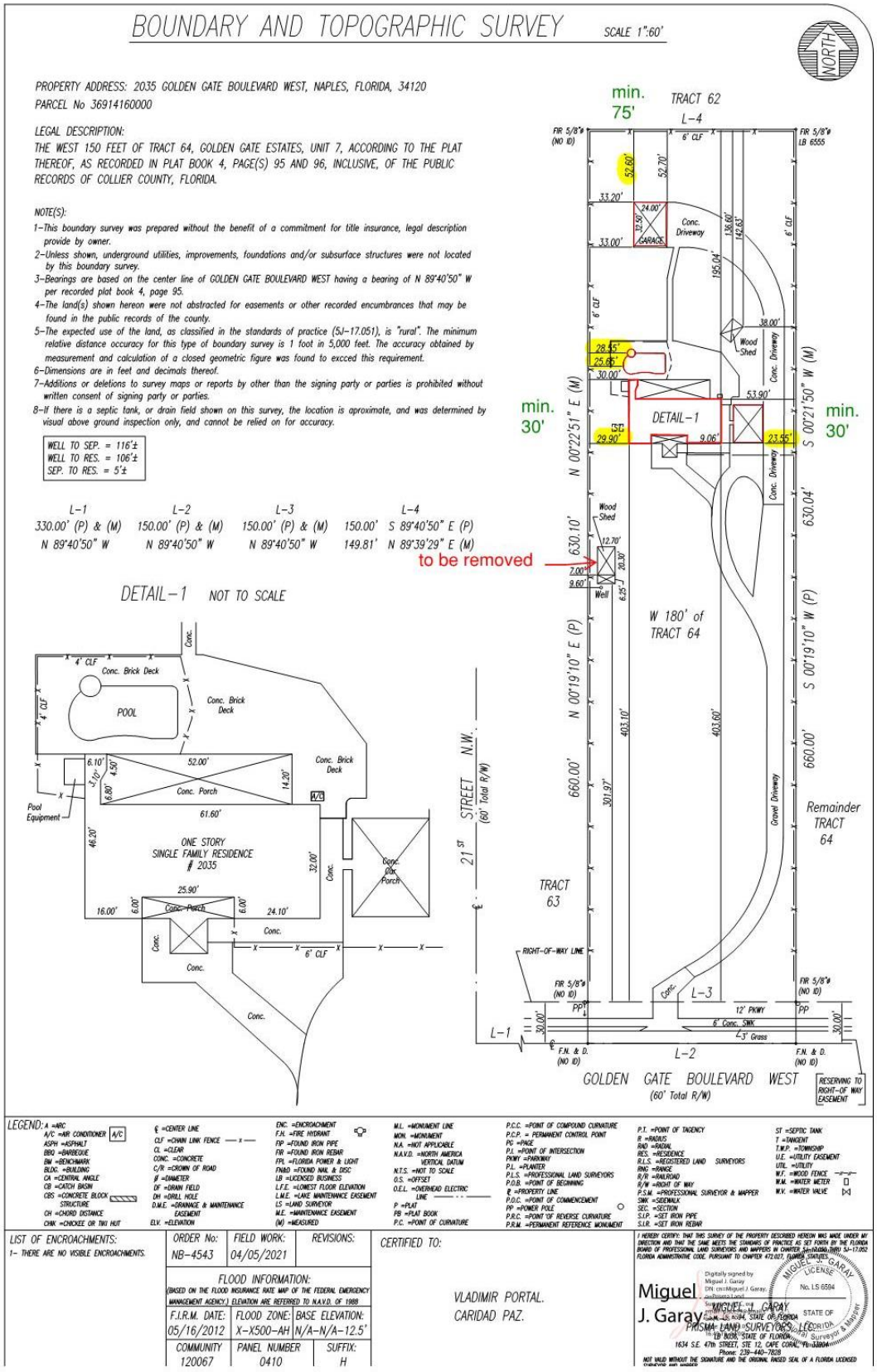
The request for variance was submitted in 2019. The variance request is for after-the-fact allowance to encroach into setbacks for the following structures as illustrated on the boundary and topographic survey submitted as part of this request:

- pool encroachment of 4.35 feet and spa encroachment of 1.45 feet into the required 30-foot western side yard setback
- detached garage encroachment of 22.4 feet into the required 75-foot rear yard setback
- carport encroachment of 6.45 feet into the required 30-foot eastern side yard setback
- home encroachment of 0.1 foot into the required 30-foot western side yard setback



Zoomed in view of boundary and topographic survey with notations

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)



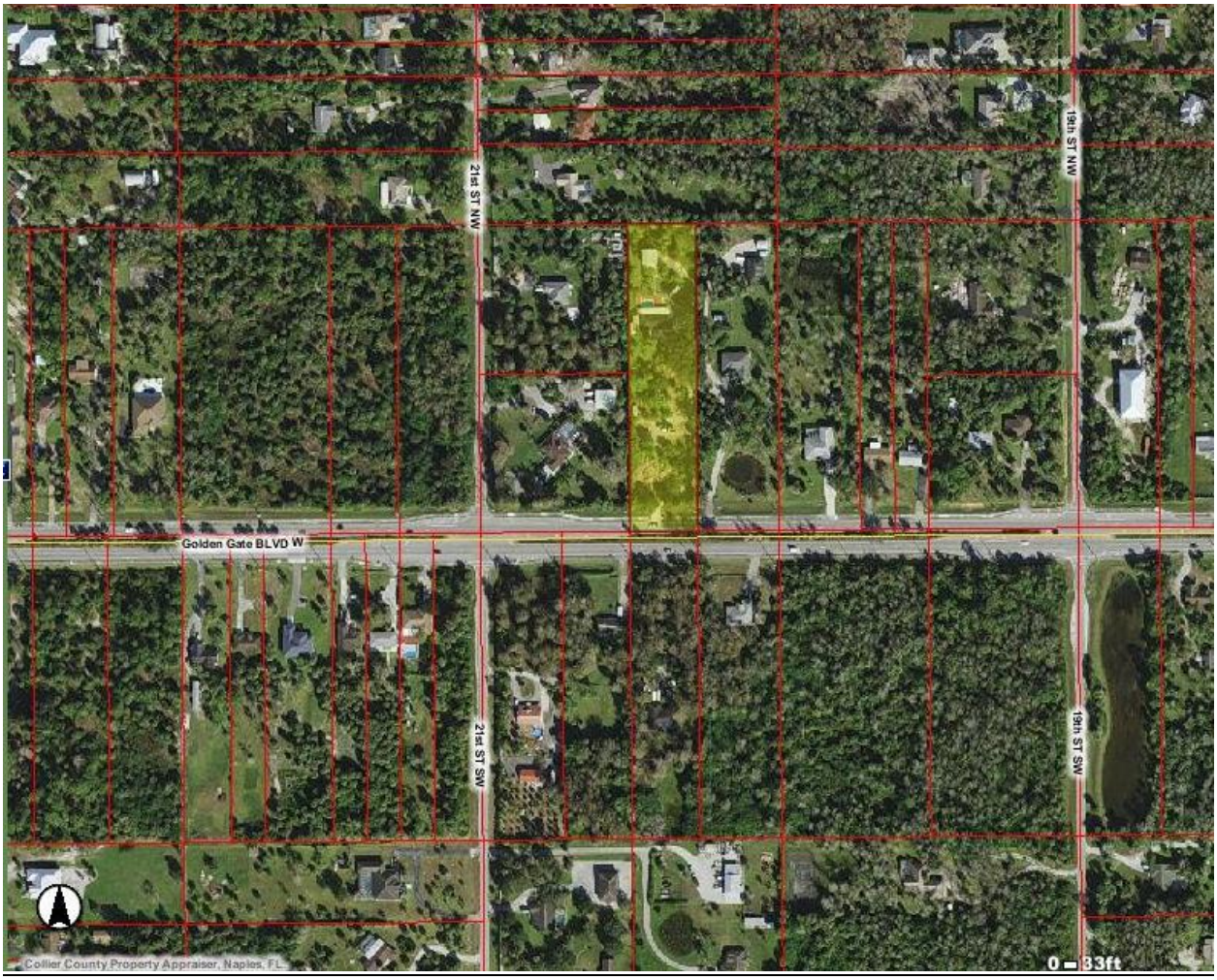
Full view of boundary and topographic survey with notations

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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 zoned Estates (E):

North:	Single family residence zoned Estates
East:	Single family residence zoned Estates
South:	Single family residence zoned Estates
West:	Single family residences zoned Estates



STAFF ANALYSIS:

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

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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

- *Detached garage and Pool are already complete build encroaching in the setback.*

Staff acknowledges the encroachments are already constructed. It can be seen on the aerial imagery that lot sizes generally range in size similar to the subject site which is 2.34 acres. This lot area conforms with the minimum lot size for the Estates zoning district of 2.25 acres. It is also a common condition in the immediate vicinity for homesites to include additional structures in proximity to rear and side yards.

The encroachments of the home and the carport into side yards were revealed by the survey. Given that records show the home was permitted in 1979, the encroachment of the home and carport by 0.1 feet and 6.45 feet respectively are as much as forty-two years old. Side yard setback requirements in the Estates district at that time were 10% of the property width, not to exceed 30 feet. Records could not be found to determine the width of the property in 1979; it is now 150 feet wide and has been since at least 1994.

The pool and the rear garage have been added by the applicant within the past sixteen years. The pool was subject to the permitting process, and although the plans submitted at the time indicated a setback of 30 feet, it is revealed by survey that the pool and spa encroach by 4.35 feet and of 1.45 feet respectively into the required 30-foot western side yard setback, thus an after-the-fact variance is requested. The rear detached garage is the greatest encroachment at 22.4 feet into the required 75-foot rear yard setback. The home itself is built on the rear half of the property with a front yard setback of over 400 feet. This unique positioning of the home so far back on the site may be a factor in the positioning of the rear detached garage, because it leaves less than the typical amount of space on an Estates zoned lot to position an accessory structure in the rear.

