COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

October 13, 2022

9: 00 AM

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

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons Wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at Andrew.Youngblood@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. BD-PL20220002460 – 493 Willet Ave - Nelson Marine Construction - Request for a 648 square foot boathouse allowed by Section 5.03.06.F of the Land Development Code, to accommodate an existing approved boat dock permit with a total protrusion of 20 feet, consisting of two boat slips, pursuant to Section 5.03.06 of the Collier County Land Development Code, for the benefit of Lot 19, Conner's Vanderbilt Beach Estates Unit 2 Block N, also described as 493 Willet Avenue, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Sean Sammon, Principal Planner] Commission District 2

B. ** This Item has been Continued from the September 22, 2022 HEX Meeting * Petition No. BDE-PL20220001299 – 260 Connors Ave - Request for a 25-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 45 feet into a waterway that is 268± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 260 Conners Avenue and is further described as Lot 14, Block R, Conner's Vanderbilt Beach Estates Unit No. 3, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2**

C. Petition No. VA-PL20220001686 - 1411 North Alhambra Cir - Request for a 3.2-foot variance from the 10-foot accessory structure rear yard setback required by Section 4.02.03.D of the Collier County Land Development Code to allow an attached swimming pool screen enclosure to be constructed 6.8 feet from the northern property line of an existing single-family dwelling, located within a Residential Single-Family-6 (RMF-6) zoning district, at 1411 N. Alhambra Circle, also described as a portion of Lot 9, Block 6, First Addition to Naples Twin Lakes, in Section 15, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

D. Petition No. BDE-PL20220003152 - 1521 Gordon River Ln - Request for a 2-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow for the widening of the internal portion of an existing U-shaped dock and the addition of a 60 square foot floating dock that will protrude a total of 22 feet into a waterway that is 122± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 1521 Gordon River Lane and is further described as Lot 19, Nature Pointe, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

E. Petition No. BDE-PL20210002320 - 415 Seabee Ave - Request for a 12-foot boat dock extension from 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, to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide. The subject property is located at 415 Seabee Avenue and is further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

4. Other Business

5. Public Comments

6. Adjourn

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Item Number: 3.A
Item Summary: Petition No. BD-PL20220002460 – 493 Willet Ave - Nelson Marine Construction - Request for a 648 square foot boathouse allowed by Section 5.03.06.F of the Land Development Code, to accommodate an existing approved boat dock permit with a total protrusion of 20 feet, consisting of two boat slips, pursuant to Section 5.03.06 of the Collier County Land Development Code, for the benefit of Lot 19, Conner's Vanderbilt Beach Estates Unit 2 Block N, also described as 493 Willet Avenue, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Sean Sammon, Principal Planner] Commission District 2

Meeting Date: 10/13/2022

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
09/26/2022 5:11 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/26/2022 5:11 PM

Approved By:

Review:

Zoning	Sean Sammon	Division Director	Skipped	09/21/2022 11:49 AM
Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/26/2022 5:32 PM
Zoning	Sean Sammon	Review Item	Skipped	09/21/2022 11:49 AM
Zoning	Ray Bellows	Review Item	Completed	09/27/2022 9:25 AM
Zoning	Mike Bosi	Review Item	Completed	09/30/2022 1:57 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/13/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: OCTOBER 13, 2022

SUBJECT: BD-PL20220002460, 493 WILLET AVENUE – BUCHALTER BOATHOUSE

PROPERTY OWNER/APPLICANT:

Stephen Buchalter
493 Willet Avenue
Naples, FL 34108

AGENT:

Nelson Marine Construction
10923 Enterprise Avenue
Bonita Springs, FL 34135

REQUESTED ACTION:

Nelson Marine Construction requests constructing a 648 square foot boathouse allowed by Section 5.03.06.F of the Land Development Code, to accommodate an existing approved boat dock permit with a total protrusion of 20 feet, consisting of two boat slips, pursuant to Section 5.03.06 of the Collier County Land Development Code.

GEOGRAPHIC LOCATION:

The subject property is located at Lot 19, Conner's Vanderbilt Beach Estates Unit 2 Block N, also described as 493 Willet Avenue, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. *(See location map on the following page)*

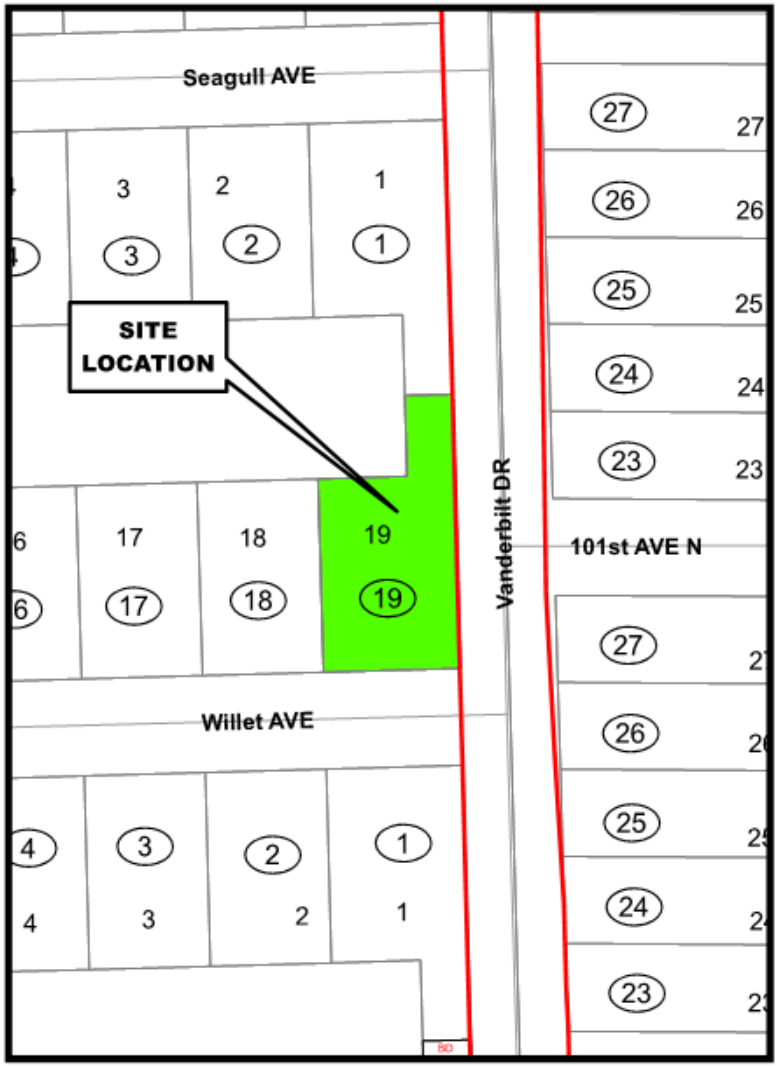
PURPOSE/DESCRIPTION OF PROJECT:

The purpose of the project is the construction of a 648 SF boathouse with a brown asphalt shingle roof. Boathouses are uses permitted by right as an accessory use in the RSF-3 Zoning District. The facility will protrude a total of 20 feet into a waterway 100 feet wide and consist of two boating vessels of 30 feet and 24 feet long. The same property has an existing permitted dock, PRBD20220102956 with two existing boat slips with two boat lifts that meet the riparian setbacks. The dock was also reviewed and approved by the Florida Department of Environmental Protection (DEP) for Regulatory and Federal Review for a General Permit referenced as File Number 0357825-003 EG, Collier County.

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)



Location Map



Zoning Map

Petition Number: PL20220002460

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

SURROUNDING LAND USE & ZONING:

SUBJECT PARCEL: The site is currently developed, zoned Single-Family Residential (**RSF-3)**

SURROUNDING:

North: Vanderbilt Lagoon, then single-family residence, zoned Single-Family Residential (RSF-3)

East: Vanderbilt Drive (R.O.W)., then multi-family residence, zoned Multi-Family Residential (RMF-6)

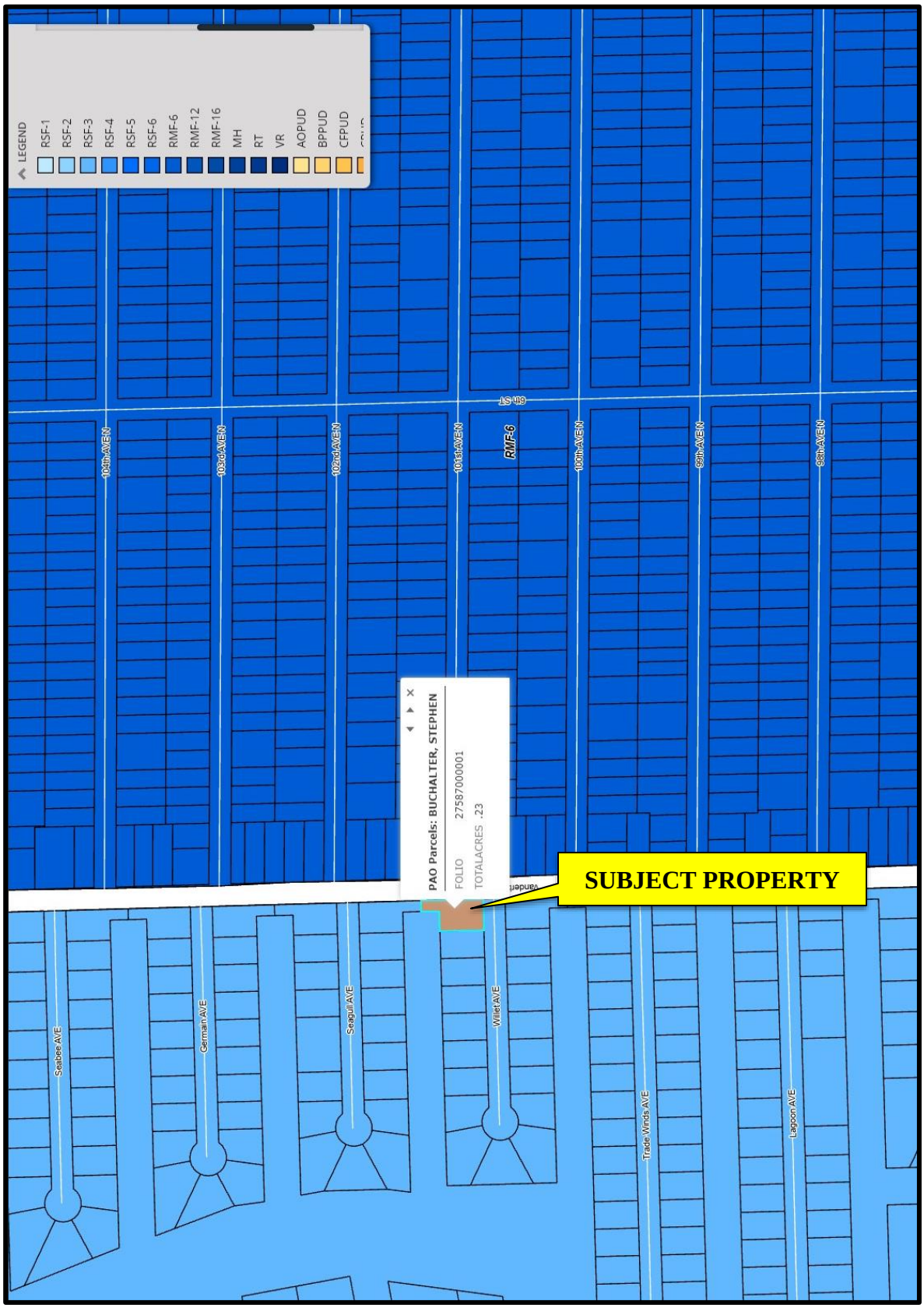
South: Willet Avenue (local road), then single-family residence, zoned Single-Family Residential (RSF-3)

West: Single-Family Residence, then Vanderbilt Lagoon/Wiggins Pass, zoned Single-Family Residence (RSF-3)



Aerial Map - Collier County Property Appraiser

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)



Zoning Map - Collier County Geographic Informational System (GIS)

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)



Zoning Map - Collier County Geographic Informational System (GIS)

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

ENVIRONMENTAL EVALUATION:

Environmental Services staff has reviewed this petition and has no objection to the granting of this request. Section 5.03.06(E)(11) (Manatee Protection) of the Collier County Land Development Code (LDC) is applicable to all multi-slip docking facilities with ten (10) or more slips. The proposed facility consists of **two (2)** boat slips with two (2) boat lifts, and is therefore not subject to the provisions of this section.

STAFF COMMENTS:

The Collier County Hearing Examiner (HEX) shall approve, approve with conditions, or deny, a boathouse request based on all the following criteria. Since the existing boat dock doesn't protrude more than 20 feet into the waterway, therefore the primary and secondary criteria of a boat dock extension are not applicable to this application.

Staff has reviewed this petition in accordance with LDC Section 5.03.06.E and LDC Section 5.03.06.F which are standards for boathouses. Boathouses, including any roofed structure built on a dock, shall be reviewed by the Hearing Examiner according to the following criteria, which are applicable in LDC Sec. 5.03.06.E and all of which LDC Sec. 5.03.06.F must be met in order for the Hearing Examiner to approve the request:

LDC Section 5.03.06.E Criteria:

1. **For lots on a canal or waterway that is 100 feet or greater in width, no boathouse or dock facility/boat combination shall protrude more than 20 feet into the waterway (i.e., the total protrusion of the dock facility plus the total protrusion of the moored vessel).**

   Criterion met (or Criterion not met). Criterion met. In relation to the 100-feet width of the waterway, the proposed boathouse and moored vessel combination protrude a total of 20 feet.

2. **For lots on a canal or waterway that is less than 100 feet in width, dock facilities may occupy no more than 25 percent of the width of the waterway or protrude greater than 20 feet into the waterway, whichever is less.**

   Criterion met (or Criterion not met). Criterion not applicable. Criterion 1 was met above since the waterway is a total of 100 feet in width.

3. **On manmade canals 60 feet or less in width, which are not reinforced by a vertical seawall or bulkhead, dock facilities may protrude up to 33 percent of the width of the waterway, provided that the procedures outlined in section 5.03.06(C) are followed.**

   Criterion met (or Criterion not met). Criterion not applicable. Criterion 1 was met above since the waterway is a total of 100 feet in width.

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

4. **For lots on unbridged barrier islands located within state aquatic preserves, protrusion limits, setbacks, and deck area shall be determined by the applicable Florida Department of Environmental Protection (DEP) regulations in effect at the time of permit application, and the protrusion limits above shall not apply. All required DEP permits for a dock facility must be obtained prior to the issuance of a Collier County building permit for the facility.**

   Criterion met (or Criterion not met). Criterion not applicable. Subject lot is not located on unbridged barrier islands within state aquatic preserves and is zoned RSF-3.

5. **All dock facilities on lots with a water frontage of 60 feet or greater shall have a side setback requirement of 15 feet, except as provided in subsections 5.03.06(E) or 5.03.06(F) of this LDC or as exempted below.**

   Criterion met (or Criterion not met). Criterion met. The proposed facility is located on a lot that contains 104.5 feet of total property water frontage. The setbacks to the boathouse facility are 15 feet at minimum from each property line.

6. **All dock facilities, except boathouses, on lots with less than 60 feet of water frontage shall have a side setback requirement of 7.5 feet.**

   Criterion met (or Criterion not met). Criterion not applicable. The dock facility proposed is a boathouse.

7. **All dock facilities, except boathouses, on lots at the end or side end of a canal or waterway, shall have a side setback requirement of 7.5 feet as measured from the side lot line or riparian line, whichever is appropriate.**

   Criterion met (or Criterion not met). Criterion not applicable. The dock facility proposed is a boathouse.

8. **Riparian lines for lots at the end or side end of a waterway with a regular shoreline shall be established by a line extending from the corner of an end lot and side end lot into the waterway bisecting equidistantly the angle created by the 2 intersecting lots.**

   Criterion met (or Criterion not met). Criterion met. See the attached drawing showing where the riparian lines are marked, Exhibit A.

9. **Riparian lines for all other lots shall be established by generally accepted methods, taking into consideration the configuration of the shoreline, and allowing for the equitable apportionment of riparian rights. Such methods include, but are not limited to, lines drawn perpendicular to the shoreline for regular (linear) shorelines, or lines drawn perpendicular to the centerline (thread) of the waterway, perpendicular to the line of deep water (line of**

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

navigability, or edge of navigable channel), as appropriate, for irregular shorelines.

Criterion met (or Criterion not met). Criterion met. See the attached drawing showing where the riparian lines are marked, Exhibit A.

10. **All dock facilities, regardless of length and/or protrusion, shall have reflectors and house numbers, no less than 4 inches in height, installed at the outermost end on both sides. For multi-family developments, the house number requirement is waived.**

    Criterion met (or Criterion not met). Criterion met. Applicant will abide by and install house number reflectors on their boathouse facility per LDC requirements.

11. **Multi-slip docking facilities with 10 or more slips will be reviewed for consistency with the Manatee Protection Plan ("MPP") adopted by the BCC and approved by the DEP. If the location of the proposed development is consistent with the MPP, then the developer shall submit a "Manatee Awareness and Protection Plan," which shall address, but not be limited to, the following categories:**
    a. **Education and public awareness.**
    b. **Posting and maintaining manatee awareness signs.**
    c. **Information on the type and destination of boat traffic will be generated from the facility.**
    d. **Monitoring and maintenance of water quality to comply with state standards.**
    e. **Marking of navigational channels, as may be required.**

    Criterion met (or Criterion not met). Criterion not applicable. There are only two slips in total and, therefore, this is not considered a multi-slip docking facility.

LDC Section 5.03.06.F. Criteria:

1. **Minimum side setback requirement: Fifteen feet.**

   Criterion met (or Criterion not met). Criterion met. The proposed boathouse meets the minimum 15 feet setback from each property line. See Exhibit A.

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

   Criterion met (or Criterion not met). Criterion met. The proposed boathouse consists of a maximum protrusion of 20 feet. The roof only overhangs the maximum protrusion by an estimate of 1’-3” (1.25 feet) which is less than the maximum roof overhang of 3 feet beyond the maximum protrusion. See Exhibit A.

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

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

   Criterion met (or Criterion not met). Criterion met. The proposed boathouse is a maximum of 15 feet from the top of the seawall to the peak of the roof. See Exhibit A.

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

   Criterion met (or Criterion not met). Criterion met. The only boathouse to be developed on this subject property is this proposed boathouse.

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

   Criterion met (or Criterion not met). Criterion met. The proposed boathouse is open on all four sides. See Exhibit A.

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

   Criterion met (or Criterion not met). Criterion met. The existing house was built in 1961. The existing single-family residence serves as the principal structure and consists of a roof that is the same color as the proposed boathouse which will be brown asphalt shingles.

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

   Criterion met (or Criterion not met). Criterion met. There is no adjacent neighbor on the east side. This lot is at the dead end of a canal, it wraps around the end of the canal, and the property fronts on Willet Ave. There is a seawall and the street which makes up the view for the neighbor on the west side. Regarding the neighbor to the north, there is no major impact since the canal is 98 feet wide, so the outside boathouse piling is 78 feet south of the opposite side of the canal seawall. Lastly, the boathouse is in the only available location on this lot which is 15 feet from the property line to the outside of the boathouse piling.

Staff analysis indicates that 5 of the eleven LDC Section 5.03.06.E criteria were met, while 6 were not applicable, and the request meets all 7 of the seven LDC Section 5.03.06.F criteria.