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

- *The owner hire a pool company (POOL-TEC) to do all paperwork and build the pool with the permit number 2005091242, all inspection was passed in compliance with the required building code, and he assume everything was fine until was notified for the code enforcement that spa is encroaching into the setback.*
- *Owner bought the house in 2001 with existing structure at rear of the lot which was destroyed by the hurricane in 2006 and after that hire a company to install in same place a new metal building, attached pre-engineered metal building plans. The company never request Collier County building permit without notification to owner.*

As stated by the applicant and in the staff analysis for criterion "a," the pool variance is a corrective after-the-fact request for the permitted improvements based on encroachments revealed by the survey of the site. No records were found for permitting of the rear garage building. The building is positioned to the rear of the pre-existing home, which is set back

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

over 400 feet from the front property line. The position of the pre-existing home leaves less than the typical amount of space on an Estates zoned lot to position an accessory structure in the rear. While it is feasible to position the garage to conform with the 75-foot setback, the position of the home on the rear half of the lot may be a factor in how the garage was located.

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

- *Yes, this is an after-the-fact Variance request as the structure has already been done.*

The applicant suggests there is hardship and practical difficulties in requiring the applicant to conform and ultimately demolish and re-construct the improvements on the site. It should be noted that the applicant has agreed to remove unpermitted construction to the extent possible, by removing the unpermitted construction associated with the pigeon coop and removing the woodshed building near the well along the western property line.

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

- *Granting of the requested variance will not have adverse impact to health, safety, and welfare.*

Staff agrees that the variance if granted will be the minimum required to allow for the site to function within its existing building footprints and will not be detrimental to health, safety, and welfare.

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?

- *By definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. LDC Section 9.04.02 allows relief through the Variance process for any dimensional standard. As such, other properties facing a similar hardship would be entitled to make a similar request and would be conferred equal consideration by case basis.*

The granting of the variance does convey a unique privilege upon the property in comparison to similarly zoned properties that are compliant with setback requirements but based upon the circumstances of the home dating as far back as forty years and positioned over 400 feet from the front property line, staff finds these unique circumstances as justified in granting the variance for the encroachments of the home, carport, and rear garage. The pool and spa were assumed to meet setbacks as shown on plans during the permitting process, and it does not confer any special privilege to the applicant to grant variances for the encroachments revealed by surveying the site. The granting of the variance will result in the home

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

remaining over 23 feet from the side property lines, the pool and spa remaining over 25 from the west property line, and the garage remaining over 52 feet from the rear property line.

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

- *Yes, the granting of the Variance will be in harmony with the general intent and purpose of the Land Development Code and will not harm public safety, health, and welfare.*

The Land Development Code generally intends to allow for the types of structures and improvements that are subject of these variance requests. It is also a common condition in the immediate vicinity for homesites to include additional structures in proximity to rear and side yards, so the granting of the variance is not injurious to the neighborhood.

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.?

- *No, no natural or physically induced conditions have been observed that will serve to ameliorate the goals and objectives of the LDC.*

Staff agrees that the goals and objectives of established setbacks are not ameliorated by any natural or physical conditions present in the context of the site.

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

- *Yes, approval of this Variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or any other applicable provisions.*

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

SUMMARY FINDINGS:

As noted within this staff report and as documented through processing of Code Enforcement case CELU20180013990, records indicate the existing home was permitted in 1979, before the current owner bought the home in 2001. The home itself is built on the rear half of the property with a front yard setback of over 400 feet. This unique positioning of the home so far back on the site leaves less than the typical amount of space on an Estates zoned lot to position an accessory structure in the rear.

The survey of the property reveals encroachments into side yard setbacks by the home, the carport, the pool, and the spa, and a rear yard encroachment by the detached rear garage. Several factors can be considered in support of after-the-fact variances: the existence of the home since

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

1979; the need for corrective action for the pool and spa that was permitted; and the need for corrective action for the garage that is positioned to the rear of a home that is located on the back half of the property. Given these recognitions, there are also several mitigating factors that could justify a recommendation of approval by staff:

1. Remove unpermitted construction, including that associated with the pigeon coop.
2. Remove the woodshed building near the well along the western property line.
3. File for building permit of any unpermitted structures to remain, including for the rear detached garage.

PUBLIC NOTICE:

The applicant sent a notification letter by certified mail on July 14, 2021, to four property owners within 150 feet of the subject site.

Public notice was provided about the October 28, 2021, Hearing Examiner Hearing by posting of a public hearing notice sign on the property, mailing of notices to owners within 1,000 feet of the subject site, and publication of a newspaper advertisement at least 15 days prior to the hearing.

RECOMMENDATION:

Staff recommends that the Hearing Examiner (HEX) approve the requested after-the-fact variances as annotated on Attachment A, Boundary and Topographic Survey, including: pool encroachment of 4.35 feet and spa encroachment of 1.45 feet into the required 30-foot western side yard setback; detached garage encroachment of 22.4 feet into the required 75-foot rear yard setback; carport encroachment of 6.45 feet into the required 30-foot eastern side yard setback; and home encroachment of 0.1 foot into the required 30-foot western side yard setback.

Attachments:

A. Boundary and Topographic Survey (annotated)
B. Applicant's Backup: Application, Narrative, Photos, Agent Letter
C. Proof of Sign Posting

Attachment: 10-11-21 - Staff Report Diaz Portal Variance (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE 1":60'

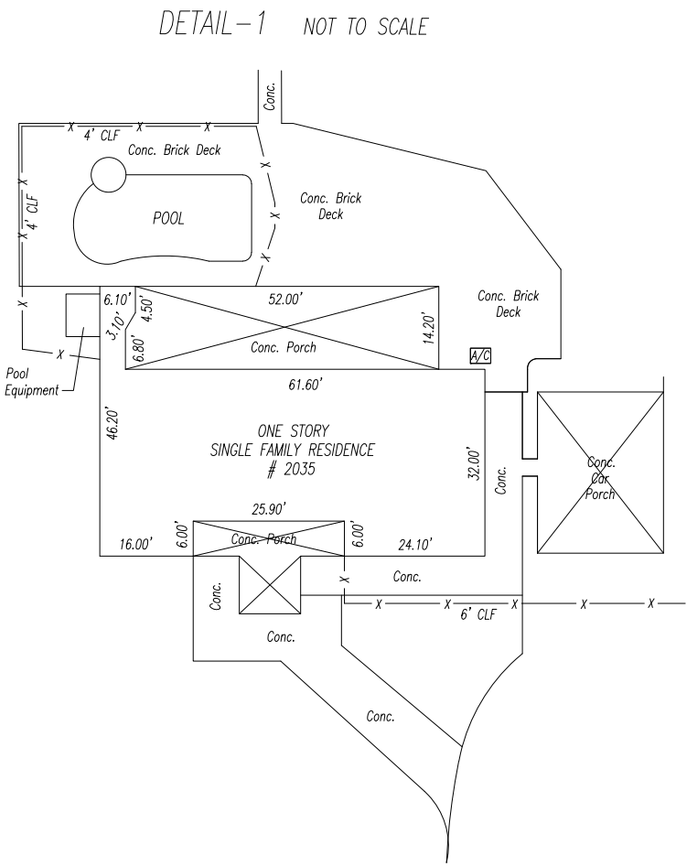
PROPERTY ADDRESS: 2035 GOLDEN GATE BOULEVARD WEST, NAPLES, FLORIDA, 34120
PARCEL No 36914160000

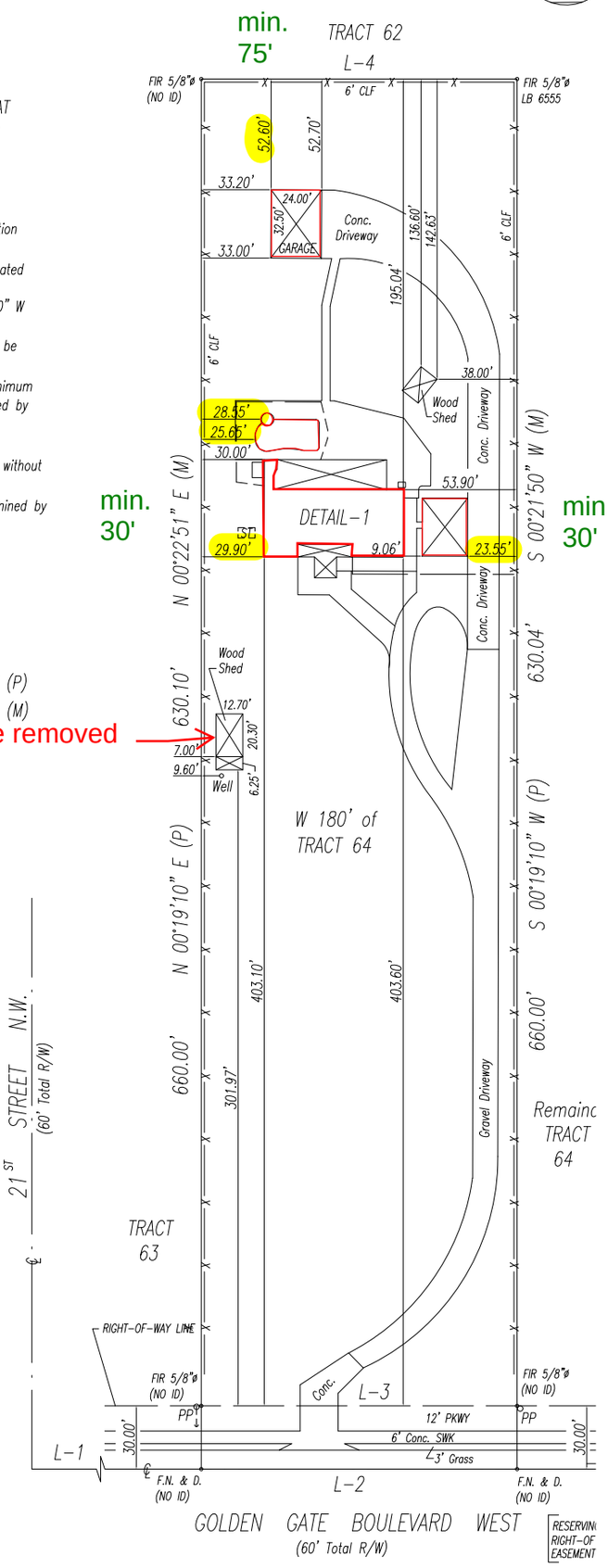
LEGAL DESCRIPTION:
THE WEST 150 FEET OF TRACT 64, GOLDEN GATE ESTATES, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 95 AND 96, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

NOTE(S):
1–This boundary survey was prepared without the benefit of a commitment for title insurance, legal description provide by owner.
2–Unless shown, underground utilities, improvements, foundations and/or subsurface structures were not located by this boundary survey.
3–Bearings are based on the center line of GOLDEN GATE BOULEVARD WEST having a bearing of N 89°40'50" W per recorded plat book 4, page 95.
4–The land(s) shown hereon were not abstracted for easements or other recorded encumbrances that may be found in the public records of the county.
5–The expected use of the land, as classified in the standards of practice (5J–17.051), is "rural". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to excced this requirement.
6–Dimensions are in feet and decimals thereof.
7–Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of signing party or parties.
8–If there is a septic tank, or drain field shown on this survey, the location is aproximate, and was determined by visual above ground inspection only, and cannot be relied on for accuracy.

WELL TO SEP. = 116'±
WELL TO RES. = 106'±
SEP. TO RES. = 5'±

L–1	L–2	L–3	L–4
330.00' (P) & (M)	150.00' (P) & (M)	150.00' (P) & (M)	150.00'
N 89°40'50" W	N 89°40'50" W	N 89°40'50" W	149.81'
			S 89°40'50" E (P)
			N 89°39'29" E (M)





LEGEND:
A =ARC
A/C =AIR CONDITIONER
ASPH =ASPHALT
BBQ =BARBEQUE
BM =BENCHMARK
BLDG. =BUILDING
CA =CENTRAL ANGLE
CB =CATCH BASIN
CBS =CONCRETE BLOCK STRUCTURE
CH =CHORD DISTANCE
CHIK =CHICKEE OR TIKI HUT
℄ =CENTER LINE
CLF =CHAIN LINK FENCE
CL =CLEAR
CONC. =CONCRETE
C/R =CROWN OF ROAD
Ø =DIAMETER
DF =DRAIN FIELD
DH =DRILL HOLE
D.M.E. =DRAINAGE & MAINTENANCE EASEMENT
ELV. =ELEVATION
ENC. =ENCROACHMENT
F.H. =FIRE HYDRANT
FIP =FOUND IRON PIPE
FIR =FOUND IRON REBAR
FPL =FLORIDA POWER & LIGHT
FN&D =FOUND NAIL & DISC
LB =LICENSED BUSINESS
L.F.E. =LOWEST FLOOR ELEVATION
L.M.E. =LAKE MAINTENANCE EASEMENT
LS =LAND SURVEYOR
M.E. =MAINTENANCE EASEMENT
(M) =MEASURED
M.L. =MONUMENT LINE
MON. =MONUMENT
N.A. =NOT APPLICABLE
N.A.V.D. =NORTH AMERICA VERTICAL DATUM
N.T.S. =NOT TO SCALE
O.S. =OFFSET
O.E.L. =OVERHEAD ELECTRIC LINE
P =PLAT
PB =PLAT BOOK
P.C. =POINT OF CURVATURE
P.C.C. =POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG =PAGE
P.I. =POINT OF INTERSECTION
PKWY =PARKWAY
P.L. =PLANTER
P.L.S. =PROFESSIONAL LAND SURVEYORS
P.O.B. =POINT OF BEGINNING
℄ =PROPERTY LINE
P.O.C. =POINT OF COMMENCEMENT
PP =POWER POLE
P.R.C. =POINT 'OF REVERSE CURVATURE
P.R.M. =PERMANENT REFERENCE MONUMENT
P.T. =POINT OF TAGENCY
R =RADIUS
RAD =RADIAL
RES. =RESIDENCE
R.L.S. =REGISTERED LAND SURVEYORS
RNG =RANGE
R/R =RAILROAD
R/W =RIGHT OF WAY
P.S.M. =PROFESSIONAL SURVEYOR & MAPPER
SWK =SIDEWALK
SEC. =SECTION
S.I.P. =SET IRON PIPE
S.I.R. =SET IRON REBAR
ST =SEPTIC TANK
T =TANGENT
T.W.P. =TOWNSHIP
U.E. =UTILITY EASEMENT
UTIL. =UTILITY
W.F. =WOOD FENCE
W.M. =WATER METER
W.V. =WATER VALVE

LIST OF ENCROACHMENTS:
1– THERE ARE NO VISIBLE ENCROACHMENTS.

ORDER No:	FIELD WORK:	REVISIONS:
NB–4543	04/05/2021	

FLOOD INFORMATION:
(BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY,) ELEVATION ARE REFERRED TO N.A.V.D. OF 1988

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:
05/16/2012	X–X500–AH	N/A–N/A–12.5'
COMMUNITY	PANEL NUMBER	SUFFIX:
120067	0410	H

CERTIFIED TO:

VLADIMIR PORTAL.
CARIDAD PAZ.

I HEREBY CERTIFY: THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE U DIRECTION AND THAT THE SAME MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHARTER 5J–17.050, THRU 5. FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472.027, FLORIDA STATUES.

Miguel J. Garay
Digitally signed by Miguel J. Garay
DN: cn=Miguel J. Garay, o=Prisma Land Surveyors LLC, ou, email=pls6594@gmail.com, c=US
Date: 2021.05.05 16:49:19 -05'00'

MIGUEL J. GARAY LICENSE No. LS 6594 STATE OF FLORIDA

PRISMA LAND SURVEYORS, LLC
LB 8036, STATE OF FLORIDA
1634 S.E. 47th STREET, STE 12, CAPE CORAL, FLORIDA 33904
Phone: 239–440–7828

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

Attachment: Attachment A - Survey (annotated) (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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): VLADIMIR PORTAL AND CARIDAD DIAZ

Name of Applicant if different than owner: _____

Address: 2035 GOLDEN GATE BLVD W **City:** NAPLES **State:** FL **ZIP:** 34120

Telephone: _____ **Cell:** 239-560-2460 **Fax:** _____

E-Mail Address: _____

Name of Agent: YOALYS MARTIN

Firm: IPERMITTING@GMAIL.COM

Address: 3210 22ND AVE NE **City:** NAPLES **State:** FL **ZIP:** 34120

Telephone: _____ **Cell:** 239-628-0966 **Fax:** _____

E-Mail Address: ipermitting@gmail.com

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

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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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: 36914160000 **Section/Township/Range:** 6 / 49 / 27

Subdivision: 327400 - GOLDEN GATE EST **Unit:** 7 **Lot:** 1 **Block:** 64

Metes & Bounds Description: Golden Gate EST unit 7 W 150FT OF TR 64 **Total Acreage:** 2.12

Address/ General Location of Subject Property: 2035 GOLDEN GATE VLBD. W

ADJACENT ZONING AND LAND USE

	Zoning		Land Use
N	ESTATES	~~150'-0"~~	RESIDENTIAL
S	ESTATES	~~150'-0"~~	RESIDENTIAL
E	ESTATES	~~660'-0"~~	RESIDENTIAL
W	ESTATES	~~660'-0"~~	RESIDENTIAL

Minimum Yard Requirements for Subject Property:

Front: 75'-0" **Corner Lot:** **Yes** ☐ **No** ☒

Side: 30'-0" **Waterfront Lot:** **Yes** ☐ **No** ☒

Rear: 75"-0"

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 B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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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: Golden Gate Estates Area Civic Association
Mailing Address: PO Box 990596 **City:** NAPLES **State:** FL **ZIP:** 34116

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 B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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

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

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

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

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

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

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

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

☐ Yes ☐ No If yes, please provide copies.

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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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	☐	☐
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Collier County

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Applicant Signature

Printed Name

04/16/2021.
Date

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

VARIANCE CRITERIA

The decision to grant a variance is based on the criteria in LDS Section 9.04.03.This petition relative to these provisions and offers the following responses:

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

- Detached garage and Pool are already complete build encroaching in the setback.

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

- The owner hire a pool company(POOL-TEC) to do all paper work and build the pool with the permit number 2005091242, all inspection was passed in compliance with the required building code and he assume everything was fine until was notified for the code enforcement that spa is encroaching into the setback.
- Owner brought the house in 2001 with existing structure at rear of the lot which was destroyed by the hurricane in 2006 and after that hire a company to install in same place a new metal building, attached pre-engineered metal building plans. The company never request collier county building permit without notification to owner.

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, this is an after-the-fact Variance request as the structure has already been done.

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

- Granting of the requested variance will no not have adverse impact to health, safety and welfare.

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.**

- By definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. LDC Section 9.04.02 allows relief through the Variance process for any dimensional standard. As such, other properties facing a similar hardship would be entitled to make a similar request and would be conferred equal consideration by case basis.

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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

- Yes, the granting of the Variance will be in harmony with the general intent and purpose of the Land Development Code and will not harm public safety, health, and welfare.

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

- No, no natural or physically induced conditions have been observed that will serve to ameliorate the goals and objectives of the LDC.