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

CONCURRENT LAND USE APPLICATIONS:

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

APPEAL OF BOATHOUSE TO BOARD OF COUNTY COMMISSIONERS:

As to any boathouse 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 HEX **APPROVE** Petition **BD-PL20220002460** subject to the following stipulations:

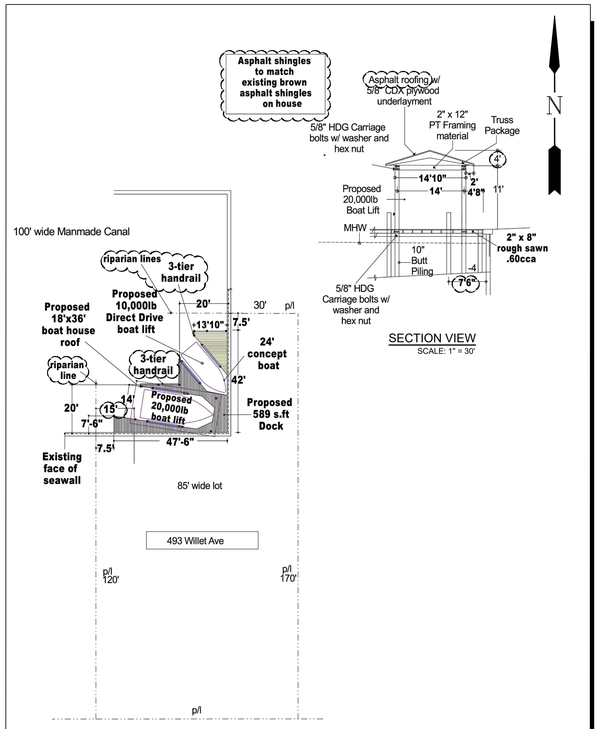
1. Corresponding permits from the Florida Department of Environmental Protection shall be provided to Collier County prior to the issuance of a building permit.

2. Reflectors and house numbers of no less than four inches in height shall be installed at the outermost end, on both sides of all docks or mooring pilings, whichever protrudes the furthest into the waterway, prior to the issuance of a Certificate of Completion.

Attachments:

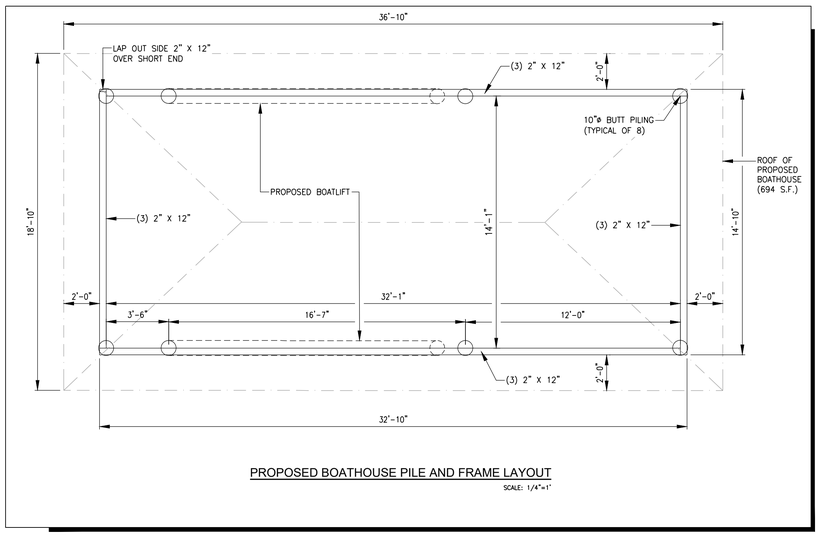
A) Proposed Boathouse Plans
B) Dock Permit: Collier County – PRBD20220102956
C) Dock Permit: Florida DEP – 0357825-003 EG
D) HEX Backup Packet
E) Legal Ad & HEX Sign Posting

Attachment: Staff Report - PL20220002460 - 493 Willet AVE (23451 : PL20220002460 Buchalter Boathouse)

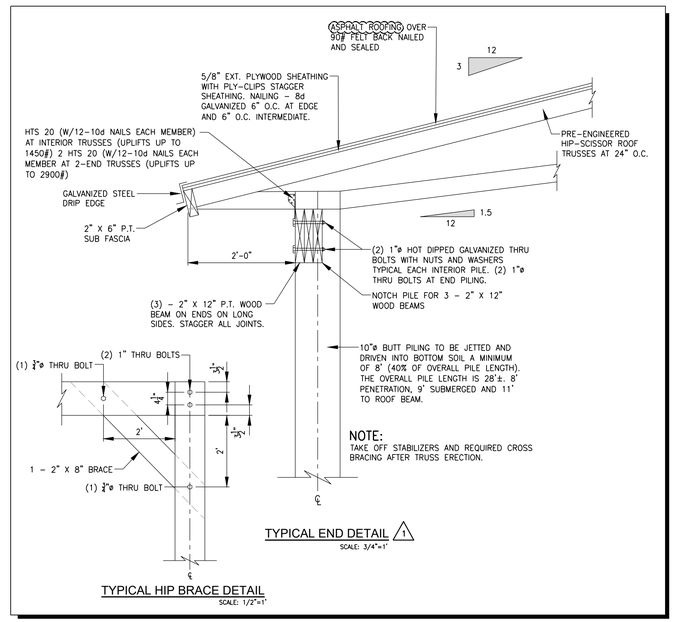


SITE PLAN 1
SCALE: 1" = 30'

SECTION VIEW
SCALE: 1" = 30'

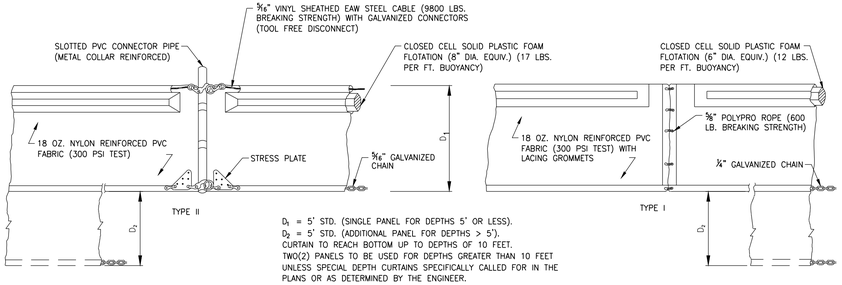


PROPOSED BOATHOUSE PILE AND FRAME LAYOUT
SCALE: 1/4"=1'



TYPICAL END DETAIL 1
SCALE: 3/4"=1'

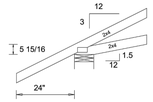
TYPICAL HIP BRACE DETAIL
SCALE: 1/2"=1'



D_1 = 5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D_2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

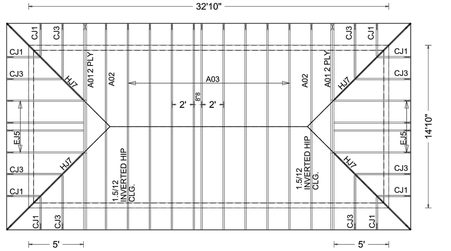
FLOATING TURBIDITY BARRIERS
N.T.S.

Typical End
Plumb Cut Scissor



NOTE: SEAT PLATES, NOT REQUIRED FOR THIS JOB.

NOTE: NO MECHANICAL EQUIPMENT LOADS IN OR HUNG FROM TRUSSES ie: AIR HANDLERS OR WATER HEATERS



NOTE: THERE ARE NO ROOF LOADS WHICH EXCEED 1000# UPLIFT AND/OR 5000# GRAVITY ON THIS JOB.

Reactions Over 5000 Lbs and Uplifts Over 1000 Lbs are Listed on the Layout

Hanger Key

(A)=LUS24	(F)=HGUS28-3	(K)=SUL26
***=HUS26	(G)=GTW337	(L)=SUR26
(C)=HUS28	(H)=THS8H3	(M)=HHUS46
(D)=HHUS26-2	(I)=THS8H5	(N)=THA422
(E)=HGUS28-2	(J)=THJA28	

"LF" = Hanger Symbol Denotes Truss - to - Truss Connection.
*** All Hangers are HUS26 Unless Otherwise Noted.

FBC 2020 7TH EDITION/ TPI 2014
MWFRS and COMPONENTS & CLADDING
Wind Load Type : ASCE 7-16
Building Type : OPEN CLEAR WIND
Building Exposure : D
Usage : CAT I
Bottom Chord Analyzed with 10 PSF Non-Concurrent Live Load and 20 PSF Concurrent Live Load on Trusses Designed with Storage as Specified on Layout See Shop Drawings for Specifics.

GRAVITY		WIND	
TC LL	20 PSF	TC DL	5 PSF
TC DL	10 PSF	BC DL	5 PSF
BC DL	10 PSF	TOTAL	10 PSF
TOTAL	40 PSF		

DURATION= 1.25 WIND = 170 MPH
Spacing: 24 " O.C. Unless Otherwise Noted.

Your Signature WILL Acknowledge:
1) Authorization for FABRICATION.
2) Verification of ALL Dimensions, Conditions, and Trusses. Trusses will be made in STRICT Accordance with this Placement Plan. It is YOUR responsibility to check this plan.
3) Erection of trusses per TPI Bulletin BCSI-B1
4) ALL permanent and temporary bracing, is CONTRACTOR'S responsibility.
5) Any Valleys or Ceiling drops NOT provided by Truss Plant are to be FIELD FILLED by Contractor.
6) Truss Plant supplies only TRUSS to TRUSS Connections.
7) NO back charges or crane charges of any kind will be accepted unless SPECIFICALLY Agreed to BEFORE in writing by Truss Plant Management.
8) Hip Jacks & Corner Jacks are DOUBLE beveled @ 45. Jacks requiring an angle other than this are to be cut in field by OTHERS.

Signed: "Return One Approved Placement Plan Signed"
Date: Signed but NOT dated will be CANCELED

Revisions

#	Date	Remarks	Int.

Raymond Building Supply Corp
RAYMOND BUILDING SUPPLY
North Fort Myers 18 E Stoneybrook Dr. N. Fort Myers, FL 33917 Tel (239) 731-6500 Fax (239) 731-5369
North Port Tel (941) 429-3212
Naples Tel (239) 348-7272

Job Information

RBS# :	211038918
Builder:	NELSON MARINE
Owner :	BUCHALTER BOATHOUSE
County :	COLLIER
City :	NAPLES
Address:	493 WILLET AVE.
Lot :	.
Block :	.
Sub :	.
Model :	.
Roof Covering:	METAL
Scale :	N.T.S.
Date :	January 18, 2022
Drawn By:	DOMINICK CONDENZIO

NOTES:

1. TRUSS SPAN SHALL NOT EXCEED 15'-0".
2. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR VERIFICATION OF ROOF LOADS AND UP-LIFTS.
3. ALL PILINGS SHALL BE 2.5 C.C.A., PILING WRAPPED WITH .30 MIL PVC FROM MUDLINE TO MEAN HIGH WATER, PILING SHALL BE A MINIMUM OF 40% PENETRATION OR PUNCH THRU ROCK TO 4' DEPTH. PILING TO BE JETTED OR DRIVEN TO APPROXIMATE GRADE OR REFUSAL.
4. BRACES AND SUB-FACIA TO BE PRESSURE TREATED No.2 SOUTHERN PINE OR BETTER.
5. ALL ROOF PLYWOOD SHEATHING TO BE CDX, PRESSURE TREATED FOR EXTERIOR USE.
6. ALL METAL TO BE HOT DIPPED GALVANIZED FOR BOATHOUSE INSTALLATION, UNLESS OTHERWISE NOTED.
7. THE STRUCTURAL DESIGN IS PARTIALLY BASE UPON THE TRUSS LAYOUT, ANCHOR DETAILS, UPLIFT AND REACTION LOADS PER THE TRUSS DESIGN PLANS PREPARED BY RAYMOND BUILDING SUPPLY CORP, ENTITLED "BUCHALTER BOATHOUSE" WITH JOB NUMBER 211038918 DATED 01/18/2022.
8. DESIGN IS BASED UPON THE SUBSURFACE SOILS BEING MEDIUM DENSE FINE SAND.
9. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE FOR AN ULTIMATE WIND SPEED OF 150 MPH AND A NOMINAL WIND SPEED OF 116 MPH. RISK CATEGORY I STRUCTURE, WITH A SURFACE ROUGHNESS 'B' AND WIND EXPOSURE CATEGORY 'D'.
10. CERTIFICATION FOR STRUCTURAL ASPECTS ONLY. NO REVIEW OF LIFE SAFETY ASPECT MADE.

LEGEND

Revision	Date	Description	By
1	06/2022	REVISED ROOFING MATERIAL PER CLIENT REQUEST	K.L.M.

DESIGNED BY: M.W.M.
DRAWN BY: K.L.M.
APPROVED: M.W.M.
JOB CODE: NDF
SCALE: AS SHOWN

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

BUCHALTER BOAT HOUSE

493 WILLET AVENUE
NAPLES, FLORIDA 34108

MARK W. MINOR, P.E.
FLORIDA P.E. LICENSE NO. 45324

MUNICIPALITY: COLLIER COUNTY
SEC/TWNSHP/RNG: 29/48S/25E
DATE: JANUARY 2022
SUBMITTAL TYPE: BUILDING PERMIT
SHEET 1 OF 1

Attachment: ATTACHMENT A - PROPOSED BOATHOUSE PLANS (23451 : PL20220002460 Buchalter Boathouse)
J:\ENGINEERING\PROJ-ENG\VM\NDF\01DWGS\SUBMITTALDWGS\BOAT HOUSE\BUCHALTER\493 WILLET AVE\DWG 6/29/2022 10:47 AM
Packet Pg. 15

SURVEY SKETCH OF ASBUILT SURVEY

SKETCH OF PROPOSED IMPROVEMENTS

NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN

IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED

STREET ADDRESS :

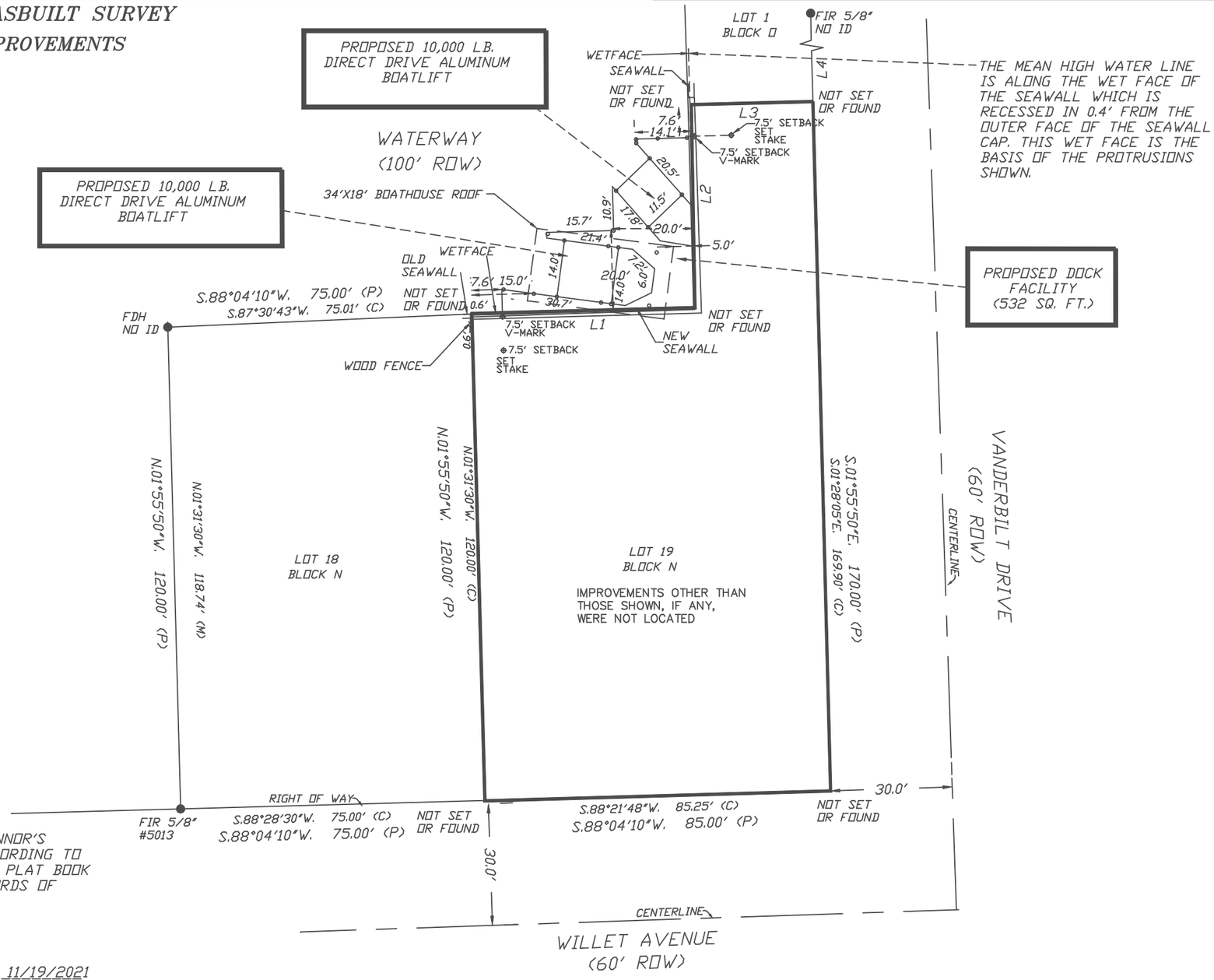
493 WILLET AVE.
NAPLES, FLORIDA.

THE LINES ON THIS SKETCH DO NOT CONSTITUTE

COPYRIGHT 2020: F.L.A. SURVEYS CORP.

SEE REVERSE SIDE FOR PAGE 3 OF 3







SCALE 1" = 30'

LINE TABLE

Line	Bearing	Distance
L1	N.88°04'10"E.	55.00' (P)
	N.88°24'56"E.	55.00' (C)
L2	N.01°55'50"W.	50.00' (P)
	N.01°02'45"W.	50.05' (C)
L3	N.88°04'10"E.	30.00' (P)
	N.88°31'55"E.	30.00' (C)
L4	N.01°55'50"W.	170.00' (P)
	N.01°28'05"W.	170.00' (C)

CERTIFIED TO :

STEPHEN BUCHALTER

LEGAL DESCRIPTION :

LOT 19, BLOCK N, UNIT NO. 2 CONNOR'S VANDERBILT BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE) AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.