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

- Yes, approval of this Variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or any other applicable provisions.

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE 1":60'

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PARCEL No 36914160000

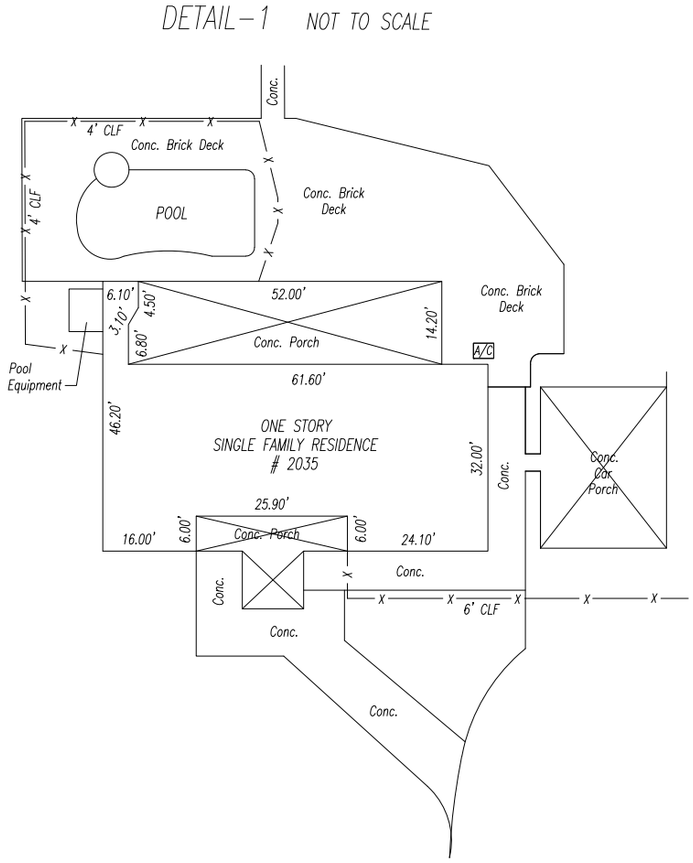
LEGAL DESCRIPTION:
THE WEST 150 FEET OF TRACT 64, GOLDEN GATE ESTATES, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 95 AND 96, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

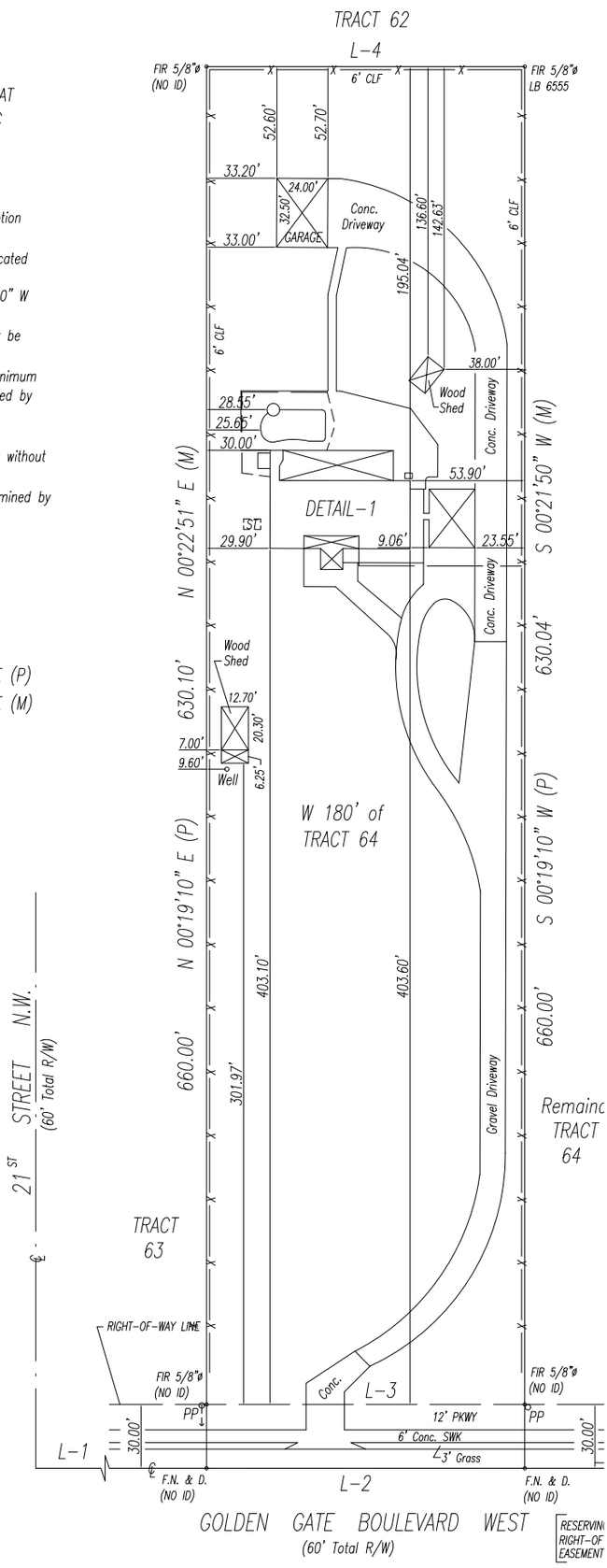
NOTE(S):

1–This boundary survey was prepared without the benefit of a commitment for title insurance, legal description provide by owner.
2–Unless shown, underground utilities, improvements, foundations and/or subsurface structures were not located by this boundary survey.
3–Bearings are based on the center line of GOLDEN GATE BOULEVARD WEST having a bearing of N 89°40'50" W per recorded plat book 4, page 95.
4–The land(s) shown hereon were not abstracted for easements or other recorded encumbrances that may be found in the public records of the county.
5–The expected use of the land, as classified in the standards of practice (5J–17.051), is "rural". The minimum relative distance occuracy for this type of boundary survey is 1 foot in 5,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to excced this requirement.
6–Dimensions are in feet and decimals thereof.
7–Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of signing party or parties.
8–If there is a septic tank, or drain field shown on this survey, the location is aproximate, and was determined by visual above ground inspection only, and cannot be relied on for accuracy.

WELL TO SEP. = 116'±
WELL TO RES. = 106'±
SEP. TO RES. = 5'±

L–1	L–2	L–3	L–4
330.00' (P) & (M)	150.00' (P) & (M)	150.00' (P) & (M)	150.00' S 89°40'50" E (P)
N 89°40'50" W	N 89°40'50" W	N 89°40'50" W	149.81' N 89°39'29" E (M)





LEGEND:
A =ARC
A/C =AIR CONDITIONER
ASPH =ASPHALT
BBQ =BARBEQUE
BM =BENCHMARK
BLDG. =BUILDING
CA =CENTRAL ANGLE
CB =CATCH BASIN
CBS =CONCRETE BLOCK STRUCTURE
CH =CHORD DISTANCE
CHIK =CHICKEE OR TIKI HUT
℄ =CENTER LINE
CLF =CHAIN LINK FENCE
CL =CLEAR
CONC. =CONCRETE
C/R =CROWN OF ROAD
Ø =DIAMETER
DF =DRAIN FIELD
DH =DRILL HOLE
D.M.E. =DRAINAGE & MAINTENANCE EASEMENT
ELV. =ELEVATION
ENC. =ENCROACHMENT
F.H. =FIRE HYDRANT
FIP =FOUND IRON PIPE
FIR =FOUND IRON REBAR
FPL =FLORIDA POWER & LIGHT
FN&D =FOUND NAIL & DISC
LB =LICENSED BUSINESS
L.F.E. =LOWEST FLOOR ELEVATION
L.M.E. =LAKE MAINTENANCE EASEMENT
LS =LAND SURVEYOR
M.E. =MAINTENANCE EASEMENT
(M) =MEASURED
M.L. =MONUMENT LINE
MON. =MONUMENT
N.A. =NOT APPLICABLE
N.A.V.D. =NORTH AMERICA VERTICAL DATUM
N.T.S. =NOT TO SCALE
O.S. =OFFSET
O.E.L. =OVERHEAD ELECTRIC LINE
P =PLAT
PB =PLAT BOOK
P.C. =POINT OF CURVATURE
P.C.C. =POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG =PAGE
P.I. =POINT OF INTERSECTION
PKWY =PARKWAY
P.L. =PLANTER
P.L.S. =PROFESSIONAL LAND SURVEYORS
P.O.B. =POINT OF BEGINNING
℄ =PROPERTY LINE
P.O.C. =POINT OF COMMENCEMENT
PP =POWER POLE
P.R.C. =POINT 'OF REVERSE CURVATURE
P.R.M. =PERMANENT REFERENCE MONUMENT
P.T. =POINT OF TAGENCY
R =RADIUS
RAD =RADIAL
RES. =RESIDENCE
R.L.S. =REGISTERED LAND SURVEYORS
RNG =RANGE
R/R =RAILROAD
R/W =RIGHT OF WAY
P.S.M. =PROFESSIONAL SURVEYOR & MAPPER
SWK =SIDEWALK
SEC. =SECTION
S.I.P. =SET IRON PIPE
S.I.R. =SET IRON REBAR
ST =SEPTIC TANK
T =TANGENT
T.W.P. =TOWNSHIP
U.E. =UTILITY EASEMENT
UTIL. =UTILITY
W.F. =WOOD FENCE
W.M. =WATER METER
W.V. =WATER VALVE

LIST OF ENCROACHMENTS:
1– THERE ARE NO VISIBLE ENCROACHMENTS.

ORDER No:	FIELD WORK:	REVISIONS:
NB–4543	04/05/2021	

FLOOD INFORMATION:
(BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY,) ELEVATION ARE REFERRED TO N.A.V.D. OF 1988

F.I.R.M. DATE:	FLOOD ZONE:	BASE ELEVATION:
05/16/2012	X–X500–AH	N/A–N/A–12.5'
COMMUNITY	PANEL NUMBER	SUFFIX:
120067	0410	H

CERTIFIED TO:

VLADIMIR PORTAL.
CARIDAD PAZ.

I HEREBY CERTIFY: THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE U DIRECTION AND THAT THE SAME MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHARTER 5J–17.050, THRU 5. FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

MIGUEL J. GARAY LICENSE No. LS 6594 STATE OF FLORIDA Professional Surveyor & Mapper

MIGUEL J. GARAY
P.S.M. LS 6594, STATE OF FLORIDA
PRISMA LAND SURVEYORS, LLC
LB 8036, STATE OF FLORIDA
1634 S.E. 47th STREET, STE 12, CAPE CORAL, FLORIDA 33904
Phone: 239–440–7828

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

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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Domestic Mail Only

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Naples, FL 34120

OFFICIAL USE

7020 1290 0001 8042 5755

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

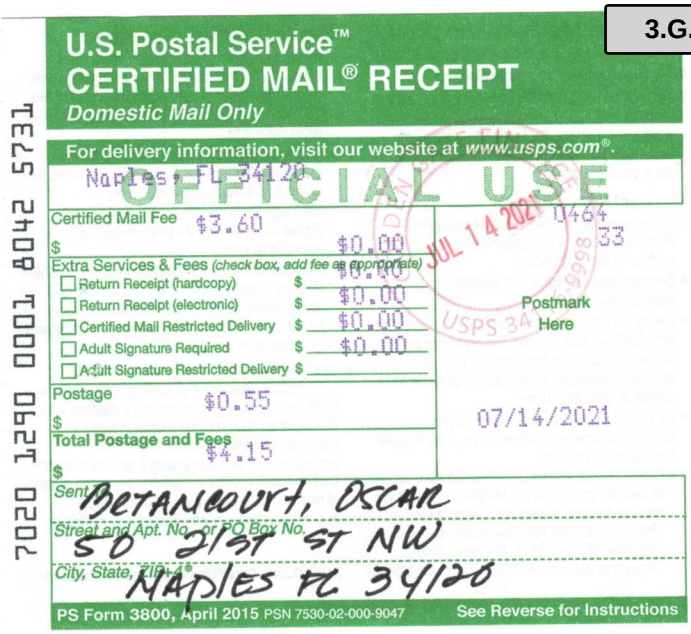
Postage $0.55
Total Postage and Fees $4.15

0464 33

Postmark Here
JUL 14 2021
07/14/2021

Sent To CRAWFORD, JACOB N
Street and Apt. No., or PO Box No. 96 4TH ST NW
City, State, ZIP+4® NAPLES FL 34120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Naples, FL 34120

OFFICIAL USE

7020 1290 0001 8042 5731

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

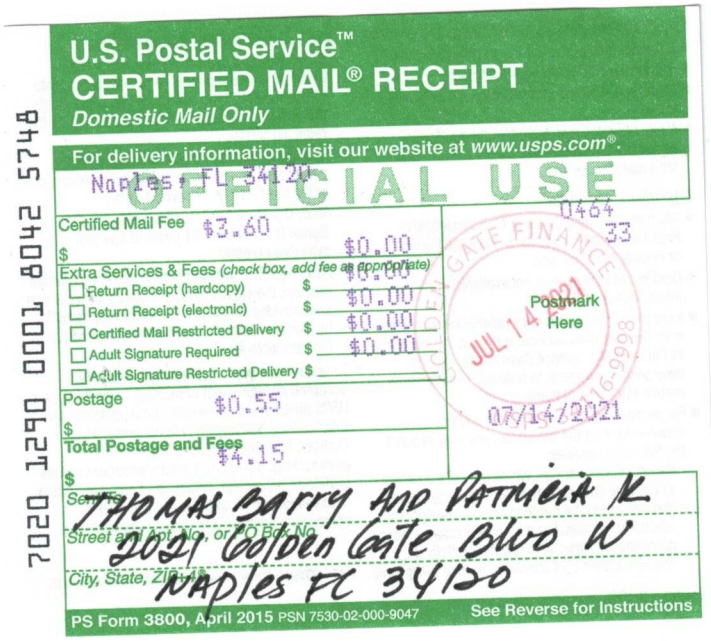
Postage $0.55
Total Postage and Fees $4.15

0464 33

Postmark Here
JUL 14 2021
07/14/2021

Sent To BETANCOURT, OSCAR
Street and Apt. No., or PO Box No. 50 21ST ST NW
City, State, ZIP+4® NAPLES FL 34120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Naples, FL 34120

OFFICIAL USE

7020 1290 0001 8042 5748

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

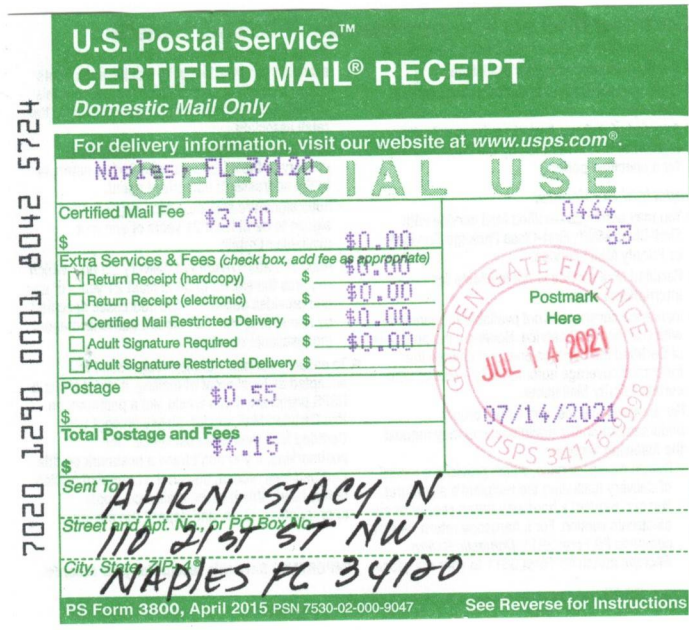
Postage $0.55
Total Postage and Fees $4.15

0464 33

Postmark Here
JUL 14 2021
07/14/2021

Sent To THOMAS BARRY AND PATRICIA K
Street and Apt. No., or PO Box No. 2029 Golden Gate Blvd W
City, State, ZIP+4® NAPLES FL 34120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Naples, FL 34120

OFFICIAL USE

7020 1290 0001 8042 5724

Certified Mail Fee $3.60
Extra Services & Fees (check box, add fee as appropriate)
- [x] Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.55
Total Postage and Fees $4.15

0464 33

Postmark Here
JUL 14 2021
07/14/2021

Sent To AHRN, STACY N
Street and Apt. No., or PO Box No. 110 21ST ST NW
City, State, ZIP+4® NAPLES FL 34120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Letter for Notification of Variance
To Property Owners and Associations within 150 feet

07/09/2021

Name: AHRN, STACY N
Address: **110 21ST ST NW**
City, State Zip: NAPLES FL 34120

Dear Property Owner:

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

Description: 2035 GOLDEN GATE BLVD W NAPLES FL 34120

It is our intent to ask the County to allow us to (Garage is located on the rear North West of property, is currently sitting 52.6 Ft from the rear North property line and 33.3 Ft from the West property line.
Pool is located on the left side of the house North East property. The Pool and Spa are encroaching into the setback 4.35 feet and 1.45 feet respectively from the property line.)

In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

VLADIMIR PORTAL AND CARIDAD PAZ PORTAL
2035 GOLDEN GATE BLVD W
NAPLES FL 34120
PHONE: 239-560-2460

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Letter for Notification of Variance
to Property Owners and Associations within 150 feet

07/09/2021

Name: **BETANCOURT, OSCAR**
Address: **50 21ST ST NW**
City, State: Zip NAPLES FL 34120

Dear Property Owner:

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

Description: 2035 GOLDEN GATE BLVD W NAPLES FL 34120

It is our intent to ask the County to allow us to (Garage is located on the rear North West of property, is currently sitting 52.6 Ft from the rear North property line and 33.3 Ft from the West property line.
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Sincerely,

VLADIMIR PORTAL AND CARIDAD PAZ PORTAL
2035 GOLDEN GATE BLVD W
NAPLES FL 34120
PHONE: 239-560-2460

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Sample letter for Notification of Variance
to Property Owners and Associations within 150 feet

(Company Letterhead)

07/09/2021

Name: THOMAS BARRY AND PATRICIA K CNOSSEN

Address: 2021 GOLDEN GATE BLVD W
City, State Zip: NAPLES FL 34120

Dear Property Owner:

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

Description: 2035 GOLDEN GATE BLVD W NAPLES FL 34120

It is our intent to ask the County to allow us to (Garage is located on the rear North West of property, is currently sitting 52.6 Ft from the rear North property line and 33.3 Ft from the West property line.
Pool is located on the left side of the house North East property. The Pool and Spa are encroaching into the setback 4.35 feet and 1.45 feet respectively from the property line.)

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2035 GOLDEN GATE BLVD W
NAPLES FL 34120
PHONE: 239-560-2460

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Sample letter for Notification of Variance
to Property Owners and Associations within 150 feet

07/09/2021

Name: CRAWFORD, JACOB N & LISA A
Address: 96 21ST ST NW
City, State Zip: NAPLES FL 34120

Dear Property Owner:

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

Description: 2035 GOLDEN GATE BLVD W NAPLES FL 34120

It is our intent to ask the County to allow us to (Garage is located on the rear North West of property, is currently sitting 52.6 Ft from the rear North property line and 33.3 Ft from the West property line.
Pool is located on the left side of the house North East property. The Pool and Spa are encroaching into the setback 4.35 feet and 1.45 feet respectively from the property line.)