QUALITY CONTROL

BY : MEF DATE : 11/19/2021

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX. LOCATION ONLY)

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
FLORIDA STATUTE 5J-17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION
NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

CERTIFICATION :

I HEREBY CERTIFY THIS SURVEY WAS MADE UNDER MY RESPONSBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J17.05-052, FLORIDA ADMINSTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

0 7 15 30 60
GRAPHIC SCALE

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS–LB 6569

3884 PROGRESS AVE., SUITE 104
NAPLES, FL 34104
239-403-1600 FAX 403-8600
239-404-7129 239-250-5730
239-250-2795 239-370-1139

9220 BONITA BEACH ROAD, STE 200
BONITA SPRINGS, FL 34135

DRAWN BY:	IDV	PARTY CHIEF:	MIKE

NOTE:
IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (d) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

BY : Leland F DySard SURVEY DATE : 11/19/2021

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

REVISIONS
CHECK TIE
7/14/2022

PROJECT NO:
21-

Attachment: ATTACHMENT A - PROPOSED BOATHOUSE PLANS (23451 : PL20220002460 Buchalter Boathouse)

SURVEY SKETCH OF BOUNDARY SURVEY *PAGE 2 OF 3*

NOT FOR FENCE CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR DESIGN

PHOTO PAGE





F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS - LB 6569

3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104
239-403-1600 FAX 403-8600
9220 BONITA BEACH ROAD, STE. 200
BONITA SPRINGS, FLORIDA 34135
239-403-1600 FAX 403-8600

REVISIONS

PROJECT NO.
21-88687

DRAWN BY: LFD | PARTY CHIEF: | N/A

Attachment: ATTACHMENT A - PROPOSED BOATHOUSE PLANS (23451 : PL20220002460 Buchalter Boathouse)

PAGE 3 OF 3
NOT VALID WITHOUT PAGES 1 AND 2 OF 3

GENERAL NOTES
ABSTRACT NOT REVIEWED

N = NORTH
S = SOUTH
E = EAST
W = WEST, OR ANY COMBINATION THEREOF

1. ° = DEGREES
2. ‘ = MINUTES WHEN USED IN A BEARING
3. “ = SECONDS WHEN USED IN A BEARING
4. ‘ = FEET WHEN USED IN A DISTANCE
5. “ = INCHES WHEN USED IN A DISTANCE
6. ± = “MORE OR LESS” OR “PLUS OR MINUS”
7. A = ARC DISTANCE
8. AC = ACRES
9. A/C = AIR CONDITIONING PAD
10. AE = ACCESS EASEMENT
11. B.E. = BUFFER EASEMENT
12. BM = BENCHMARK
13. BOB = BASIS OF BEARING
14. BRG = BEARING
15. C# = CURVE NUMBER
16. C = CALCULATED
17. CB = CATCH BASIN
18. CHB = CHORD BEARING
19. CHD = CHORD
20. CLF = CHAINLINK FENCE
21. CM = CONCRETE MONUMENT
22. C0 = CLEAN OUT
23. CONC = CONCRETE
24. CP = CONCRETE PAD
25. CSW = CONCRETE SIDEWALK
26. CTV= CABLE TV RISER
27. CUE= COLLIER COUNTY UTILITY EASEMENT
28. D = DEED
29. DE= DRAINAGE EASEMENT
30. DH = DRILL HOLE
31. DI = DROP INLET
32. ELEC= ELECTRIC
33. EOP = EDGE OF PAVEMENT
34. EOR = EDGE OF ROAD
35. EOW = EDGE OF WATER
36. F= AS LABELED OR FOUND IN THE FIELD
37. F.A.C. = FLORIDA ADMINISTRATIVE CODE
38. FCC = FOUND CROSS CUT
39. FCM = FOUND CONCRETE MONUMENT
40. FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
41. FDH = FOUND DRILL HOLE
42. FFE = FINISH FLOOR ELEVATION
43. FH = FIRE HYDRANT
44. FIP = FOUND IRON PIPE
45. FIR = FOUND IRON ROD
46. FN = FOUND NAIL
47. FND = FOUND
48. FPK = FOUND PK NAIL
49. FPK&D = FOUND PK NAIL AND DISC
50. GTE = TELEPHONE RISER
51. ILLEG. = ILLEGIBLE LB OR PSM NUMBER
52. LB = LICENSED BUSINESS
53. LBE = LANDSCAPE BUFFER EASEMENT
54. LME = LAKE MAINTENANCE EASEMENT
55. LP = LIGHT POLE
56. M = MEASURED
57. ME = MAINTENANCE EASEMENT
58. MH = MANHOLE
59. NAVD 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988
60. NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
61. NO ID = NO IDENTIFYING MARKINGS
62. (NR) = NON-RADIAL
63. NTS= NOT TO SCALE
64. OHP= OVERHEAD POWER
65. OHU = OVERHEAD UTILITY LINE
66. O.R. = OFFICIAL RECORD BOOK
67. P = PLAT
68. PC = POINT OF CURVATURE
69. PCC = POINT OF COMPOUND CURVATURE
70. PCP = PERMANENT CONTROL POINT
71. PG = PAGE
72. PI = POINT OF INTERSECTION
73. PK&D = PARKER KALON NAIL AND DISC
74. PLS = PROFESSIONAL LAND SURVEYOR
75. POB = POINT OF BEGINNING
76. POC = POINT OF COMMENCEMENT
77. PP = POWER POLE
78. PRC = POINT OF REVERSE CURVE
79. PRM = PERMANENT REFERENCE MONUMENT
80. PSM= PROFESSIONAL SURVEYOR AND MAPPER
81. PU & DE = PUBLIC UTILITY & DRAINAGE EASEMENT
82. PUE = PUBLIC UTILITY EASEMENT
83. (R) = RADIAL
84. R = RADIUS
85. RING = ITEM DETECTED BY METAL DETECTOR BUT NOT RECOVERED
86. RNG= RANGE
87. ROW = RIGHT-OF-WAY
88. RR SPK = RAILROAD SPIKE
89. SAT= SATELLITE DISH
90. SEC = SECTION
91. SPK&D = SET PK WITH DISC WITH LB NUMBER
92. SIR = SET 5/8" IRON ROD WITH LB NUMBER
93. TBM = TEMPORARY BENCH MARK
94. TECO= TAMPA ELECTRIC COMPANY
95. TEL = TELEPHONE FACILITIES
96. TOB = TOP OF BANK
97. TP = TRANSMITTER PAD
98. TUE = TECHNOLOGY UTILITY EASEMENT
99. TVR= TELEVISION RISER
100. TWP= TOWNSHIP
101. UE = UTILITY EASEMENT
102. VF = VINYL FENCE
103. W = WATER SERVICE
104. WB = WATER BOX
105. WF= WOOD FENCE
106. WPP= WOOD POWER POLE
107. WREC= WITHLACOOCHEE RIVER ELECTRIC COMPANY
108. Δ = DELTA OR CENTRAL ANGLE OF CURVE
109. DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF
110. ELEVATIONS SHOWN HEREON ARE NAVD 1988 UNLESS OTHERWISE STATED
111. ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THAT THEY DO EXIST, BUT WERE NOT NECESSARILY MEASURED IN THE FIELD.
112. NOTE: LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
113. EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT
114. FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED
115. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED
116. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
117. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN
118. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY
119. TIES ARE TO FIELD LINES UNLESS OTHERWISE NOTED
120. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
121. FENCES MEANDER ON AND OFF LINE, APPROXIMATE LOCATION ONLY UNLESS STATED OTHERWISE.
122. THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
123. THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY UNLESS STATED OTHERWISE.
124. FLORIDA STATUTE : TWO SITE BENCHMARKS ARE REQUIRED FOR CONSTRUCTION.
125. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
126. 121. F.E.M.A. FLOOD HAZARD MAPPING: THIS DATE PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES. CALL 1-877-FEMAMAP OR EMAIL A MAP SPECIALIST AT: HTTP://WWW.FEMA.GOV/PLAN/PREVENT/FHM/TSD_EMAP.SHT PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION
127. IN COMPLIANCE WITH F.A.C. 5J-17.052(2)(D)(4) – IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
128. IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES (APPROXIMATE LOCATION ONLY)
129. ARCHITECTURAL FEATURES, SUCH AS FURRING STRIPS, SIDING, CORNICES, STUCCO, ETC., OUTSIDE THE LINE OF THE STRUCTURE HAVE BEEN TAKEN INTO ACCOUNT WHEN GIVING TIES FROM THE STRUCTURE TO THE LOT LINES.
130. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

Attachment: ATTACHMENT A - PROPOSED BOATHOUSE PLANS (23451 : PL20220002460 Buchanan Water Boathouse)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD20220102956
DATE ISSUED: April 04, 2022
BUILDING CODE IN EFFECT: FBC 7th Edition 2020

PERMIT TYPE: Marine

JOB ADDRESS: 493 Willet AVE, Unit: 2, Naples493 Willet AVE, Unit #: 1, Naples, Single Family
FOLIO #:
JOB DESCRIPTION: Marine- Construct one 589 sq.ft. dock with one 20,000 lb. boat lift, and one 10,000 lb. boat lift

493 Willet AVE, Unit #: 1 & 2

OWNER INFORMATION:
BUCHALTER, STEPHEN
1 BALSAM CIR
SHREWSBURY, MA 01545

AREA OF WORK (SQFT): 0

SETBACKS:
FRONT: REAR: 20' protrusion LEFT: 7.5' RIGHT: 7.5'

FLOOD ZONE: AE
SEWER:
WATER:

CONTRACTOR INFORMATION:
NELSON MARINE CONSTRUCTION INC.
10900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-4443

CERTIFICATE #:
C26557

Attachment: ATTACHMENT B - PRBD20220102956 (23451 : PL20220002460 Buchalter Boathouse)

INSPECTION JOB CARD

To schedule inspections call 239-252-3726
or visit https://cvportal.colliercountyfl.gov/cityviewweb

SETBACKS:											
FRONT:		REAR:	20' protrusion	LEFT:	7.5'	RIGHT:	7.5'	SPECIAL:		FLOOD ZONE:	FZAE

INSPECTION	OUTCOME	COMMENTS
115 - Building Final		
502 - Electrical Final		
506 - Underground Electrical Conduit		
810 - Exotic Vegetation Removal		

OPEN CONDITIONS	
Condition Type:	Condition Description:

NOTE: If you are unable to schedule your inspection, please contact the inspection desk at 252-2400.
NOISE ORDINANCE: Collier County Codes of Laws and Ordinances 54-92(f) Construction Sound. NOISE LIMITATIONS are in effect at all times. Work permitted, RESIDENTIAL Areas – 6:30 AM to 7:00 PM Monday thru Saturday; NON-RESIDENTIAL Areas (more than 500 feet from Residential Area) 6:00AM to 8:00PM Monday thru Saturday. No Work on Sundays or Holidays. RADIOS, LOUDSPEAKERS, ETC. – Must not disturb peace, quiet and comfort of neighboring inhabitants. FREE CABLE LOCATIONS – Call 48 Hours prior to digging/FPL 434-1222/UTS 1-800-542-0088/PalmerCATV 783-0638 and all other applicable utilities.

Per currently adopted building code ordinance, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

NOTICE: In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Attachment: ATTACHMENT B - PRBD20220102956 (23451 : PL20220002460 Buchalter Boathouse)

Approval of Construction Documents
Building Plan Review & Inspection

2800 N. Horseshoe Dr, Naples, FL 34104 239-252-2400

Collier County Build It! REVIEWED FOR CODE COMPLIANCE

Residential Permits

These electronic documents have been reviewed for Code Compliance by the Building Plan Review & Inspection Division of the Collier County Growth Management Department. The documents are available for download from the GMD Public Portal. These specific documents, listed as "Approved Plans (PR)" on the Portal, must be available for Inspectors to review on the job site in either electronic or paper form as the approved version in accordance with the Florida Building Code Section 107.3.1. Other supporting documents may be required on site as needed to meet code requirements.

Permit Number: PRBD2022010295601

Job Site Address: 493 Willet AVE, Unit: 2, Naples 493 Willet AVE, Unit #: 1, Naples, Single Family

Permit Description: Marine- Construct one 589 sq.ft. dock with one 20,000 lb. boat lift, and one 10,000 lb. boat lift

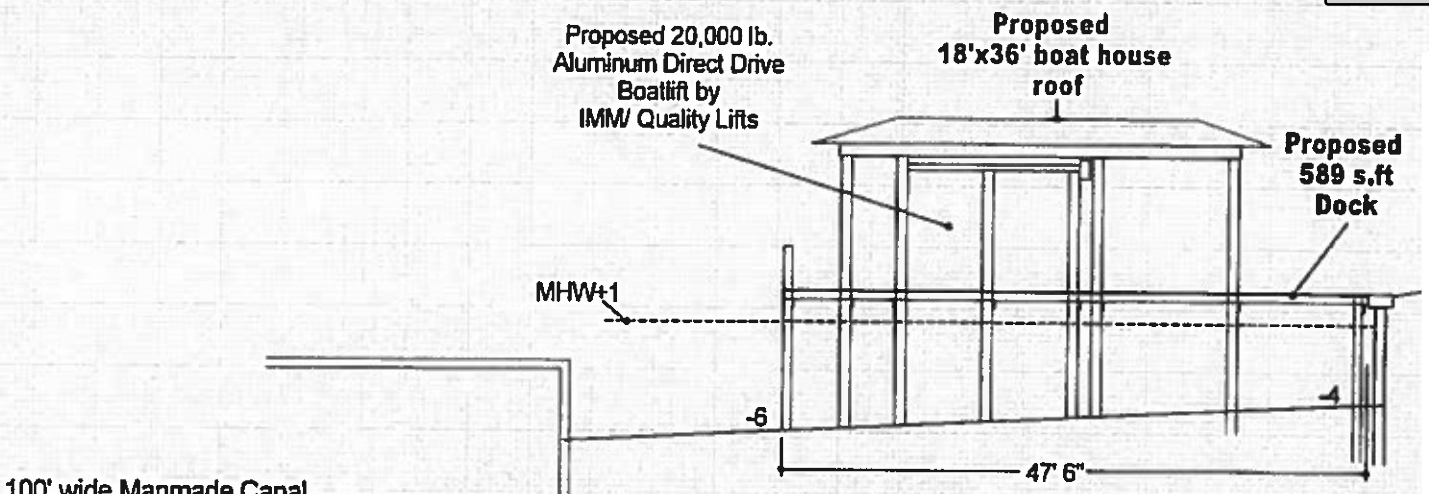
493 Willet AVE, Unit #: 1 & 2

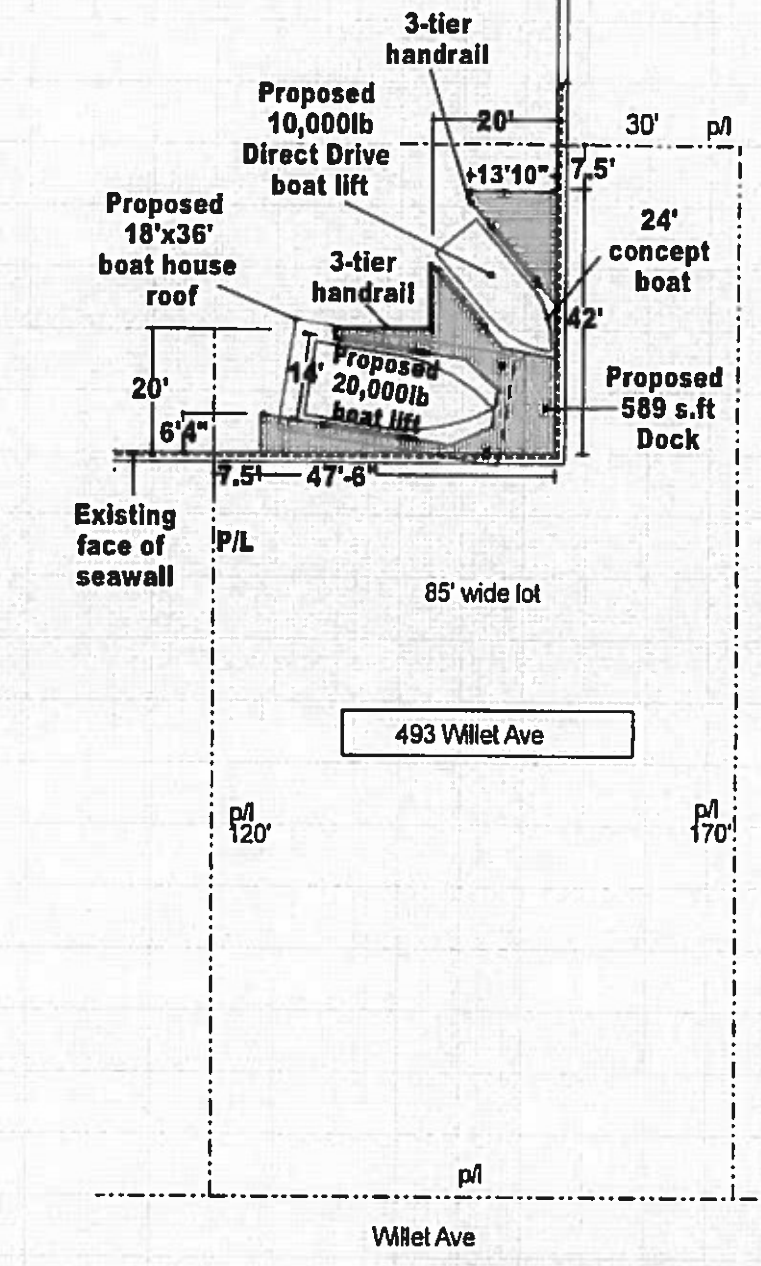
Permit Issuance Date: 04/04/2022

Document List:

	Portal File Type	Portal File Name
1.	Approved Plans (PR)	Application Form (Collier County Property Appraiser.pdf)
2.	Approved Plans (PR)	Site Specific Plans (DEP Approval 1-14-22 (Deferred).pdf)
3.	Approved Plans (PR)	Site Specific Plans (Survey Plan - Prepared (Deferred).pdf)
4.	Approved Plans (PR)	Construction Plans (Aerials - Prepared (Deferred).pdf)
5.	Approved Plans (PR)	Construction Plans (Buchalter- Boat Specs - Prepared (Deferred).pdf)
6.	Approved Plans (PR)	Construction Plans (Engineered roof plans - Prepared (Deferred).pdf)
7.	Approved Plans (PR)	Construction Plans (PermitDrawing3 - Prepared (Deferred).pdf)
8.	Approved Plans (PR)	Construction Plans (Piling Layout Roof Drawing - Prepared (Deferred).pdf)

Attachment: ATTACHMENT B - PRBD20220102956 (23451 : PL20220002460 Buchalter Boathouse)





Dock Specs:
8" 2.5cca treated PVC wrapped pilings
Stainless steel bolts and deck screws
2"x8" cca rough sawn stringers
Weardeck HDP decking

Lift Specs:
10" Butt Pilings cca treated pvc wrapped pilings
Stainless steel hardware
One Gem Remote Control Unit w/ auto stop mechanism
Aluminum bunks

Accessories:
Black cone caps
HDP pilings strips
5-step retractable Aluminum ladder

Owner :Buchalter

Purpose :Dock/Lifts/Boathouse install

Nelson marine construction

In :Naples

County :Collier

*BuchalterPermitDrawing

Scale:1"=30'

NORTH

11/29/21

Attachment: ATTACHMENT B - PRBD20220102956 (23451 : PL20220002460 Buchalter Boathouse)

FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

January 14, 2022

Stephan Buchalter
c/o Ben Nelson
Nelson Marine Construction
10923 Enterprise Ave
Bonita Springs, FL 34135
permitting@nelsonmarine.com

File No.: 0357825-003 EG, Collier County

Dear Stephan Buchalter :

On December 17, 2021, we received your notice of intent to use a General Permit (GP), pursuant to Rule 62-330.427, Florida Administrative Code to perform the following activities:

> To install a 589 square foot dock with one covered boat lift and one uncovered boat lift for a total overwater structure of 1,062 square feet with handrails and no more than two mooring areas at 493 Willet Ave Parcel ID: 27587000001 Naples, FL 34108 in a canal, Class II Waters, Unclassified for shellfish harvesting, Section 29, Township 48 South, Range 25 East, Collier County.

Your intent to use a general permit has been reviewed by Department staff for three types of authorizations: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

Your project either qualifies or was not applicable for all three authorizations types. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Haley Ballard by telephone at (239) 344-5660 or by e-mail at Haley.Ballard@floridadep.gov.

Attachment: ATTACHMENT C - 0357825-003 EG (23451 : PL20220002460 Buchalter Boathouse)

1. Regulatory Review – APPROVED

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the general Permit under Rule 62-330.427, Florida Administrative Code. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, Florida Administrative Code (attached), and the specific conditions of Rule 62-330.427, Florida Administrative Code (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish continue this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review – Part IV of Chapter 373 of the Florida Statutes, Title 62, Florida Administrative Code, and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, Florida Administrative Code.