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Sincerely,

VLADIMIR PORTAL AND CARIDAD PAZ PORTAL
2035 GOLDEN GATE BLVD W
NAPLES FL 34120
PHONE: 239-560-2460

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: Variance (VA)
Date and Time: Thursday 5/23/19 1:30 PM

Assigned Planner: James Sabo

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

Project Information

Project Name: Vladimir & Caridad Diaz (VA)

PL #: 20190001162

Property ID #: 36914160000 **Current Zoning:** Estates

Project Address: 2035 Golden Gate Blvd. **City:** Naples **State:** FL **Zip:** 34120

Applicant: Salvador Chairez

Agent Name: Salvador Chirez **Phone:** 239-770-6302

Agent/Firm Address: 27658 Garrett St. **City:** Bonita Springs, FL **State:** _____ **Zip:** 34135

Property Owner: Portal, Vladimir & Caridad Paz

Please provide the following, if applicable:

i. **Total Acreage:** 2.12

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

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

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

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

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

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Collier County

COLLIER COUNTY GOVERNMENT
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(239) 252-2400

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

ZONING

* UPDATED SURVEY REQUIRED. MUST BE 6 MONTHS OR LESS. PHOTO DOCUMENTATION SHOWING EXISTING CONDITIONS AND BUILDINGS THAT REQUIRE A VARIANCE

ENVIRONMENTAL (Craig) IF CLEARING HAS OCCURED beyond 1 Acre ALLOWED FOR THE HOME A VEGETATION REMOVAL Permit WILL BE REQUIRED to ADDRESS CLEARING FOR THE ADDITIONAL STRUCTURES. THE VEGETATION REMOVAL PERMIT WILL NEED to BE APPLIED FOR ONCE the Build PERMITS for the PROPOSED Structure ARE SUBMITTED (CONTACT ENVIRONMENTAL SERVICES AT PERMIT STAGE).

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

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NAPLES, FLORIDA 34104
(239) 252-2400

Meeting Notes

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

* NEW Survey & Photo's

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

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GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Sign-In Sheet

PL# 20190001162

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☑ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Paula Fleishman	Impact Fee Administration	252-2924	paula.fleishman@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

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NAPLES, FLORIDA 34104
(239) 252-2400

☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☑	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Scott Stone	Assistant County Attorney	252-5740	scott.stone@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Salvador Chairez	Vladimir	(239) 770-6302	salvadorchbrothers.org
VLADIMIR PONTAL	PROPERTY OWNER		
ALMA SERNA BRITO	CLIENT SVC	(239) 252-7344	

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Collier County
Growth Management Division
2800 Horseshoe Drive N.
Naples, FL 34104
239-252-2400

RECEIPT OF PAYMENT

Receipt Number: 2019624298
Transaction Number: 2019-047572
Date Paid: 05/23/2019
Amount Due: $500.00

Payment Details:

Payment Method	Amount Paid	Check Number
Check	$500.00	166

Amount Paid: $500.00
Change / Overage: $0.00
Contact: PORTAL, VLADIMIR & CARIDAD PAZ
2035 GOLDEN GATE BLVD W
NAPLES, FL 341201859

FEE DETAILS:

Fee Description	Reference Number	Original Fee	Amount Paid	GL Account
Pre-application Meeting	PL20190001162	$500.00	$500.00	131-138326-341276

Cashier Name: AlinaHarris
Batch Number: 8286
Entered By: AlmaSernaBrito

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Collier County
Growth Management Department
Zoning Division

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

PL20190001162 – Vladimir & Caridad Diaz (VA) **PRE-APP INFO**

Assigned Ops Staff: Thomas Clarke
Camden Smith,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Name/number/email
  Salvador Chairez
  (239) 770-6302

- **Agent to list for PL#**

  Name of Company and Agent

  ABC Brothers Construction, Inc. Salvador Chairez

- **Owner of property (all owners for all parcels)**
  List individually and by Parcel
  Vladimir Portal & Caridad Diaz

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

  List the type of pre-app you wish to schedule in case it conflicts with our system.

  Administrative Variance

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  Describe the project here. Provide details here, so that staff may be better prepared to address relative information.

- **Details about Project:**
  Variance – Provide details -Survey or Drawings showing (feet/inches) setbacks out of compliance, and your proposed solution.

  1. *Construction of pool was done on 2005 by pool contractor, the contractor pull a permit as a owner builder permit the permit # CDP2005091242, the approved permit drawing clearly shows the setback to be 30'-0" from the side and rear 10'-0", The current dimension from the side to the water body of the pool 24.75'*

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

2. *MBMI Metal Building Detach Garage is currently in the set back from the rear the dimension from rear to the garage is 52.6' and 32.2' from the side, in accordance with owner, the building was built in accordance with the plans provided by the metal building company, no permit was requested when they erect the building.*
   According to owner is claiming there was a structure in the same location when purchased the property, the original structure was damaged by a storm, and they went ahead and replaced the structure with a new metal building without requesting permit, they though they did not need one because the re was abuilding all ready in.

REQUIRED Supplemental Information provided by:
Name: Salvador Chairez
Title: Contractor
Email: sal@abcbrothers.org
Phone: (239) 770-6302

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

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

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

PERMIT NBR: PRBD2018126785901 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: March 04, 2019

ADDRESS: 2035 Golden Gate BLVD W, Naples

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: barrier pool fence , fence on grass and pavers, will have footings
2035 golden gate blv
REVISION: CHANGE FENCE MATERIAL FROM ALUMINUM TO CHAIN LINK (SEE ATTACHED). AS
NUMBER OF METERS:

OWNER: PORTAL, VLADIMIR &
CARIDAD PAZ

LEGAL DESCRIPTION

GOLDEN GATE EST UNIT 7 W
150FT OF TR 64

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Official Receipt - Collier County Board of County Commissioners

CDPR1103 - Official Receipt

Trans Number	Date	Post Date	Payment Slip Nbr
693901	8/11/2006 11:11:06 AM	8/11/2006	MS 175187

VLADIMIR

Payor : VLADIMIR

Fee Information

Fee Code	Description	GL Account	Amount	Waived
08BCPY	SALES OF COPIES	11313890034144000000	$6.75	
		Total	$6.75	

Payments

Payment Code	Account/Check Number	Amount
CASH		$6.75

Total Cash	$6.75
Total Non-Cash	$0.00
Total Paid	$6.75

Memo:
3-18x24 @ 1.25 ea
3.00 stamping fee
YA

Cashier/location: LAURAWELLS / 1
User: YUSLEIDYAGUIRRE

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

INSPECTION JOB CARD – COLLIER COUNTY, FLORIDA

FOR INSPECTIONS PHONE 252-3726

4

PERMIT NUMBER: CDP2005091242	APPLICATION NUMBER: CDP2005091242	ISSUED:
JOB DESCRIPTION:	RES. POOL W/ ELEC 1.5 HP 2035 GOLDEN GATE BLVD W	
JOB LOCATION:	2035 Golden Gate BLVD W	
LEGAL DESCRIPTION:	GOLDEN GATE EST UNIT 7 W 150FT OF TR 64	
FOLIO #: 36914160000	SECTION-TOWNSHIP-RANGE: 6 - 49 - 27	
OWNER NAME:	PORTAL, VLADIMIR & CARIDAD PAZ	
CONTRACTOR:	PORTAL, VLADIMIR & CARIDAD PAZ	

SETBACKS:

FRONT:		REAR:		LEFT:		RIGHT:		SPECIAL:		FLOOD ZONE:	FZAH

DESCRIPTION	OUTCOME	COMMENTS
204 - Plumbing Final		

OPEN CONDITIONS

Permit Extension Pending Fee Payment
A Spot Survey will be required within ten days of passing a 704 shell reinforcement or 103/133 inspection of slab. Prior to obtaining County approval of the Spot Survey, the permit holder's construction activities are at his/her own risk. After 10 days an "Inspection HOLD" will be placed on this Permit for survey review. NOTE: A Spot Survey must verify slab meets setbacks and minimum elevation per Chapter 62, Collier County Code of Laws and Ordinances, e.g., 18" above the crown of the road or the elevation established by the SFWMD permit.
As of 12/18/2018 there is no pool protection. Pool protection is required.