2. Proprietary Review – NOT REQUIRED

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under Chapter 253 of the Florida Statutes, or Chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review – SPGP APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI, and a SEPARATE permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project (attached). A copy of the SPGP VI with all terms and conditions and the General Conditions may be found at https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/.

Authority for review – an agreement with the USACOE entitled "Coordination Agreement Between the U.S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit," Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Attachment: ATTACHMENT C - 0357825-003 EG (23451 : PL20220002460 Buchalter Boathouse)

Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, Florida Statutes, and Chapter 18-14, Florida Administrative Code.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.
The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-

Attachment: ATTACHMENT C - 0357825-003 EG (23451 : PL20220002460 Buchalter Boathouse)

3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Attachment: ATTACHMENT C - 0357825-003 EG (23451 : PL20220002460 Buchalter Boathouse)

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Fort Myers, Florida

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Sincerely,

Daniel T. Sensi

Daniel Sensi
Environmental Administrator
South District

Enclosures:
1 Project drawing
62-330.405, Florida Administrative Code
62-330.427, Florida Administrative Code
Special and General Conditions for Federal Authorization for SPGP VI-R1

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments, including all copies, were sent to the addressee and to the following listed persons:

None

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

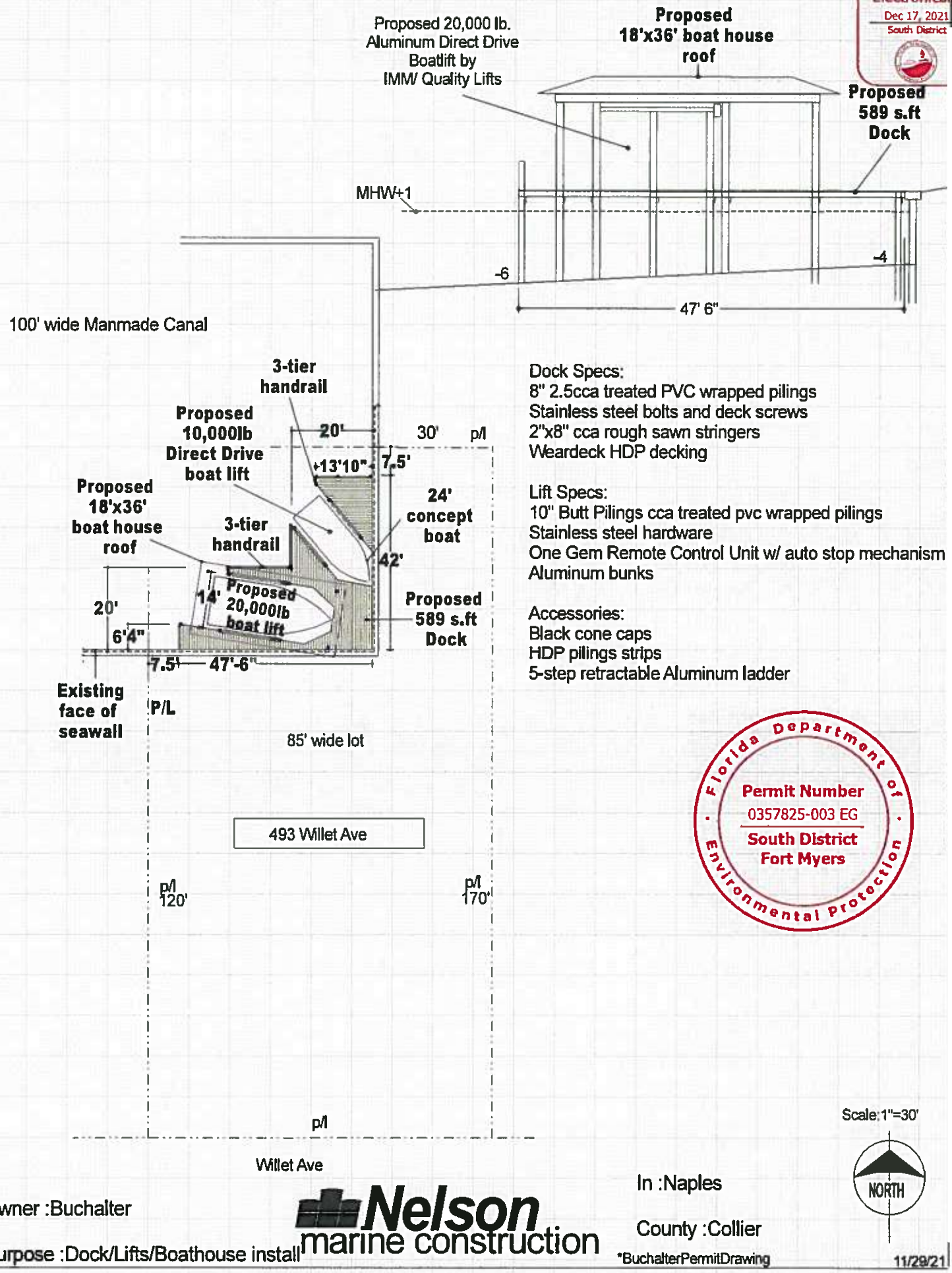
Marcon Ruiz

Clerk

January 14, 2022
Date

Attachment: ATTACHMENT C - 0357825-003 EG (23451 : PL20220002460 Buchalter Boathouse)

Electronically
Dec 17, 2021
South District



Dock Specs:
8" 2.5cca treated PVC wrapped pilings
Stainless steel bolts and deck screws
2"x8" cca rough sawn stringers
Weardeck HDP decking

Lift Specs:
10" Butt Pilings cca treated pvc wrapped pilings
Stainless steel hardware
One Gem Remote Control Unit w/ auto stop mechanism
Aluminum bunks

Accessories:
Black cone caps
HDP pilings strips
5-step retractable Aluminum ladder

Florida Department of Environmental Protection
Permit Number
0357825-003 EG
South District
Fort Myers

Scale:1"=30'

NORTH

Owner :Buchalter

Purpose :Dock/Lifts/Boathouse install

Nelson marine construction

In :Naples

County :Collier

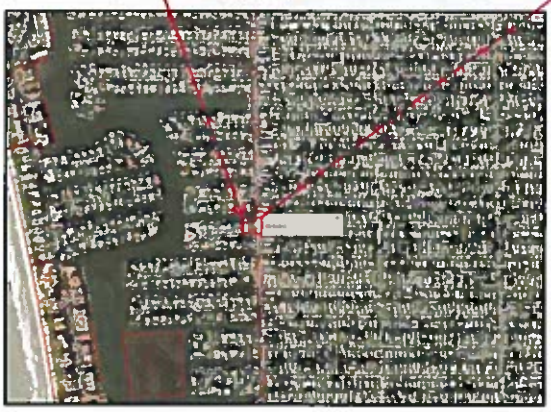
*BuchalterPermitDrawing

11/29/21

Attachment: ATTACHMENT C - 0357825-003 EG (23451 : PL20220002460 Buchalter Boathouse)







BUCHALTER BOATHOUSE LOCATION MAP

493 Willet Avenue, Naples, FL 34108

PL20220002460

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- ✓ Application, to include but not limited to the following:
  - ✓ 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 Criteria Justification

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

✓ 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.

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

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

Signature of Agent Representative

8-24-2022
Date

Ben Nelson
Printed Name of Signing Agent Representative

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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

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): BUCHALTER, STEPHEN

Name of Applicant if different than owner: Nelson Marine Construction

Address: 493 WILLET AVE City: NAPLES State: FL ZIP: 34108

Telephone: _____ Cell: 508-509-1423 Fax: _____

E-Mail Address: sbuchalter@enterprisecleaningcorp.com

Name of Agent(s): Nelson Marine Construction

Firm: _____

Address: 10923 Enterprise Ave City: Bonita Springs State: FL ZIP: 34135

Telephone: 239-992-4443 Cell: _____ Fax: 239-992-0765

E-Mail Address: Permitting@nelsonmarine.com

PROPERTY LOCATION

Section/Township/Range: 29 / 48 / 25 Property I.D. Number: 27587000001

Subdivision: CONNER'S VANDERBILT BCH EST UNIT 2 BLK N LOT 19 Unit: ____ Lot: ____ Block: ____

Address/ General Location of Subject Property:

493 WILLET AVE Behind Naples Park, off Vanderbilt Dr. First house on right on Willet Ave.

Current Zoning and Land use of Subject Property:

RSF-3 Single Family

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-3	Waterway/Canal
S	R.O.W/ RSF-3	Willet Avenue./Residential
E	R.O.W / RSF-3	Vanderbilt Drive./Residential
W	RSF-3	Residential

DESCRIPTION OF PROJECT

Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):
Constructing 648 sq. ft. boathouse with metal roof.With the roofing material to match the the house.

SITE INFORMATION

1. **Waterway Width:**
   100 ft. Measurement from ☐ plat ☒ survey ☐ visual estimate
   ☐ other (specify) ____
2. **Total Property Water Frontage:**
   104.5 ft.
3. **Setbacks:**
   Provided: 15 ft. Roof
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   20' ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30' ft.
   2. 24' ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   existing dock will be removed and a new one put in. Application for this dock was already submitted in Jan.2022. When we were told we needed a separate permit.
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?** .23 Acres

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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8. **Official Interpretations or Zoning Verifications:**
To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year? ☐ Yes ☒ No If yes, please provide copies.

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:
☐ Dock Extension
☒ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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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:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

3-7-22
Date

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Collier County
Growth Management Department

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliercountyfl.gov or submit in person to the Addressing Section at the address listed below. This form must be signed by Addressing personnel *prior* to the pre-application meeting. **Please allow 3 business days for processing.**

Not all items will apply to every project. Items in **bold** 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) Boathouse
- ☐ Carnival/Circus Permit
- ☐ CU (Conditional Use Permit)
- ☐ 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)

CONNER'S VANDERBILT BCH EST UNIT 2 BLK N LOT 19 T48, R25, S29

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

27587000001

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

493 WILLET AVE

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

CURRENT PROJECT NAME (if applicable)

BUCHALTER BOATHOUSE

PROPOSED PROJECT NAME (if applicable)

BUCHALTER BOATHOUSE name not yet approved

PROPOSED STREET NAMES (if applicable)

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

SDP ____-____ or AR or PL # PL20220002460

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Collier County
Growth Management Department

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 ☐Personally picked up

Applicant Name: BUCHALTER, STEPHEN

Phone: (239) 992-4443 Email: Permitting@nelsonmarine.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 27587000001

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: S.L.H. Date: 8/31/2022

Updated by: Date:

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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

Nelson
MARINE CONSTRUCTION, INC.
10923 Enterprise Avenue • Bonita Springs, FL 34135 • info@nelsonmarine.com • 239-992-4443 • nelsonmarine.com

Buchalter Boathouse 493 Willet Ave. Naples
.

Narrative Description- The proposed boathouse project is for a single-family home located at 493 Willet Ave., Conner's Vanderbilt Beach Est Unit 2 BLK N LOT 19. A state DEP permit has been acquired for the
Proposed project.

The proposed project also has a Dock/Lift permit the already exists (PRBD20220102956) that was submitted back in Jan. 2022. We received the permit on April 4th,2022.
The boathouse project consists of constructing 648 sq. ft boathouse with roof materials to match the single -family home asphalt roof (see attached photos). The project has been designed to be consistent regarding the overall protrusion with the other previously approved boathouses. The property waterway
Width is 100ft., with total property water frontage at 104 ft. and the setbacks are 15ft. as required for the roof. *The boathouse also consists of a roof overhang of 1.25' (1'-3") which is less than the allowable 3' for roof overhangs in waterways according to LDC. Total protrusion of the proposed facility into the water is 20' ft.*

Nelson Marine Construction
Docks -Boatlifts – Seawalls – Dredging- Demolition
"Celebrating 40 years of service to our customers"
permitting@nelsonmarine.com
10923 Enterprise Ave.
Bonita Springs, FL. 34135
239-992-4443

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

LDC Section 5.03.06.E Criteria:

For lots on a canal or waterway that is 100 feet or greater in width, no boathouse or dock facility/boat combination shall protrude more than 20 feet into the waterway (i.e. the total protrusion of the dock facility plus the total protrusion of the moored vessel).

1. **Criterion met (or Criterion not met).** Criterion met. The proposed boathouse and vessel combination will not protrude more than 20' feet into the waterway, which is appropriate in relation to the 100-foot width of the waterway.

2. **For lots on a canal or waterway that is less than 100 feet in width, dock facilities may occupy no more than 25 percent of the width of the waterway or protrude greater than 20 feet into the waterway, whichever is less.**

   Criterion met (or Criterion not met). Criterion not applicable. The waterway is a total of 100-feet in width and the combination was met in Criteria 1, above.

3. **On manmade canals 60 feet or less in width, which are not reinforced by a vertical seawall or bulkhead, dock facilities may protrude up to 33 percent of the width of the waterway, provided that the procedures outlined in section 5.03.06(C) are followed.**

   Criterion met (or Criterion not met) Criterion not applicable. The waterway is a total of 100-feet in width and the combination was met in Criteria 1, above.

4. **For lots on unbridged barrier islands located within state aquatic preserves, protrusion limits, setbacks, and deck area shall be determined by the applicable Florida Department of Environmental Protection (DEP) regulations in effect at the time of permit application, and the protrusion limits above shall not apply. All required DEP permits for a dock facility must be obtained prior to the issuance of a Collier County building permit for the facility.**

   Criterion met (or Criterion not met). Criterion not applicable. Subject lot is zoned RSF-3 and not located on unbridged barrier island within state aquatic preserves.

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 5.03.06(E) or 5.03.06(F) of this LDC or as exempted below.**

   Criterion met (or Criterion not met). Criterion met. Side setbacks of proposed boathouse are 15' feet from each property line.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

6. **All dock facilities, except boathouses, on lots with less than 60 feet of water frontage shall have a side setback requirement of 7.5 feet.**

   Criterion met (or Criterion not met). Criterion not applicable. Proposed dock facility is a boathouse.

7. **All dock facilities, except boathouses, on lots at the end or side end of a canal or waterway shall have a side setback requirement of 7.5 feet as measured from the side lot line or riparian line, whichever is appropriate.**

   Criterion met (or Criterion not met). Criterion not applicable. Proposed dock facility is a boathouse.

8. **Riparian lines for lots at the end or side end of a waterway with a regular shoreline shall be established by a line extending from the corner of an end lot and side end lot into the waterway bisecting equidistantly the angle created by the 2 intersecting lots.**

   Criterion met (or Criterion not met). Criterion met. Riparian lines are marked on drawing. Please see attached drawing.

9. **Riparian lines for all other lots shall be established by generally accepted methods, taking into consideration the configuration of the shoreline, and allowing for the equitable apportionment of riparian rights. Such methods include, but are not limited to, lines drawn perpendicular to the shoreline for regular (linear) shorelines, or lines drawn perpendicular to the centerline (thread) of the waterway, perpendicular to the line of deep water (line of navigability or edge of navigable channel), as appropriate, for irregular shorelines.**

   Criterion met (or Criterion not met). Criterion met. Riparian lines are marked on drawing. Please see attached drawing.

10. **All dock facilities, regardless of length and/or protrusion, shall have reflectors and house numbers, no less than 4 inches in height, installed at the outermost end on both sides. For multi-family developments, the house number requirement is waived.**

    Criterion met (or Criterion not met). Criterion met. Applicant will abide and install house reflectors on facility.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

11. **Multi-slip docking facilities with 10 or more slips will be reviewed for consistency with the Manatee Protection Plan ("MPP") adopted by the BCC and approved by the DEP. If the location of the proposed development is consistent with the MPP, then the developer shall submit a "Manatee Awareness and Protection Plan," which shall address, but not be limited to, the following categories:**
    a. **Education and public awareness.**
    b. **Posting and maintaining manatee awareness signs.**
    c. **Information on the type and destination of boat traffic that will be generated from the facility.**
    d. **Monitoring and maintenance of water quality to comply with state standards.**
    e. **Marking of navigational channels, as may be required.**

Criterion met (or Criterion not met). Criterion not applicable. There are only two slips in total and is not considered a multi-slip docking facility.

LDC Section 5.03.06.F. Criteria:

1. **Minimum side setback requirement: Fifteen feet.**

Criterion met (or Criterion not met). Criterion met. The proposed boathouse setbacks will be 15' feet.

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

Criterion met (or Criterion not met). Criterion met. The maximum protrusion into the waterway for the proposed boathouse will be 20' feet. The overall roof overhang is no more than 3 feet into the waterway and the roof only overhangs the maximum protrusion by an estimate of 1'-3" (1.25 feet).

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

Criterion met (or Criterion not met). Criterion met. The max height of the proposed boathouse is a 15' feet. Measured from the top of the seawall to the peak of the roof, which is most restrictive.

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Criterion met (or Criterion not met). Criterion met. The proposed boathouse is the only boathouse to be developed for this subject property.

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

   Criterion met (or Criterion not met). Criterion met. The proposed boathouse is completely open on all four sides.

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

   Criterion met (or Criterion not met). Criterion met. Criterion met. The proposed boathouse will consist of a roof that will be brown asphalt shingles, the same as the existing single family residence's roof,which serves as the principal structure. The existing house was built in 1961.

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

   Criterion met (or Criterion not met). Criterion met. Since this lot is at the dead end of a canal, and the lot wraps around the end of a canal and fronts on a street, there is no adjacent neighbor towards the east side. The neighbor on the west side's view is of a sea wall and the street. Also, the boathouse is in the only location available on this lot: 15' fro the property line to the outside of the boathouse piling. As well for the impact due to the canal being 98' wide, so the outside boathouse piling is 78' south of the opposite side of t canal seawall.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220002460

I, Stephen Buchalter (print name), as Owner (title, if applicable) of 493 Willet Ave Naples FL 34108 (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 Ben Nelson of Nelson Marine Construction LLC. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Stephen H. Buchalter
Signature

3/24/22
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 24 day of March, 2022 by (printed name of owner or qualifier) Steve Buchalter (Stephen Buchalter)

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

[ ] Are personally known to me

[ ] Has produced a current drivers license _____

[✓] Has produced FL. DR. License as identification.

Notary Signature: Pamela J Wuster

PAMELA J WUSTER
Notary Public - State of Florida
Commission # GG 229003
My Comm. Expires Jun 14, 2022
Bonded through National Notary Assn.

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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
Stephen Buchalter	100%

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

Name and Address	% of Ownership
N/A	

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

Name and Address	% of Ownership
N/A	

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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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
N/A	

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

Name and Address	% of Ownership
NO	

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
NO

g. Date subject property acquired 09/09/2021

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

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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

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.

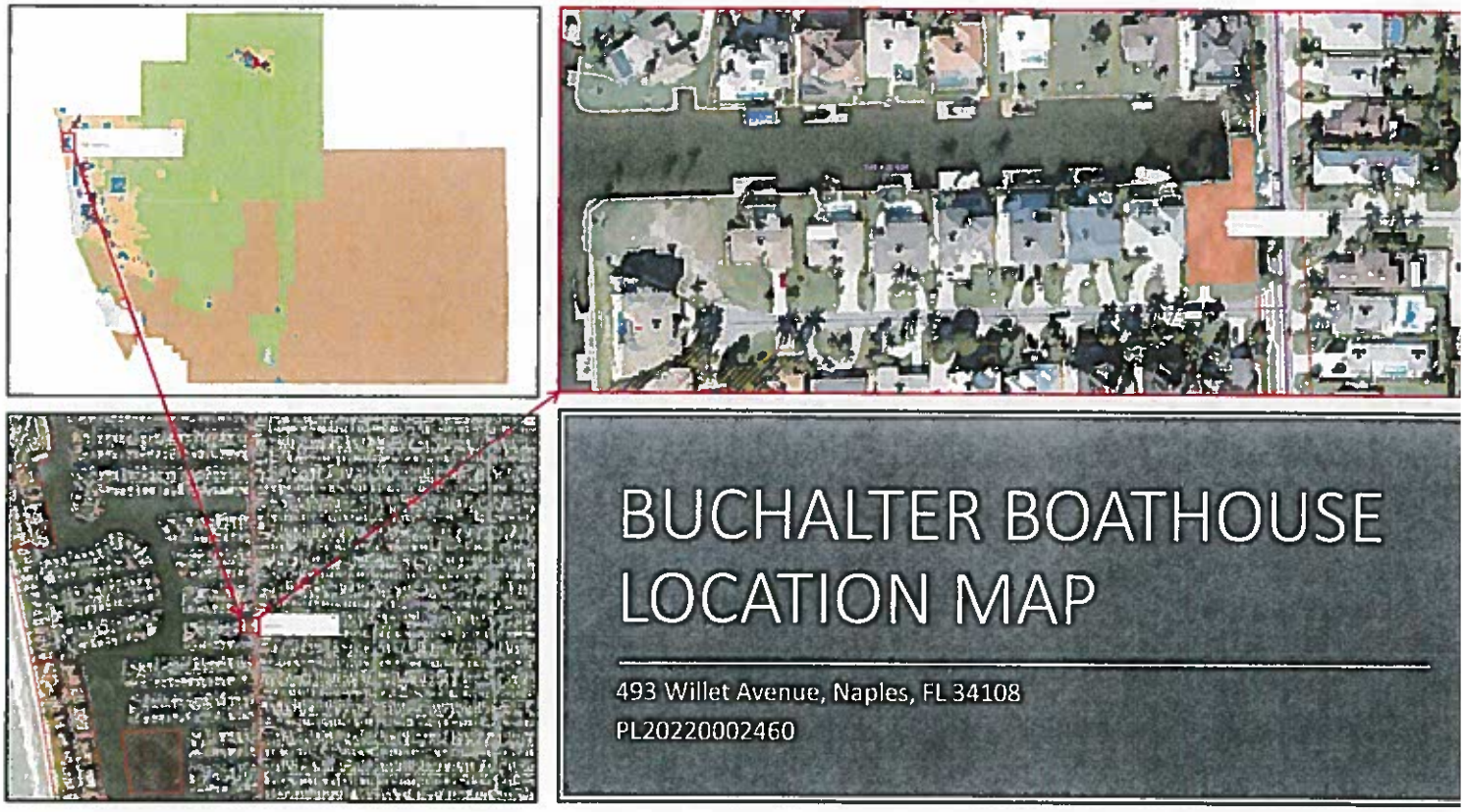
The completed application, all required submittal materials, and fees shall be submitted to:
Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Stephen S. Buchalter
Agent/Owner Signature

3/24/22
Date

Stephen S. Buchalter
Agent/Owner Name (please print)

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)



Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Collier County Property Appraiser

Buchalter - 493 Willet Ave.

MAP SIZE SMALL | MEDIUM | LARGE

- Introduction
- Search for Parcels by
- Search Results
- Layers
- Legend
- Print



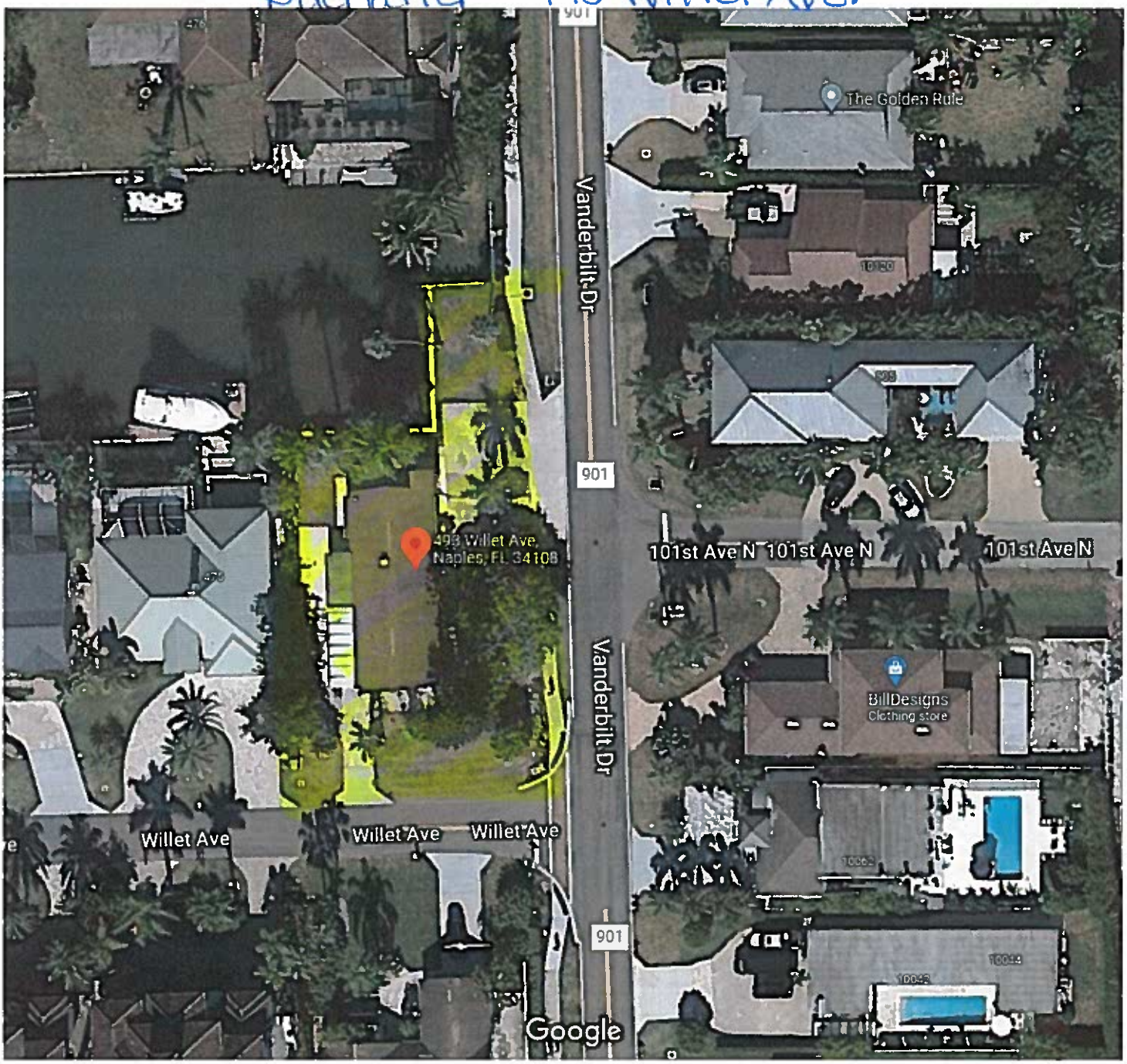
Aerial Photography: January - 2022 Urban [6IN] - 2022 Rural [2FT] - 2022 Rural [10FT] - 2022 Rural [50FT]

-Buchalter Residents
493 Willet Avenue

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

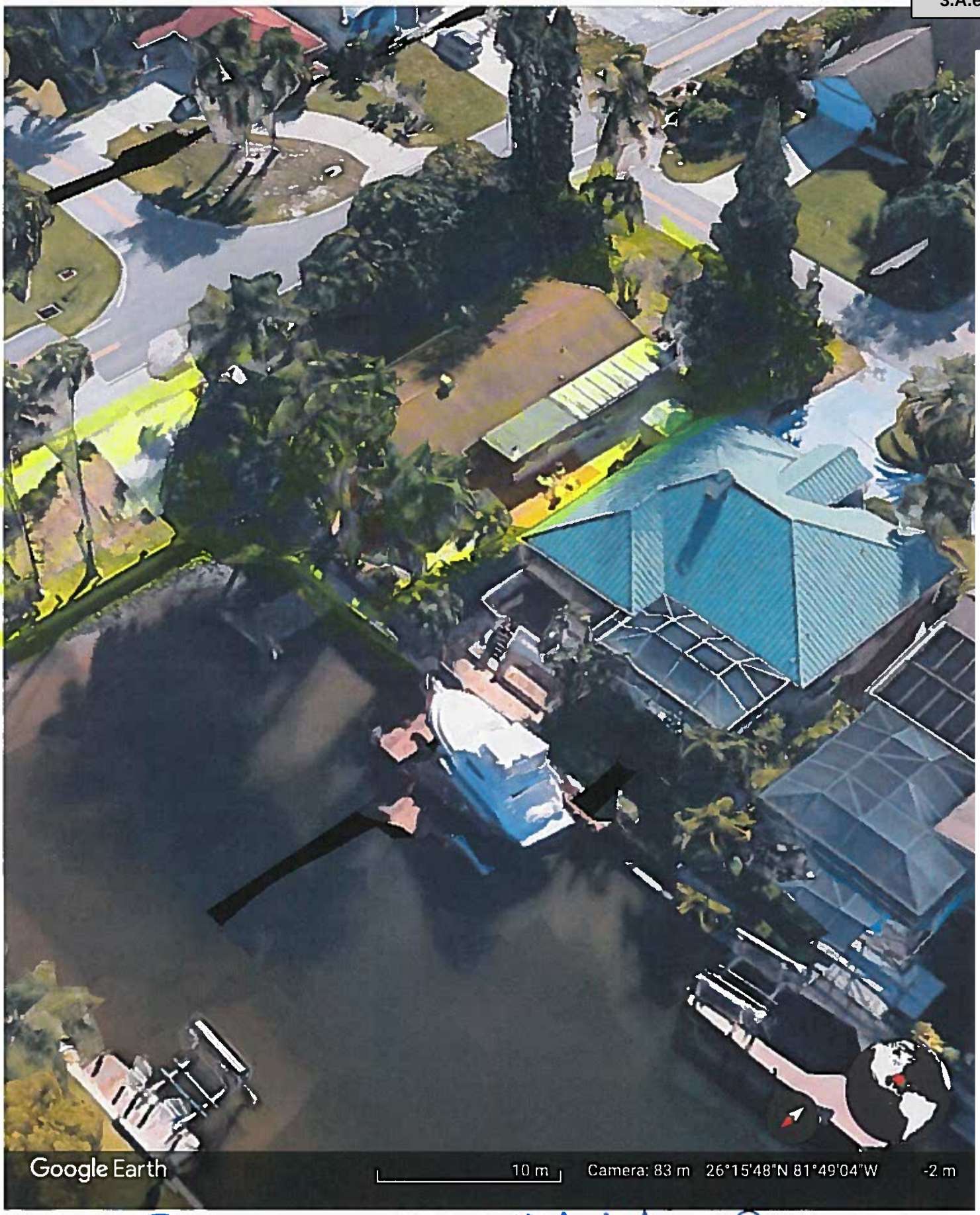
Google Maps

Buchalter - 493 Willet Ave.



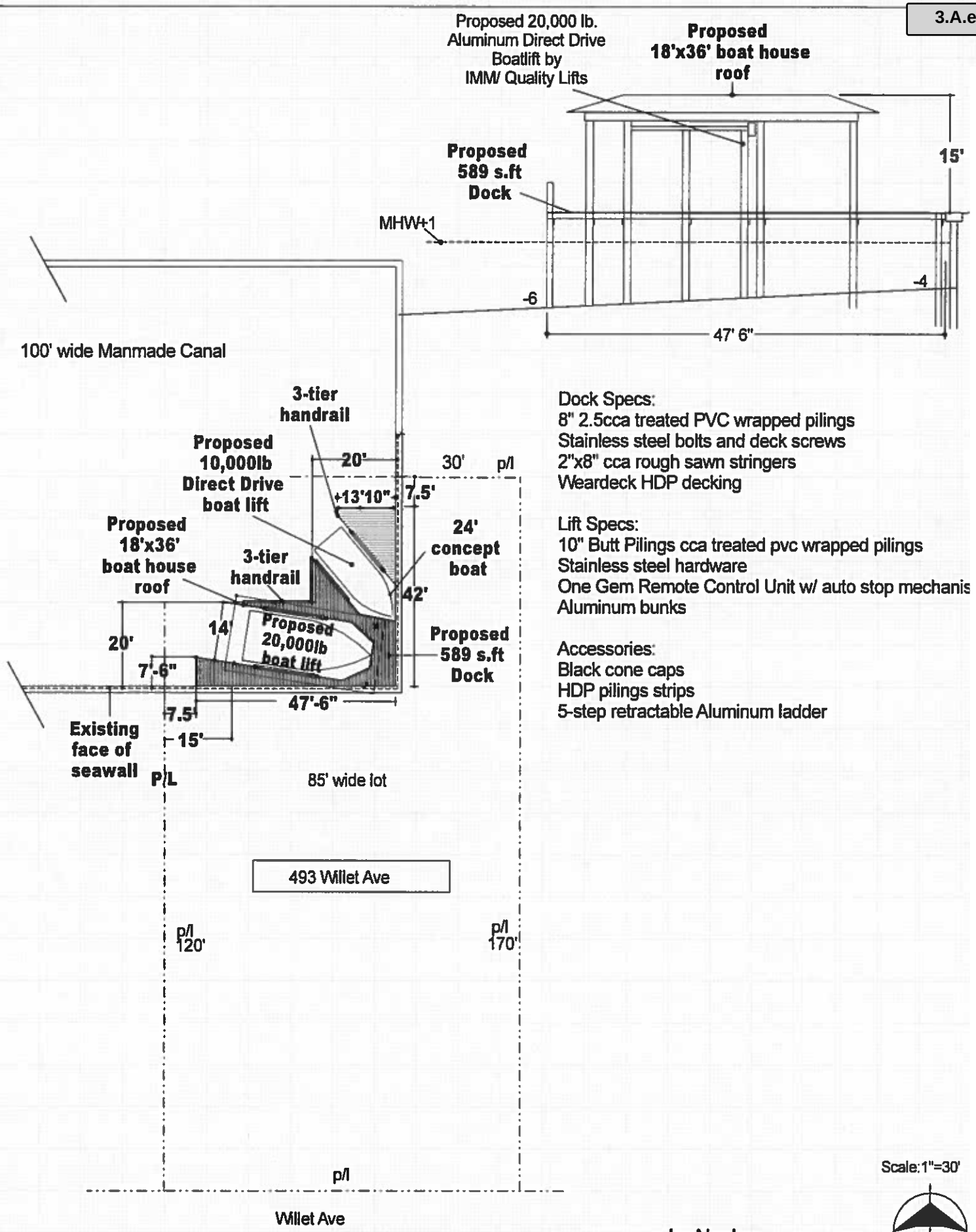
Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)



Buchalter - 493 Willet Ave. Naples

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)



Dock Specs:
8" 2.5cca treated PVC wrapped pilings
Stainless steel bolts and deck screws
2"x8" cca rough sawn stringers
Weardeck HDP decking

Lift Specs:
10" Butt Pilings cca treated pvc wrapped pilings
Stainless steel hardware
One Gem Remote Control Unit w/ auto stop mechanis
Aluminum bunks

Accessories:
Black cone caps
HDP pilings strips
5-step retractable Aluminum ladder

Scale:1"=30'

NORTH

Owner :Buchalter

Purpose :Dock/Lifts/Boathouse install

Nelson marine construction

In :Naples

County :Collier

*BuchalterPermitDrawing3

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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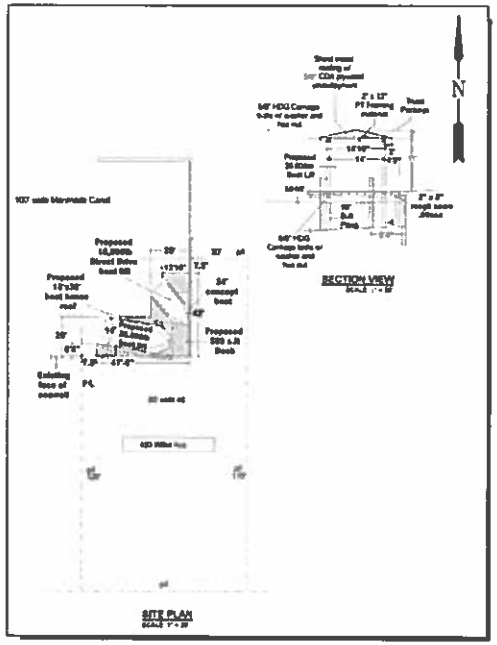
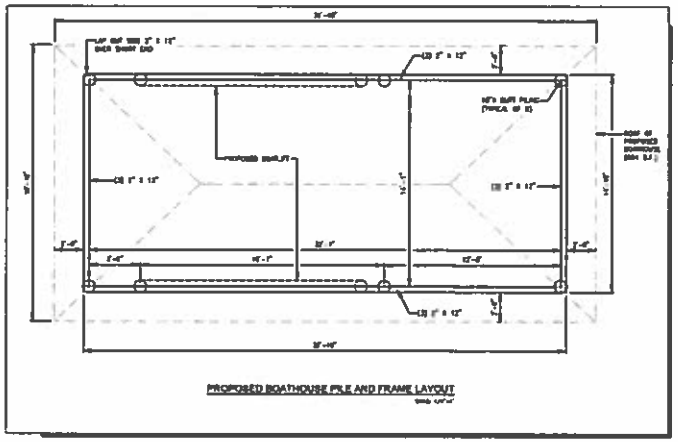
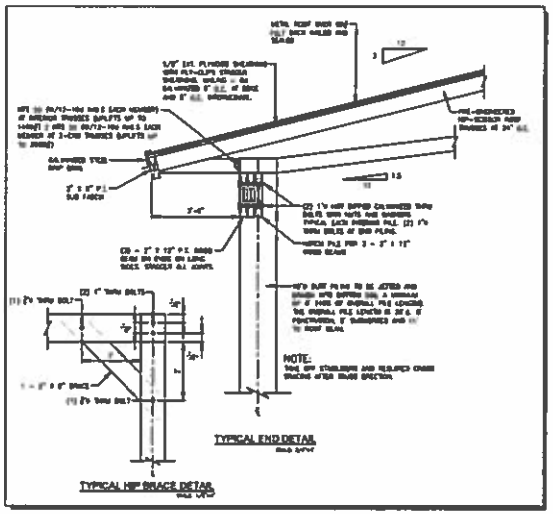
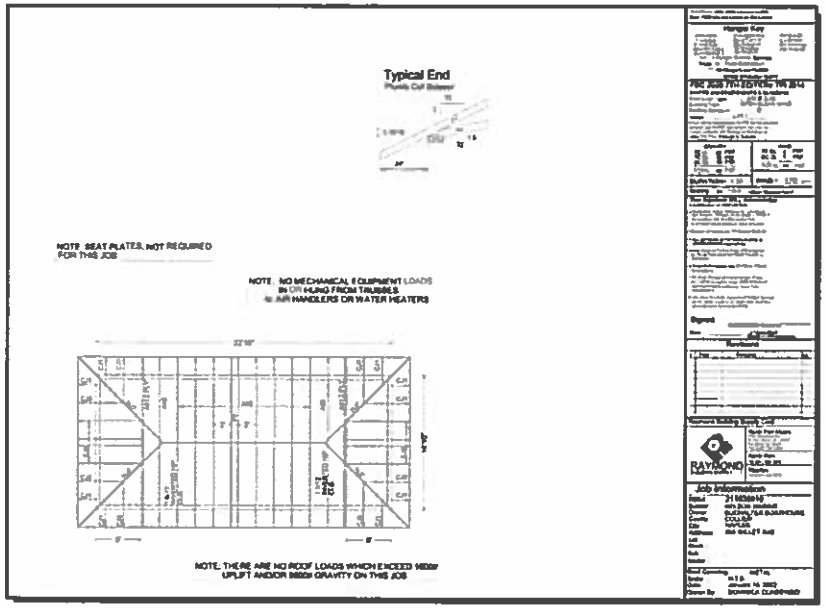
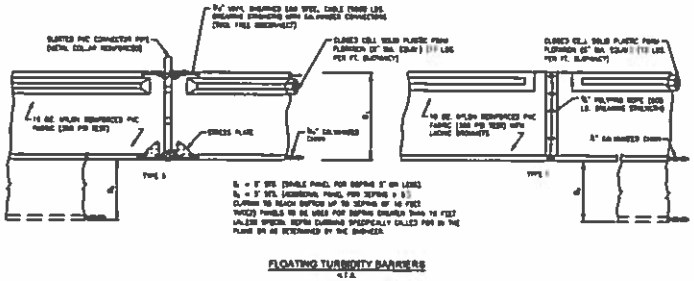