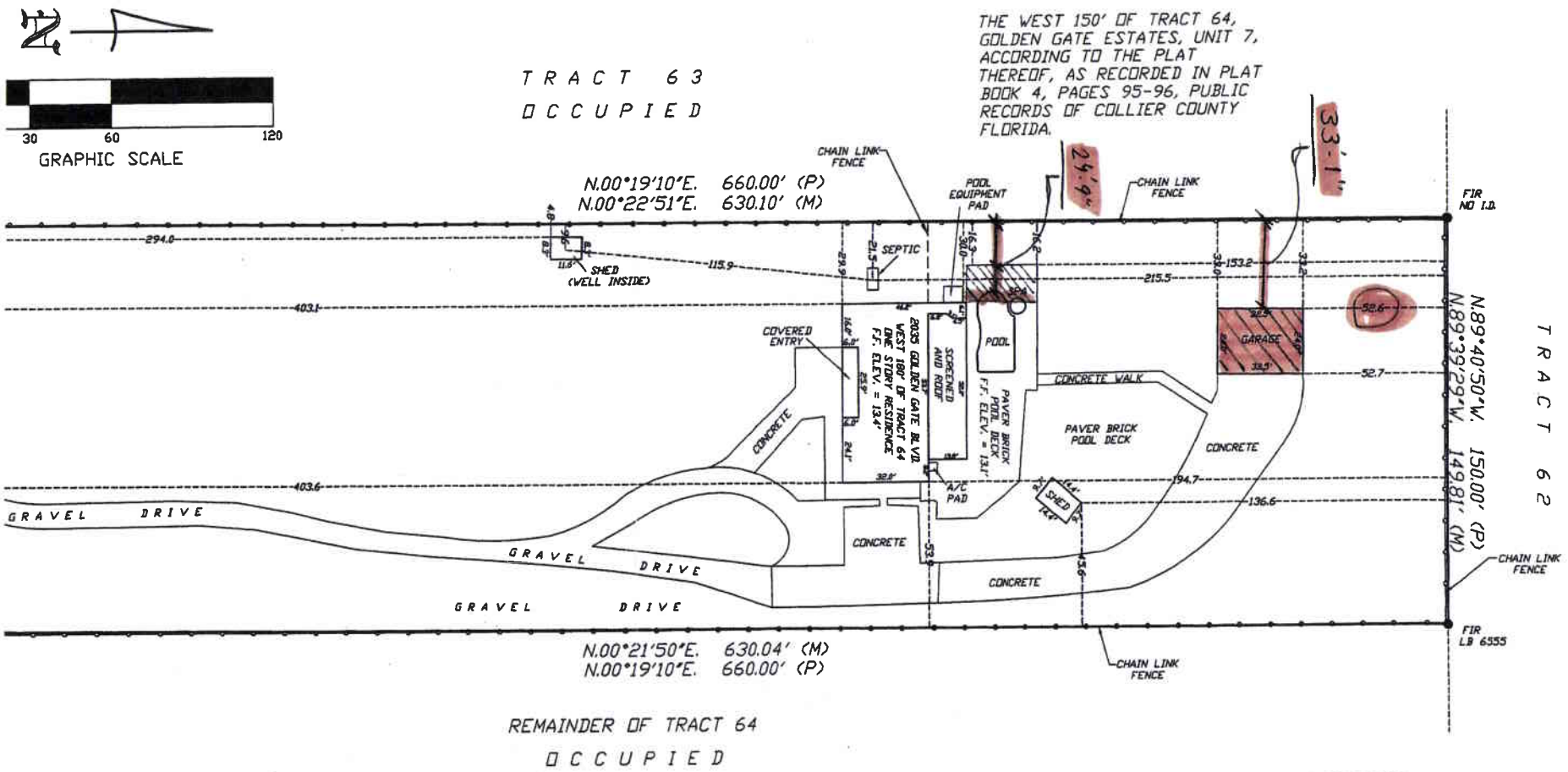
NOTE: If you are unable to schedule your inspection, please contact the inspection desk at 252-2406.
NOISE ORDINANCE: Collier County Codes of Laws and Ordinances 54-92(f) Construction Sound. NOISE LIMITATIONS are in effect at all times.

Work permitted, RESIDENTIAL Areas – 6:30 AM to 7:00 PM Monday thru Saturday; NON-RESIDENTIAL Areas (more than 500 feet from Residential Area) 6:00AM to 8:00PM Monday thru Saturday.
No Work on Sundays or Holidays. RADIOS, LOUDSPEAKERS, ETC. – Must not disturb peace, quiet and comfort of neighboring inhabitants
FREE CABLE LOCATIONS – Call 48 Hours prior to digging/FPL 434-1222/UTS 1-800-542-0088/PalmerCATV 783-0638 and

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

LEGAL DESCRIPTION

THE WEST 150' OF TRACT 64, GOLDEN GATE ESTATES, UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 95-96, PUBLIC RECORDS OF COLLIER COUNTY FLORIDA.



FLOOD ZONE: ZONE X | PANEL NO.: 120067 0425 D | MAP REVISION DATE: JUNE 3, 1986

-Y PROPERTY LINE AS BEING

29 UNLESS NOTED.
TIAL AGREEMENT WITH PLAT

APPLY TO MATTERS OF TITLE,
S, AND IS NOT VALID WITHOUT
SEAL OF A FLORIDA LICENSED

ONS OR OTHER UNDERGROUND
N.
SHOWN,

THEREOF,

DER MY DIRECTION AND THAT IT MEETS
TH BY THE BOARD OF PROFESSIONAL
IDA ADMINISTRATIVE CODE, PURSUANT

ABBREVIATIONS

BOB = BASIS OF BEARING
C/L = CENTERLINE
CO = SANITARY CLEAN OUT
CTV = CABLE TV
EOP = EDGE OF PAVEMENT
ELEC. B.= ELECTRIC BOX
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND 5/8" IRON ROD
F.F. ELEV. = FINISHED FLOOR ELEVATION
FN = FOUND NAIL
FND = FOUND NAIL AND DISC
FPL = FLORIDA POWER AND LIGHT
M = MEASURED
ME = MAINTENANCE EASEMENT
NGVD = NATIONAL GEODETIC VERTICAL DATUM
OHW = OVERHEAD WIRES
P = PLAT
C.L.F. = CHAIN LINK FENCE
PCP = PERMANENT CONTROL POINT
PK = PK NAIL
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PU&DE = PUBLIC UTILITY AND DRAINAGE EASEMENT
R/W = RIGHT OF WAY LINE
SIR = SET 5/8 IRON ROD AND CAP LB 6897
TEL = TELEPHONE BOX
UE = UTILITY EASEMENT
UE&PE = UTILITY EASEMENT AND PEDESTRIAN EASEMENT
WMB = WATER METER BOX
WPP = WOOD POWER POLE

BY: _____
THOMAS E. RHODES SR PSM #5854

AS BUILT SURVEY

CERTIFIED TO:
VLADIMIR PORTAL AND CARIDAD PAZ
METROPOLITAN TITLE AND GUARANTY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMAPANY
ACCUBANC MORTGAGE CORP.
X

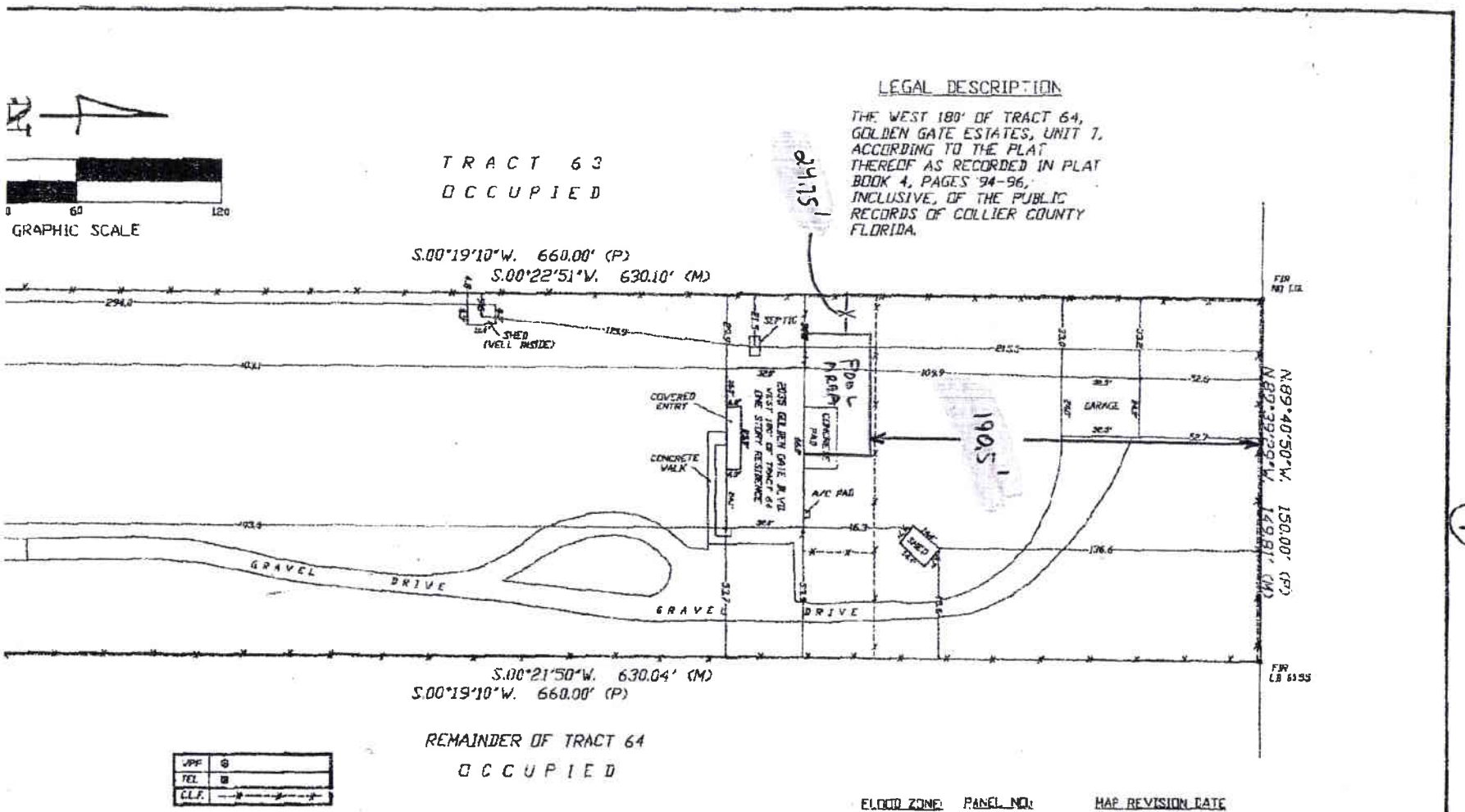
RHODES & RHODES
LAND SURVEYING, INC.
LICENSE #LB 6897

1320 RAIL HEAD BOULEVARD, #6
NAPLES, FLORIDA 34110
(941) 593-0570 (941) 593-0581 FAX

bk:	pg:	date:
150	73-74	OCT. 2, 2006
477	56-61	scale: 1" = 60'
		cogo #: 01-943

design:
drawn: SPC/DEH
checked: JRT/JLA
acad #: 2006-1233
view: PLOT
project#: 2006-1233
sheet #: 1 of 1
file #: 2006-1233 POOL