NOTES:

1. TRUSS SPAN SHALL NOT EXCEED 15'-0".
2. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER OF RECORD FOR VERIFICATION OF ROOF LOADS AND HIP LOTS.
3. ALL PILINGS SHALL BE 8.5 E.C.A., PILING STRAPPED WITH .30 GA. PVC FROM MUDLINE TO MEAN HIGH WATER. PILING SHALL BE A MINIMUM OF 40% PENETRATION OR PILINGS SHALL REACH TO 4' REFUSAL PILING TO BE JETTED OR DRIVEN TO APPROXIMATE GRADE OR REFUSAL.
4. BRACES AND SUB-FACIA TO BE PRESSURE TREATED No.2 SOUTHERN PINE OR BETTER.
5. ALL ROOF PLYWOOD SHEATHING TO BE CDX, PRESSURE TREATED FOR EXTERIOR USE.
6. ALL METAL TO BE HOT DIPPED GALVANIZED FOR CORROSIVE INSTALLATION, UNLESS OTHERWISE NOTED.
7. THE STRUCTURAL DESIGN IS PARTIALLY BASE UPON THE TRUSS LAYOUT, ANCHOR DETAILS, UPLIFT AND REACTION LOADS PER THE TRUSS DESIGN PLANS PREPARED BY RANGONE BUILDING SUPPLY CORP., ENTITLED "BUCHALTER BOATHOUSE" WITH JOB NUMBER 211439810 DATED 01/10/2022.
8. DESIGN IS BASED UPON THE GUIDANCE GOLD ZONE MEDIUM DENSE FINE SAND.
9. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE FOR AN ULTIMATE WIND SPEED OF 150 MPH AND A WINDBORNE DEBRIS ZONE, WIND EXPOSURE C STRUCTURE, WITH A SURFACE ROUGHNESS 'B' AND WIND EXPOSURE CATEGORY 'B'.
10. CERTIFICATION FOR STRUCTURAL ASPECTS ONLY. NO REVIEW OF LIFE SAFETY ASPECT MADE.

LEGEND

Revision	Date	Description	By

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

G. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Bonita Springs: 239 947 1144 www.GradyMinor.com Fort Myers: 239 690 4380

BUCHALTER BOAT HOUSE

493 WILLET AVENUE
NAPLES, FLORIDA 34108

SHEET 1

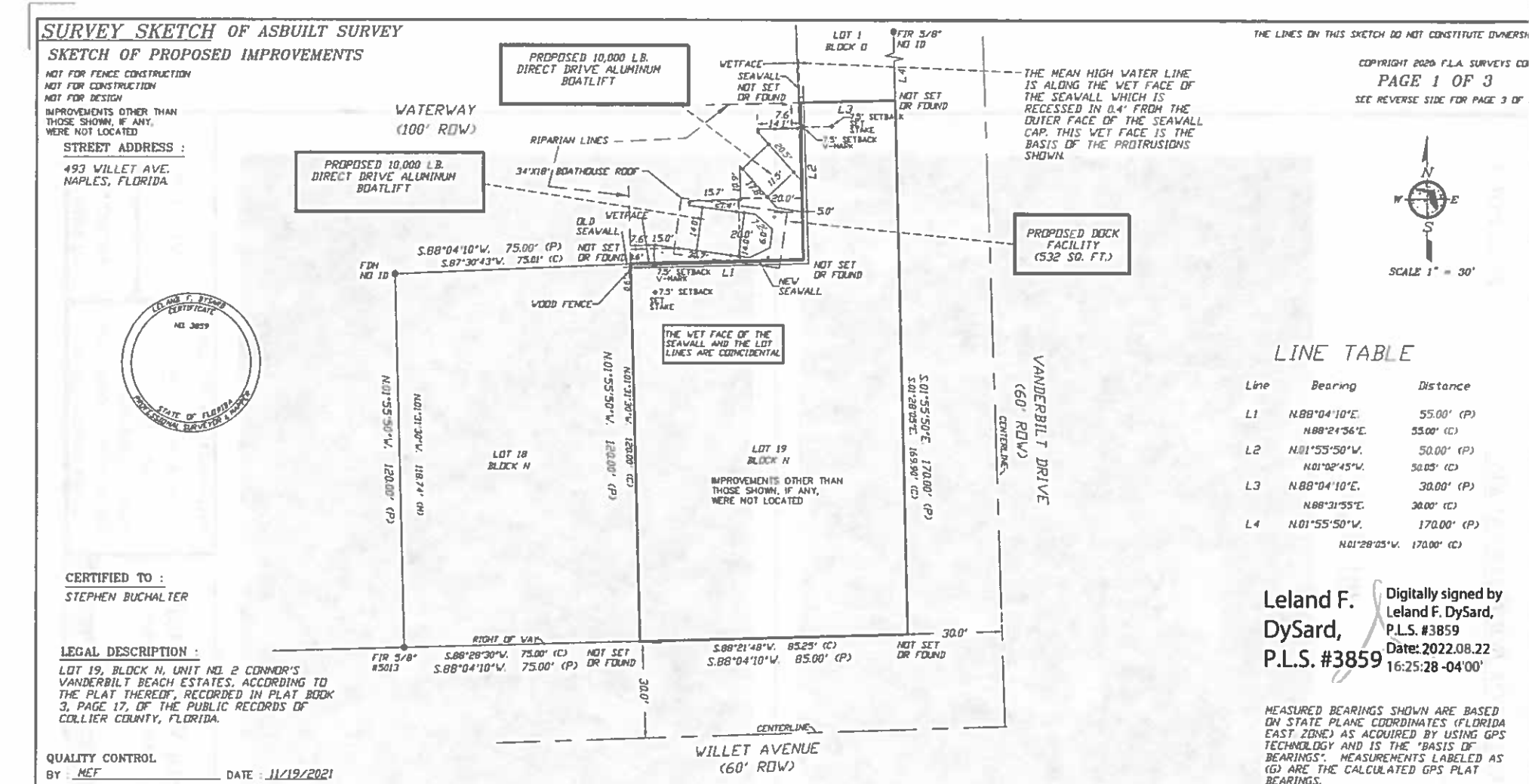
SURVEY SKETCH OF ASBUILT SURVEY

SKETCH OF PROPOSED IMPROVEMENTS

NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN
IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED

STREET ADDRESS :

493 WILLET AVE.
NAPLES, FLORIDA



CERTIFIED TO :

STEPHEN BUCHALTER

LEGAL DESCRIPTION :

LOT 19, BLOCK N, UNIT NO. 2 CONNOR'S VANDERBILT BEACH ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

QUALITY CONTROL
BY : MEF DATE : 11/19/2021

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX. LOCATION ONLY)

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
FLORIDA STATUTE 5J-17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION
NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSH

COPYRIGHT 2020 F.L.A. SURVEYS CO

SCALE 1" = 30'

LINE TABLE

Line	Bearing	Distance
L1	N.88°04'10"E.	55.00' (P)
	N.88°21'56"E.	55.00' (C)
L2	N.01°55'50"W.	50.00' (P)
	N.01°02'45"W.	50.05' (C)
L3	N.88°04'10"E.	30.00' (P)
	N.88°31'55"E.	30.00' (C)
L4	N.01°55'50"W.	170.00' (P)
	N.01°28'05"W.	170.00' (C)

Leland F. DySard, P.L.S. #3859
Digitally signed by Leland F. DySard, P.L.S. #3859
Date: 2022.08.22 16:25:28 -04'00'

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE) AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.

0 7 15 30 60
GRAPHIC SCALE

CERTIFICATION :

I HEREBY CERTIFY THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J17.05-052, FLORIDA ADMINSTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569

3884 PROGRESS AVE., SUITE 104
NAPLES, FL 34104
239-403-1600 FAX 403-8600
239-404-7129 239-250-5730
239-250-2795 239-370-1139

9220 BONITA BEACH ROAD, STE 200
BONITA SPRINGS, FL 34135

DRAWN BY:	IDV	PARTY CHIEF:	MIKE

NOTE:
IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (d) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

BY : Leland F DySard SURVEY DATE : 11/19/2021
CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

REVISIONS
REJECTIONS
8/22/2022

PROJECT NO:
21-88687-SP(

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Buchalter Residents 493 Willet Ave.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Buchalter Residents - 493 Willet Ave.

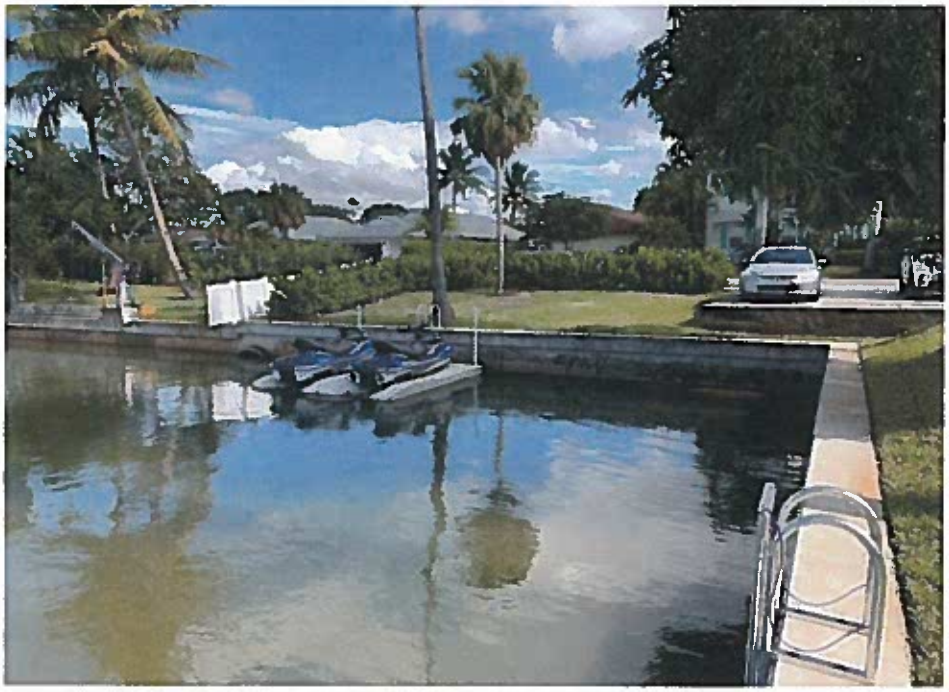
Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

SURVEY SKETCH OF BOUNDARY SURVEY *PAGE 2 OF 3*

NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN

Buchalter - 493 Willet Ave.

PHOTO PAGE





F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS - LB 6569

3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104
239-403-1600 FAX 403-8600

9220 BONITA BEACH ROAD, STE. 200
BONITA SPRINGS, FLORIDA 34135
239-403-1600 FAX 403-8600

REVISIONS

PROJECT NO.
21-88687

DRAWN BY: LFD | PARTY CHIEF: | N/A

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

FLORIDA DEPARTMENT OF Environmental Protection

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor
Jeanette Nuñez
Lt. Governor
Shawn Hamilton
Secretary

January 14, 2022

Stephan Buchalter
c/o Ben Nelson
Nelson Marine Construction
10923 Enterprise Ave
Bonita Springs, FL 34135
permitting@nelsonmarine.com

File No.: 0357825-003 EG, Collier County

Dear Stephan Buchalter :

On December 17, 2021, we received your notice of intent to use a General Permit (GP), pursuant to Rule 62-330.427, Florida Administrative Code to perform the following activities:

> To install a 589 square foot dock with one covered boat lift and one uncovered boat lift for a total overwater structure of 1,062 square feet with handrails and no more than two mooring areas at 493 Willet Ave Parcel ID: 27587000001 Naples, FL 34108 in a canal, Class II Waters, Unclassified for shellfish harvesting, Section 29, Township 48 South, Range 25 East, Collier County.

Your intent to use a general permit has been reviewed by Department staff for three types of authorizations: (1) regulatory authorization, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal authorization. The authority for review and the outcomes of the reviews are listed below. Please read each section carefully.

Your project either qualifies or was not applicable for all three authorizations types. However, this letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity.

If you change the project from what you submitted, the authorization(s) granted may no longer be valid at the time of commencement of the project. Please contact us prior to beginning your project if you wish to make any changes.

If you have any questions regarding this matter, please contact Haley Ballard by telephone at (239) 344-5660 or by e-mail at Haley.Ballard@floridadep.gov.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

1. Regulatory Review – APPROVED

Based on the forms, drawings, and documents submitted with your notice, it appears that the project meets the requirements for the general Permit under Rule 62-330.427, Florida Administrative Code. Any activities performed under a general permit are subject to general conditions required in Rule 62-330.405, Florida Administrative Code (attached), and the specific conditions of Rule 62-330.427, Florida Administrative Code (attached). Any deviations from these conditions may subject the permittee to enforcement action and possible penalties.

Please be advised that the construction phase of the GP must be completed within five years from the date the notice to use the GP was received by the Department. If you wish continue this GP beyond the expiration date, you must notify the Department at least 30 days before its expiration.

Authority for review – Part IV of Chapter 373 of the Florida Statutes, Title 62, Florida Administrative Code, and in accordance with the operating agreements executed between the Department and the water management districts, as referenced in Chapter 62-113, Florida Administrative Code.

2. Proprietary Review – NOT REQUIRED

The activity does not appear to be located on sovereign submerged lands, and does not require further authorization under Chapter 253 of the Florida Statutes, or Chapters 18-20 or 18-21 of the Florida Administrative Code.

3. Federal Review – SPGP APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI, and a SEPARATE permit or authorization will not be required from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project (attached). A copy of the SPGP VI with all terms and conditions and the General Conditions may be found at https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/.

Authority for review – an agreement with the USACOE entitled "Coordination Agreement Between the U.S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection, or Duly Authorized Designee, State Programmatic General Permit," Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Additional Information

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Please retain this general permit. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, Florida Statutes, and Chapter 18-14, Florida Administrative Code.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing
A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.
The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in Fort Myers, Florida

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Sincerely,

Daniel T. Sensi

Daniel Sensi
Environmental Administrator
South District

Enclosures:
1 Project drawing
62-330.405, Florida Administrative Code
62-330.427, Florida Administrative Code
Special and General Conditions for Federal Authorization for SPGP VI-R1

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments, including all copies, were sent to the addressee and to the following listed persons:

None

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

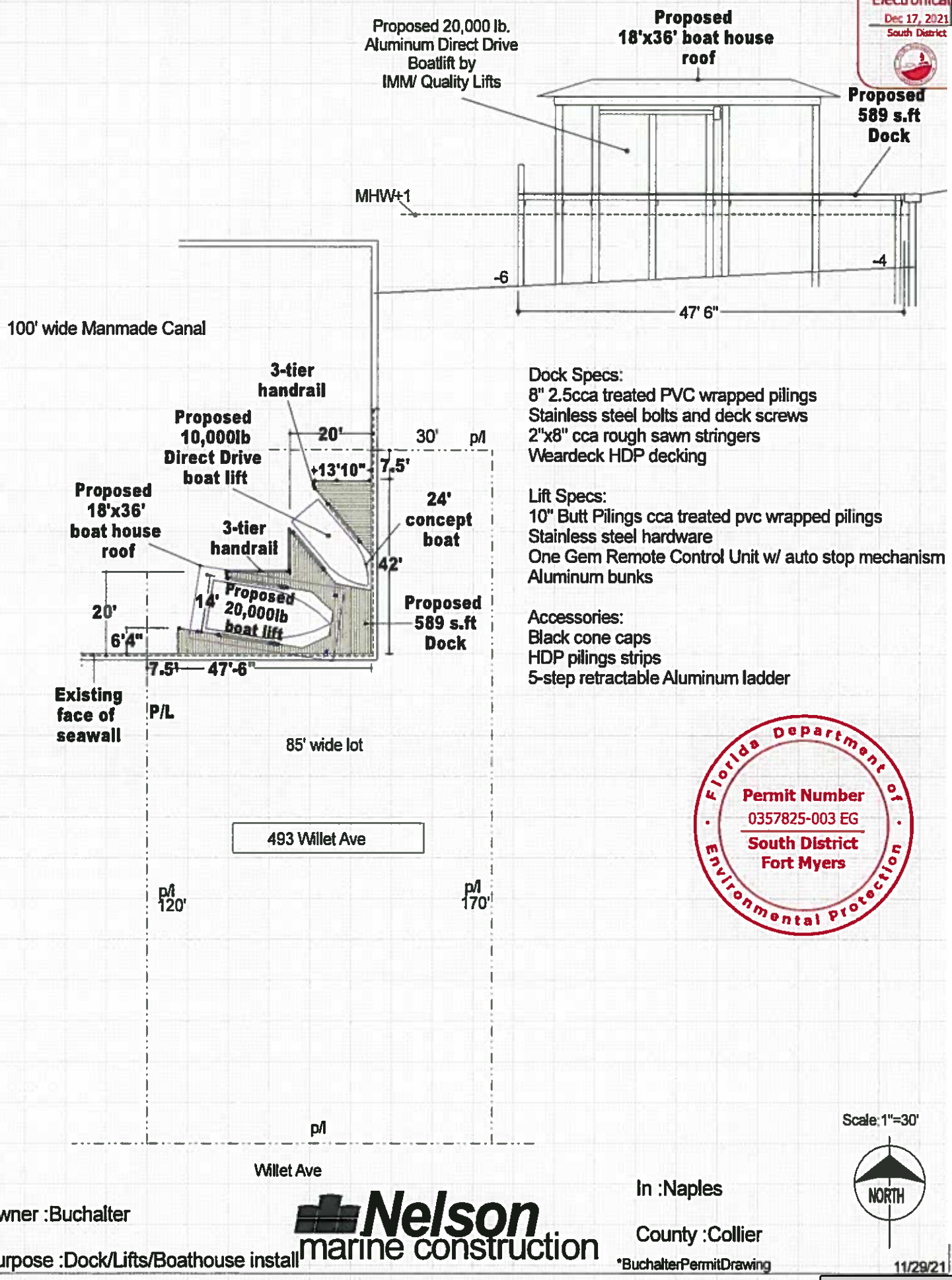
Marcon Ruiz

Clerk

January 14, 2022
Date

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Electronically
Dec 17, 2021
South District



Dock Specs:
8" 2.5cca treated PVC wrapped pilings
Stainless steel bolts and deck screws
2"x8" cca rough sawn stringers
Weardeck HDP decking