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)


LEGAL DESCRIPTION
THE WEST 180' OF TRACT 64, GOLDEN GATE ESTATES, UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 94-96, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA.
TRACT 63
OCCUPIED
GRAPHIC SCALE
0
60
120
S.00°19'10"W. 660.00' (P)
S.00°22'51"W. 630.10' (M)
294.0
SHED (WELL INSIDE)
125.9
SEPTIC
81.5
23.0
32.5
10.9
52.0
COVERED ENTRY
2535 GOLDEN GATE BLVD. W. (1) VISIT (NO) OF TRACT 64 ONE STORY RESIDENCE
POOL
CONCRETE PAD
CONCRETE WALK
A/C PAD
GARAGE
36.5
52.7
1905'
N89°40'50"W. 150.00' (P)
148.81' (M)
FIR NO I.D.
FIR LB 6155
193.6
16.3
SHED
136.6
GRAVEL DRIVE
GRAVEL DRIVE
53.7
51.5
S.00°21'50"W. 630.04' (M)
S.00°19'10"W. 660.00' (P)
REMAINDER OF TRACT 64
OCCUPIED
UPP
TEL
C.L.F.
ABBREVIATIONS
BOB = BASIS OF BEARING
CAL = CENTERLINE
CO = SANITARY CLEAN OUT
CTV = CABLE TV
EOP = EDGE OF PAVEMENT
ELEC. B= ELECTRIC BOX
FCM = FOUND CONCRETE MONUMENT
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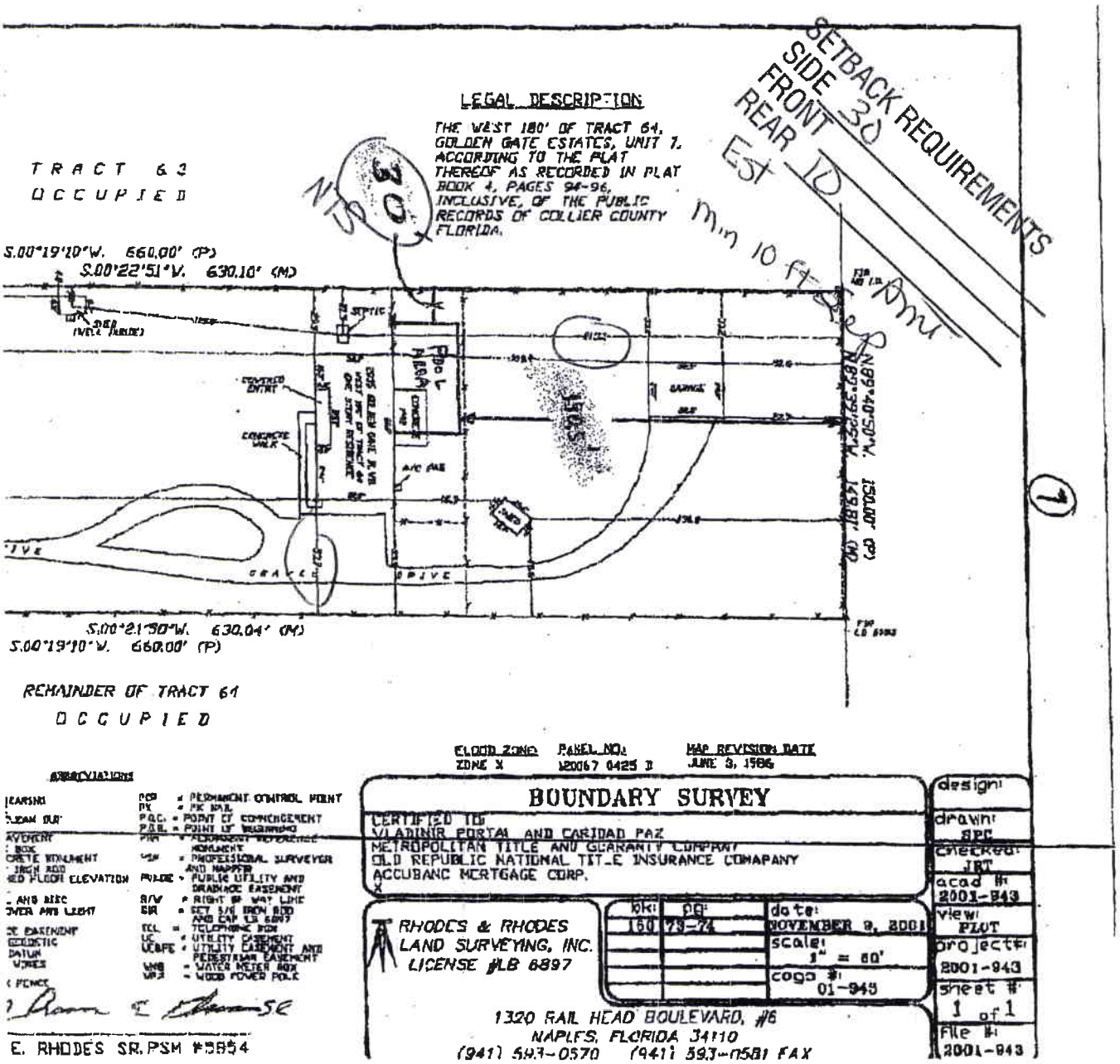
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PUADE = PUBLIC UTILITY AND DRAINAGE EASEMENT
R/W = RIGHT OF WAY LINE
SIR = SET 5/8 IRON ROD AND CAP LB 6897
TEL = TELEPHONE BOX
UE = UTILITY EASEMENT
UE&PE = UTILITY EASEMENT AND PEDESTRIAN EASEMENT
WMB = WATER METER BOX
WPP = WOOD POWER POLE
BY:
THOMAS E. RHODES SR. PSM #5854
ROPERTY LINE AS SHOWN
UNLESS NOTED.
AGREEMENT WITH PLAT
Y TO MATTERS OF TITLE,
ND IS NOT VALID WITHOUT
L OF A FLORIDA LICENSED
ER OTHER UNDERGROUND
HOWN.
HAN SHOWN,
EOF.
NY DIRECTION AND THA. IT MEETS
T THE BOARD OF PROFESSIONAL
ADMINISTRATIVE CODE, PURSUANT
FLOOD ZONE: ZONE X
PANEL NO: 120067 0425 D
MAP REVISION DATE: JUNE 3, 1986
BOUNDARY SURVEY
CERTIFIED TO:
VLADIMIR PORTAL AND CARIDAD PAZ
METROPOLITAN TITLE AND GUARANTY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMAPANY
ACCUBANC MERTGAGE CORP.
X
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897
1320 RAIL HEAD BOULEVARD, #6
NAPLES, FLORIDA 34110
(941) 593-0570 (941) 593-0581 FAX
blk: 150
pg: 73-74
date: NOVEMBER 9, 2001
scale: 1" = 60'
cogo #: 01-943
design:
drawn: SPC
checked: JRT
acad #: 2001-943
view: PLOT
project#: 2001-943
sheet #: 1 of 1
file #: 2001-943

3.G.c

Permit # 20050091242



Attn: Angel

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

* * * Transmission Result Report(MemoryTX) (Mar.13. 2006 4:59PM) * *

1) Collier County Gov. CDES
2)

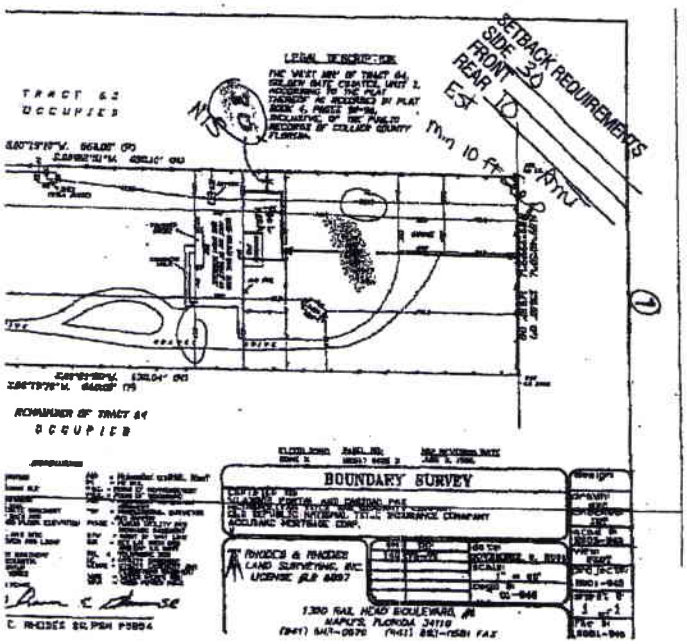
Date/Time: Mar.13. 2006 4:57PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1670	Memory TX	96938266	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

06/13/06 09:44 FAX
p.1
002

Permit # 200509242



Attn: Angel
403-2389

THIS IS A TRUE COPY
OF THE COUNTY RECORD
8/11/06
FOR: MARIA ESTRADA
ADMINISTRATIVE SUPERVISOR
CDES RECORDS DEPT.

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

VALADAMIR & CARDAD PAZ
2035 Golden Gate Blvd. W
Naples, FL 34120

455-3967 H.

Carilyn # 253-6741 C.

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

FEE REQUIREMENTS

- ☒ **Pre-Application Meeting:** $500.00
- ☒ **Variance Petition:**
  - ○ **Residential-** $2,000.00 x $2000 Below
  - ○ **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
- NA ☐ **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 B - Application & Back up (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Attachment: Attachment C - Proof of Sign Posting (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Attachment: Attachment C - Proof of Sign Posting (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

Attachment: Attachment C - Proof of Sign Posting (20336 : PL20190001162 VA 2305 Golden Gate Blvd W - Diaz-Portal)

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.

- - - -