Lift Specs:
10" Butt Pilings cca treated pvc wrapped pilings
Stainless steel hardware
One Gem Remote Control Unit w/ auto stop mechanism
Aluminum bunks

Accessories:
Black cone caps
HDP pilings strips
5-step retractable Aluminum ladder

Florida Department of Environmental Protection
Permit Number
0357825-003 EG
South District
Fort Myers

Scale:1"=30'

NORTH

Owner :Buchalter

Nelson marine construction

In :Naples

County :Collier

Purpose :Dock/Lifts/Boathouse install

*BuchalterPermitDrawing

11/29/21

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD20220102956
PERMIT TYPE: Marine
DATE ISSUED: April 04, 2022
BUILDING CODE IN EFFECT: FBC 7th Edition 2020

JOB ADDRESS: 493 Willet AVE, Unit: 2, Naples493 Willet AVE, Unit #: 1, Naples, Single Family
FOLIO #:
JOB DESCRIPTION: Marine- Construct one 589 sq.ft. dock with one 20,000 lb. boat lift, and one 10,000 lb. boat lift

493 Willet AVE, Unit #: 1 & 2

OWNER INFORMATION:
BUCHALTER, STEPHEN
1 BALSAM CIR
SHREWSBURY, MA 01545

AREA OF WORK (SQFT): 0

SETBACKS:
FRONT: REAR: 20' protrusion LEFT: 7.5' RIGHT: 7.5'

FLOOD ZONE: AE
SEWER:
WATER:

CONTRACTOR INFORMATION:
NELSON MARINE CONSTRUCTION INC.
10900 EAST TERRY STREET
BONITA SPRINGS, FL 34135
(239) 992-4443

CERTIFICATE #:
C26557

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

INSPECTION JOB CARD

To schedule inspections call 239-252-3726
or visit https://cvportal.colliercountyfl.gov/cityviewweb

SETBACKS:											
FRONT:		REAR:	20' protrusion	LEFT:	7.5'	RIGHT:	7.5'	SPECIAL:		FLOOD ZONE:	FZAE

INSPECTION	OUTCOME	COMMENTS
115 - Building Final		
502 - Electrical Final		
506 - Underground Electrical Conduit		
810 - Exotic Vegetation Removal		

OPEN CONDITIONS	
Condition Type:	Condition Description:

NOTE: If you are unable to schedule your inspection, please contact the inspection desk at 252-2400.
NOISE ORDINANCE: Collier County Codes of Laws and Ordinances 54-92(f) Construction Sound. NOISE LIMITATIONS are in effect at all times. Work permitted, RESIDENTIAL Areas – 6:30 AM to 7:00 PM Monday thru Saturday; NON-RESIDENTIAL Areas (more than 500 feet from Residential Area) 6:00AM to 8:00PM Monday thru Saturday. No Work on Sundays or Holidays. RADIOS, LOUDSPEAKERS, ETC. – Must not disturb peace, quiet and comfort of neighboring inhabitants. FREE CABLE LOCATIONS – Call 48 Hours prior to digging/FPL 434-1222/UTS 1-800-542-0088/PalmerCATV 783-0638 and all other applicable utilities.

Per currently adopted building code ordinance, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

NOTICE: In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Approval of Construction Documents
Building Plan Review & Inspection

2800 N. Horseshoe Dr, Naples, FL 34104 239-252-2400

Collier County Build it! REVIEWED FOR CODE COMPLIANCE

Residential Permits

These electronic documents have been reviewed for Code Compliance by the Building Plan Review & Inspection Division of the Collier County Growth Management Department. The documents are available for download from the GMD Public Portal. These specific documents, listed as "Approved Plans (PR)" on the Portal, must be available for Inspectors to review on the job site in either electronic or paper form as the approved version in accordance with the Florida Building Code Section 107.3.1. Other supporting documents may be required on site as needed to meet code requirements.

Permit Number: PRBD2022010295601

Job Site Address: 493 Willet AVE, Unit: 2, Naples 493 Willet AVE, Unit #: 1, Naples, Single Family

Permit Description: Marine- Construct one 589 sq.ft. dock with one 20,000 lb. boat lift, and one 10,000 lb. boat lift

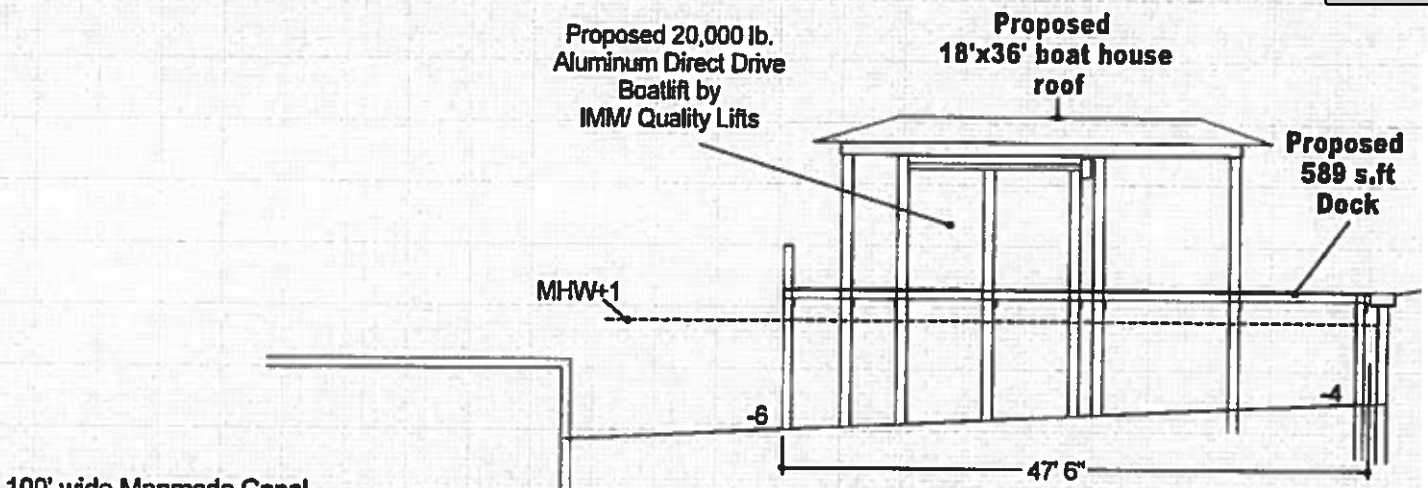
493 Willet AVE, Unit #: 1 & 2

Permit Issuance Date: 04/04/2022

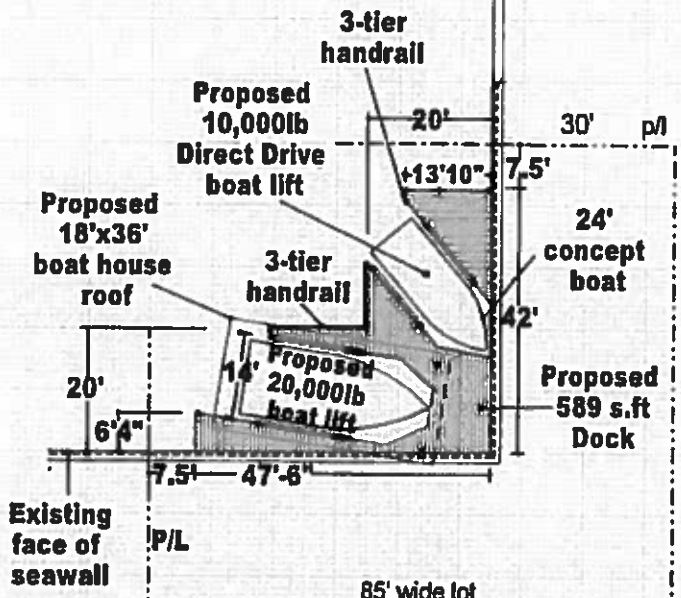
Document List:

	Portal File Type	Portal File Name
1.	Approved Plans (PR)	Application Form (Collier County Property Appraiser.pdf)
2.	Approved Plans (PR)	Site Specific Plans (DEP Approval 1-14-22 (Deferred).pdf)
3.	Approved Plans (PR)	Site Specific Plans (Survey Plan - Prepared (Deferred).pdf)
4.	Approved Plans (PR)	Construction Plans (Aerials - Prepared (Deferred).pdf)
5.	Approved Plans (PR)	Construction Plans (Buchalter- Boat Specs - Prepared (Deferred).pdf)
6.	Approved Plans (PR)	Construction Plans (Engineered roof plans - Prepared (Deferred).pdf)
7.	Approved Plans (PR)	Construction Plans (PermitDrawing3 - Prepared (Deferred).pdf)
8.	Approved Plans (PR)	Construction Plans (Piling Layout Roof Drawing - Prepared (Deferred).pdf)

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)



100' wide Manmade Canal



85' wide lot

493 Willet Ave

p/l
120'

p/l
170'

p/l

Willet Ave

Dock Specs:
8" 2.5cca treated PVC wrapped pilings
Stainless steel bolts and deck screws
2"x8" cca rough sawn stringers
Weardeck HDP decking

Lift Specs:
10" Butt Pilings cca treated pvc wrapped pilings
Stainless steel hardware
One Gem Remote Control Unit w/ auto stop mechanism
Aluminum bunks

Accessories:
Black cone caps
HDP pilings strips
5-step retractable Aluminum ladder

Owner :Buchalter

Purpose :Dock/Lifts/Boathouse install

Nelson marine construction

In :Naples

County :Collier

*BuchalterPermitDrawing

Scale 1"=30'

NORTH

11/29/21

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

Collier County Property Appraiser
Property Summary

Parcel No	27587000001	Site Address *Disclaimer	493 WILLET AVE	Site City	NAPLES	Site Zone *Note	3410

Name / Address	BUCHALTER, STEPHEN
	1 BALSAM CIR
City	SHREWSBURY
State	MA
Zip	01545

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A29	233800 N 193A29	29	48	25	0.23

Legal	CONNER'S VANDERBILT BCH EST UNIT 2 BLK N LOT 19

Millage Area	154	Millage Rates	*Calculations	
Sub./Condo	233800 - CONNERS VANDERBILT BCH EST #2	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL	4.889	6.8342	11.7232

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
09/09/21	6020-604	$ 1,625,000
07/11/19	5647-3266	$ 0
01/25/07	4174-205	$ 500,000
07/26/96	2210-1280	$ 200,000
07/26/96	2210-1278	$ 0
05/01/74	588-878	$ 0

2021 Certified Tax Roll

(Subject to Change)

	Land Value	$ 726,299
(+)	Improved Value	$ 136,859
(=)	Market Value	$ 863,158
(-)	10% Cap	$ 85,676
(=)	Assessed Value	$ 777,482
(=)	School Taxable Value	$ 863,158
(=)	Taxable Value	$ 777,482

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

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

*** INSTR 6166245 OR 6048 PG 2155 E-RECORDED 12/1/2021 10:20 AM PAGES 1 ***
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $10.00

Seal

NOTICE OF COMMENCEMENT

State of FLORIDA
County of COLLIER

A. Permit No. _____ B. Parcel/Tax Folio No. 27587000001

1. Description of Property (legal description of the property, and street address if available) 493 WILLET AVE Naples FL 34108
CONNER'S VANDERBILT BCH EST UNIT 2 BLK N LOT 19
2. General description of improvement (must be work scope specific and match the Permit): Construct 589 s ft dock with boatlift and boathouse with metal roof
3. Owner information or Lessee information if Lessee contracted for the improvement a. Name: Stephan Buchalter
b. Address: 1 Balsam Cir. Shrewbury, MA 01545
c. Interest in property: Owner
d. Name and address of fee simple titleholder (if different from Owner listed above) _____
4. Contractor information a. Name Nelson Marine Construction Inc
b. Contractor's Address: 10923 Enterprise Avenue, Bonita Springs, FL 34135
c. Contractor's Phone Number: 239-992-4443
5. Surety ◯ Yes ◉ No (if applicable, a copy of the payment bond is attached): a. Name: _____ ☑ N/A
b. Address: _____ ☑ N/A
c. Phone Number: _____ ☑ N/A
d. Amount of Bond $ _____ ☑ N/A
6. Lender information a. Name: _____ ☑ N/A b. Phone: _____ ☑ N/A
c. Lender's Address: _____ ☑ N/A
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7. a. Name(s) _____ ☑ N/A
b. Address: _____ ☑ N/A
c. Phone Numbers of designated persons: _____ ☑ N/A
8. a. In addition to himself or herself, Owner designates _____ ☑ N/A of _____ ☑ N/A
to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
b. Phone Number of person or entity designated by owner: _____ ☑ N/A
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified) _____

WARNING TO OWNER

ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Stephan Buchalter
Signature of Owner or Lessee, or Lessee's Authorized Officer/Director/Partner/Manager

Stephen Buchalter
Signatory's Printed Name and Title/Office

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15 day of November, 2021 by Steve Buchalter (name of person) as _____ (type of authority, e.g. officer, trustee, attorney in fact) for _____ (name of party on behalf of whom instrument was executed).

CLERK OF THE CIRCUIT COURT & COMPTROLLER

_____
(Signature of Deputy Clerk)

_____
(Printed Name of Deputy Clerk)

Pamela J Wister
(Signature of Notary Public - State of Florida)

Pamela. Wister
(Print, Type, or Stamp Commissioned Name of Notary)

Personally known ____ OR Produced Identification X
Type of Identification Produced Driver License

PAMELA J WISTER
Notary Public - State of Florida
Commission # GG 229003
My Comm. Expires Jun 14, 2022
Bonded through National Notary Assn.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

INSTR 6136497 OR 6020 PG 604 E-RECORDED 10/1/2021 12:48 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $11,375.00 REC $18.50
CONS $1,625,000.00

Prepared by:

Law Office of Donald K. Ross, Jr., P.A.
8950 Fontana Del Sol Way, Suite 101
Naples, Florida 34109

Consideration $1,625,000.00

File Number: 2021-0813

NOT CERTIFIED COPY

General Warranty Deed

Made this September 9, 2021 A.D. By **Stuart L. Melnick, a single man, Individually and as Trustee of the SLM Revocable Trust dated July 11, 2019,** whose address is: 262 Monterey Dr., Naples, Florida 34119, hereinafter called the grantor, to **Stephen Buchalter, a married man,** whose post office address is: 1 Balsam Cir., Shrewsbury, Massachusetts 01545, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Collier County, Florida, viz:

Lot 19, Block N, Unit No. 2 Connor's Vanderbilt Beach Estates, according to the plat thereof, recorded in Plat Book 3, Page 17, of the Public Records of Collier County, Florida.

Parcel ID Number: **27587000001**

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 granto 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 defen the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except restrictions an easements common to the subdivision, outstanding oil, gas, and mineral interests of record, if any, and ad valorem real estate taxes for th current year and all subsequent years.

Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)

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

Signed, sealed and delivered in our presence:

Signature of Witness #1
Witness Printed Name Dawn M White

Signature of Witness #2
Witness Printed Name Julie Ryan

(Seal)
Stuart L. Melnick, Individually and as Trustee of the SLM Revocable Trust dated July 11, 2019
Address: 262 Monterey Dr., Naples, Florida 34119

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of (X) physical presence or [ ] online notarization, this 9 day o September, 2021, by Stuart L. Melnick, Individually and as Trustee of the SLM Revocable Trust dated July 11, 2019, who is/ar personally known to me or who has produced drivers license as identification.

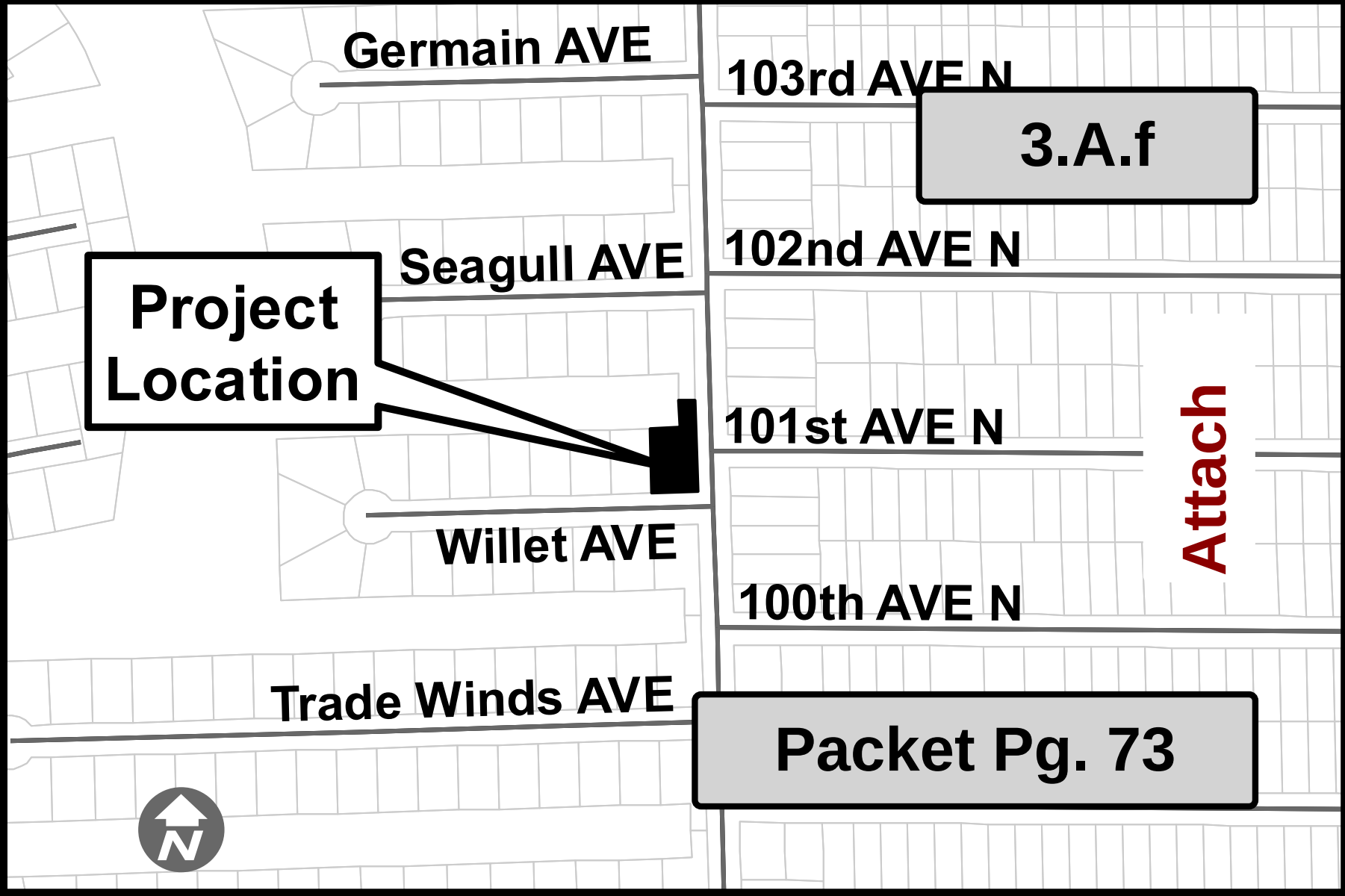
(NOTARY SEAL)

DAWN M. WHITE
MY COMMISSION # GG 152412
EXPIRES: January 13, 2022
Bonded Thru Notary Public Underwriters

Notary Public Signature:
Print Name: Dawn M White
My Commission Expires: Jan 13, 2022

CERTIFIED COPY

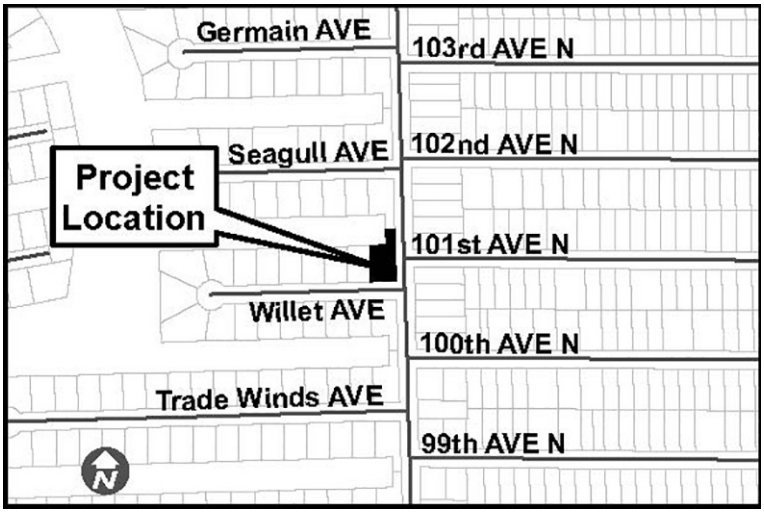
Attachment: ATTACHMENT D - Buchalter Packet 9-13-2022 (23451 : PL20220002460 Buchalter Boathouse)


Germain AVE
103rd AVE N
3.A.f
Seagull AVE
102nd AVE N
Project Location
101st AVE N
Attach
Willet AVE
100th AVE N
Trade Winds AVE
Packet Pg. 73
N

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., October 13, 2022**, in the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104 to consider:

PETITION NO. BD-PL20220002460 – NELSON MARINE CONSTRUCTION REQ TS CONSTRUCTING A 648 SQUARE FOOT BOATHOUSE ALLOWED BY SECTION 5.(5.F OF THE LAND DEVELOPMENT CODE, TO ACCOMMODATE AN EXISTING APPI ED BOAT DOCK PERMIT WITH A TOTAL PROTRUSION OF 20 FEET, CONSISTI OF TWO BOAT SLIPS, PURSUANT TO SECTION 5.03.06 OF THE COLLIER COUNTY ND DEVELOPMENT CODE, FOR THE BENEFIT OF LOT 19, CONNER'S VANDI LT BEACH ESTATES UNIT 2 BLOCK N, ALSO DESCRIBED AS 493 WILLET AVEN IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLO .



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

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

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

As part of an ongoing initiative to encourage public involvement, the public w ve the opportunity to provide public comments remotely, as well as in person, duri his proceeding. Individuals who would like to participate remotely should register t gh the link provided within the specific event/meeting entry on the Calendar of Events he County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-event ter the agenda is posted on the County website. Registration should be done in adv of the public meeting, or any deadline specified within the public meeting notice. Indi als who register will receive an email in advance of the public hearing detailing how th an participate remotely in this meeting. Remote participation is provided as a courtesy a at the user's risk. The County is not responsible for technical issues. For additional infor on about the meeting, please call Geoffrey Willig at (239) 252-8369 or email to Geoffrey. g@ colliercountyfl.gov.

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

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

Attachment: ATTACHMENT E - Legal Ad & Sign Posting (23451 : PL20220002460 Buchalter Boathouse)

ND-GCI0947562-01



Attachment: ATTACHMENT E - Legal Ad & Sign Posting (23451 : PL20220002460 Buchalter Boathouse)
Packet Pg. 75


PUBLIC HEARING
FOR
PUBLIC HEARING NOTICE
Buchalter Boathouse
Boathouse Establishment Petition
Petition No. 20220002460
HEX: October 13, 2022 - 9:00 a.m.
Growth Management Building
2800 N. Horseshoe Dr., Naples, FL 34104
Planner: Sean Sammon 239-252-8422



Attachment: ATTACHMENT E - Legal Ad & Sign Posting (23451 : PL20220002460 Buchalter Boathouse)
Packet Pg. 77



Attachment: ATTACHMENT E - Legal Ad & Sign Posting (22451 : PL20220002460 Buchalter Boathouse)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: ** This Item has been Continued from the September 22, 2022 HEX Meeting *** Petition No. BDE-PL20220001299 – 260 Connors Ave - Request for a 25-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 45 feet into a waterway that is 268± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 260 Conners Avenue and is further described as Lot 14, Block R, Conner's Vanderbilt Beach Estates Unit No. 3, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 10/13/2022

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
10/06/2022 4:37 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
10/06/2022 4:37 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch	Review Item	Skipped	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	10/06/2022 4:37 PM
Zoning	Diane Lynch	Review Item	Skipped	10/06/2022 4:37 PM
Zoning	Diane Lynch	Division Director	Skipped	10/06/2022 4:37 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/13/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: SEPTEMBER 22, 2022

SUBJECT: BDE-PL20220001299, 260 CONNERS AVENUE - MCKIBBEN DOCK

PROPERTY OWNER/APPLICANT:

Douglas G. and Christine E. McKibben
260 Conners Ave.
Naples, FL 34108

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 25-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 45 feet into a waterway that is 268± feet wide, pursuant to LDC Section 5.03.06.

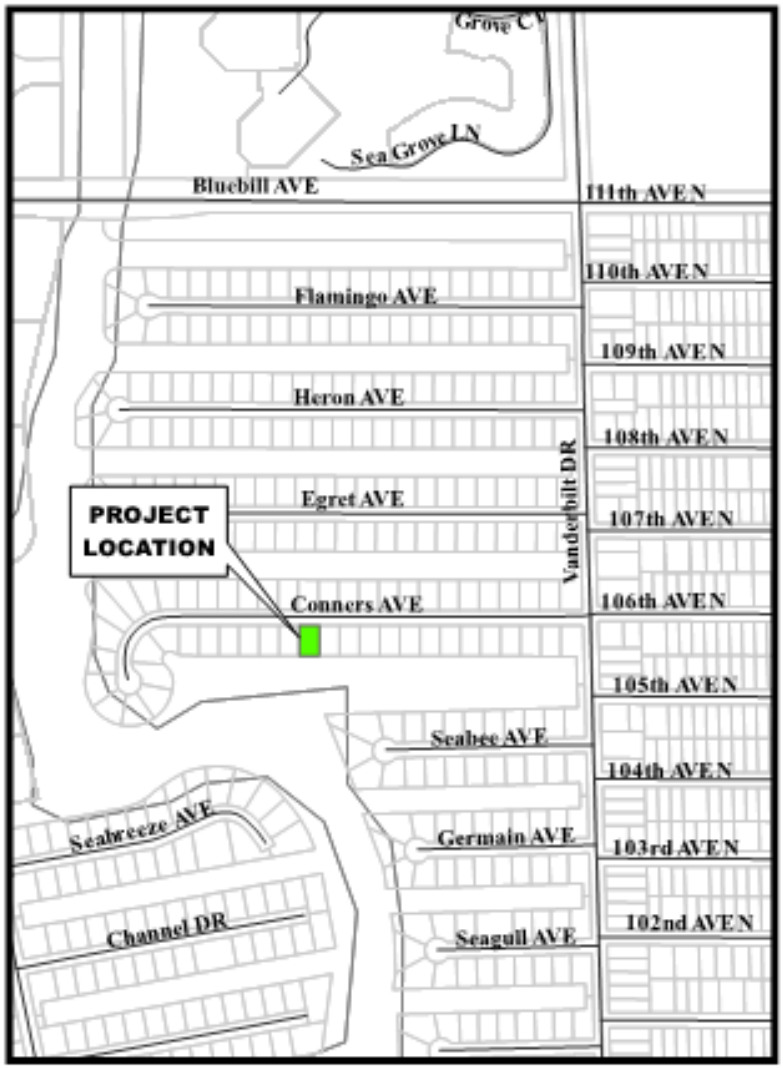
GEOGRAPHIC LOCATION:

The subject property is located at 260 Conners Avenue, further described as Lot 14, Block R, Conner's Vanderbilt Beach Estates Unit No. 3, in Section 29, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

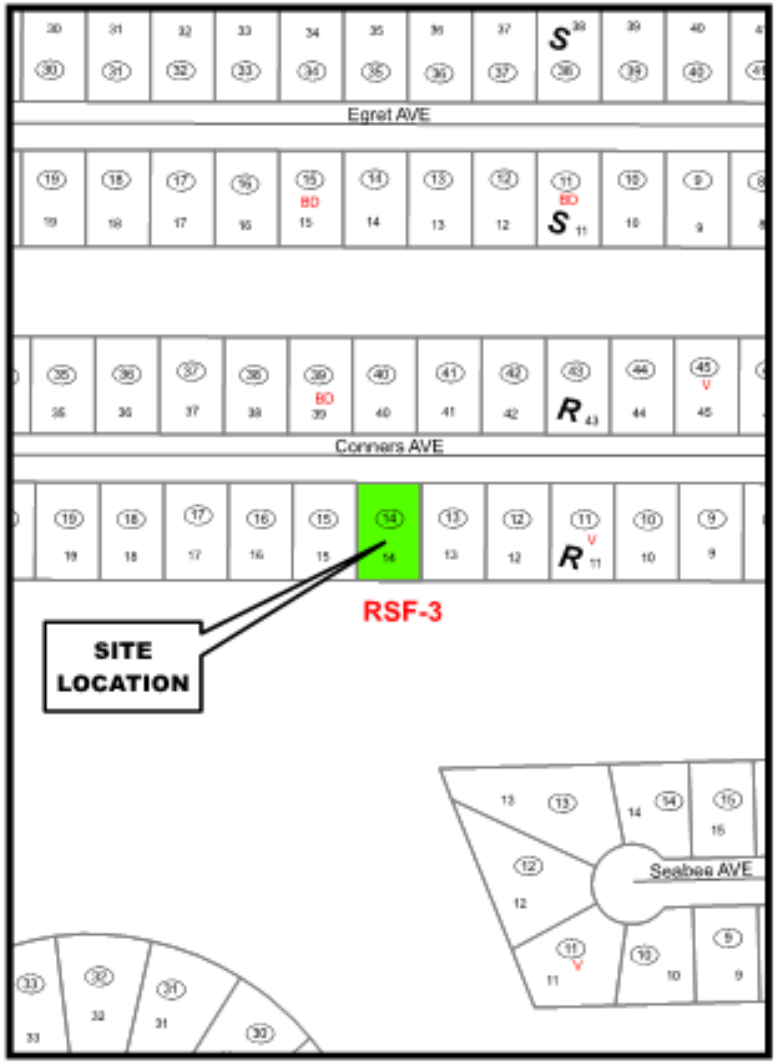
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a Single-Family-3 (RSF-3) Zoning District, comprises 0.22 acres with 80± feet of water frontage, and has been improved with a single-family residence. It is the desire of the owner/applicant to remove and replace the existing boat docking facility with a larger dock facility designed to accommodate a single 40-foot vessel. The proposed dock is of a shore perpendicular design that was greatly influenced by the applicant's previously denied petition for a Boat Dock Extension for a dock of shore parallel design; see Attachment B – HEX No. 2021-64. The vessel size has decreased, no crossing of riparian lines is required for ingress/egress, and the required 15-foot side/riparian setbacks will be maintained.

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)



Location Map



Zoning Map

Petition Number: PL20220001299

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

SURROUNDING LAND USE & ZONING:

North: Conners Avenue (Right-of-Way) then Single-family dwelling, Residential Single-Family-3 District (RSF-3)

East: Single-family dwelling, Residential Single-Family-3 District (RSF-3)

South: Vanderbilt Lagoon waterway

West: Single-family dwelling, Residential Single-Family-3 District (RSF-3)



Aerial – Collier County GIS

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The proposed dock is to be constructed waterward of the existing seawall shoreline. The proposed dock will not impact native shoreline vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. The Submerged Resource Survey exhibit sheet 5 of 7 provides an aerial with a note stating that no seagrasses were observed within 200 feet of the proposed docking facility.

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within an RSF-3 Zoning District and supports a single-family dwelling for which the LDC allows two boat slips. The proposed boat docking facility comprises a single boat slip designed to accommodate a 40-foot LOA vessel. A shore perpendicular design is being used to both satisfy side/riparian setback requirements and to eliminate any interference issues to vessel ingress/egress of neighboring dock facilities.

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 the survey should establish that the water depth is too shallow to allow launching and mooring of the vessel(s) described without an extension.)**

   Criteria not met. The applicant's agent states: "The reason for this BDE request is due to the applicant's vessel size and the two adjacent existing docks. The applicant-owned shoreline length is 80-feet and with 30-feet being within setbacks the best design option in order to accommodate the applicant's vessel and avoid ingress/egressing over the riparian lines is to push the dock further out into the waterway. The two adjacent properties have existing docks which limited the proposed dock design due to a lack of space to safely navigate the vessel between the docks for a more parallel mooring design. A design like that for this subject property was already presented to the HEX and was denied therefore a new dock design is now being proposed. As proposed the dock provides safe access to the slip as well as maintains the required 15-foot setbacks [sic] avoids having to navigate over shared riparian lines but does extend out past the allowed 20-feet. Additionally, the proposed design will not interfere with the adjacent properties nor their access to their

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

shoreline or subject docks/slips." Zoning staff doesn't disagree and finds this criterion has not been satisfied.

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's agent states: "The proposed docking facility design does have the dock extending out further into the subject waterway than any of the other adjacent docks. However, the subject waterway width does allow for the dock to extend out as proposed and still be within the allowed 25% width of the waterway. The newly proposed design is consistent with at least one other recently approved BDE located at 300 Oak Ave which just like that now existing docking facility does not impact navigation as the subject waterway is not a marked channel." Staff concurs and further offers that there are no marked channels within this area of Vanderbilt Lagoon and the overall width of the waterway is approximately 268 feet across from the proposed facility. The referenced BDE was presented as PL20190002922, HEX No. 2020-17, for which a duly advertised public hearing was conducted on September 24, 2020; See Attachment C. Said project involved a shore perpendicular dock protruding 44 feet into a 750-foot wide waterway.



Aerial – Collier County GIS

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

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Criterion met. The approximate waterway width is 268-feet wide. The proposed dock protrusion is 45 feet from the MHWL which is 16.79 percent of the width of the waterway; greater than 50-percent of the waterway remains open for navigation.

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

Criterion met. The applicant's agent states, in part: "The proposed docking facility is within the Vanderbilt Lagoon waterway which services a very large boating community. Both neighboring properties have docking facilities which will not be impacted by this proposed dock design now being perpendicular to the shoreline which does not require the vessel to cross over the shared riparian line... The proposed dock design does push the dock's overall protrusion out past most of the other docks on the subject waterway but it is within the allowed buildable area and the subject waterway accommodates the overall dock protrusion." Staff concurs and notes that the nearest portion of the dock facility to the west uses a shore perpendicular design and that to the east is a U-shaped dock facility for which the vessel would enter from east to west; there will be no interference to the use of either facility.

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 the type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)**

Criterion met. The applicant states: "The subject property special conditions that have been factored in the overall proposed dock layout are the existing width of waterway, adjacent docking facilities, and the applicant-owned shoreline length.

As for the subject property's shoreline length of 80-feet and the required side yard setbacks of 15-feet there is not sufficient backing distances for the vessel with a shore parallel mooring like the existing dock facility. The typically [sic] design criteria for backing distance is length and half of the vessel size utilizing the slip therefore we would need to provide 63-feet. With the two adjacent properties both having existing docking facilities the shore parallel design was not an option for this property. The property to the west is owned by the applicant but is a grandfathered structure which they would rather not remove and even if they did the setback of 15-feet for both the subject dock and adjacent dock would still not provide sufficient backing distances. That option was considered when determining [sic] the newly proposed dock design.

Based on that, the only other option for this property is to protrude further than the allowed 20-feet due to the subject property being located on an open waterway which can accommodate a dock extending out 67-feet from the MHWL as that is the 25% line. As

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

proposed today the dock still does not extend out to the allowed 25% line nor is it necessary to as you can see per the proposed dock layout the new design extends out 45-feet from the property line (most restrictive) and approximately 43-feet from the MHWL. The entire waterway is open to navigation and therefore the proposed extension request will not interfere with the everyday normal navigation boaters currently experience on the subject waterway."

Zoning staff does not necessarily agree with the applicant's analysis; however, does accept that the boat dock facility to the west of the subject property is nonconforming as by all appearances it encroaches well into the presently required 15-foot side/riparian setback. Staff is unable to determine when the neighboring dock first appeared in its present configuration and is therefore compelled to find that said dock represents a unique special condition. Staff concurs that the neighboring dock facilities must be taken into account when looking at the waterway as a whole and further concurs that the actual length of owned shoreline factors into the proposed boat dock facility design; therefore, this criterion has been satisfied.

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

Criterion met. The applicant states: "The proposed docking facility has been minimized and still provides deck area for routine maintenance, safe access as well as recreational activities like fishing plus storage of kayaks and/or paddleboards. The total over-water square footage is 678 square feet. There are two 4-foot side finger docks on either side of the proposed boat lift with a deck area that is within the 20-foot protrusion limit that offers recreational access to the waterway as well as provides [sic] additional area for storage on the dock that should not be considered excessive as it is within the allowed 20-foot protrusion measurement.

As designed this dock is still consistent with at least one other existing docking facility within the Vanderbilt Lagoon waterway that has been approved for a BDE which is located at 300 Oak Ave." Zoning staff concurs with the applicant and therefore finds this criterion to have been satisfied.

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 80 feet of water frontage and the proposed vessel to be docked at this location is 40 feet long; the vessel size does not exceed the 50-percent threshold.

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

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

   Criterion met. The applicant's agent states: "There is an existing dock and boat lift already onsite therefore, no new impacts to the neighboring property views of the waterway will result from the proposed project. Additionally, your view by riparian rights is within the property's riparian area extending out to the middle of the waterway." Staff is of the opinion that only the view within one's riparian area can be protected and then only to the extent that it does not restrict a neighboring property from their exercising their full use of waterfront property. To that end, staff finds that the proposed dock has been minimized beyond the 20-foot protrusion mark thereby minimizing the potential view impact.

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

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

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

   Criterion is not applicable. The proposed project is for a single-family residential boat dock facility. Section 5.03.06.E.11, Manatee Protection Plan, is not applicable for this boat dock proposal.

Staff analysis finds this request complies with four of the five primary criteria and five of the six secondary criteria with the sixth criterion being not applicable. Staff is aware of opposition to this project which will be compiled and made part of Attachment E.

CONCURRENT LAND USE APPLICATIONS:

There are no known concurrent land use petitions.

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. Such appeal shall be filed per Section 2-88 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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.

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20220001299 in accordance with the "Proposed Dock" plan provided within Attachment A.

Attachments:

A. Proposed Dock Plans
B. HEX NO. 2021-64, 260 Conners Ave
C. HEX NO. 2020-17, 300 Oak Ave
D. Public Hearing Sign Posting
E. Applicant's Backup, including Application
F. Correspondence – Letters of Objection

Attachment: Staff Report 09092022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

SUPPLEMENTAL STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION-ZONING SERVICES SECTION

HEARING DATE: OCTOBER 13, 2022

SUBJECT: BDE-PL20220001299, 260 CONNERS AVENUE - MCKIBBEN DOCK

The subject petition was initially advertised for a public hearing by the Hearing Examiner on September 22, 2022, as Agenda Item 3.B. Said item was presented in its entirety, complete with public comment and rebuttal by the applicant's agent. Several optional dock designs were presented by the applicant's agent to show how the proposed design was chosen. The Hearing Examiner subsequently requested the applicant provide the alternative design options to staff for further evaluation and compliance with the LDC. In addition to the previously discussed design options, the applicant provided several modified designs for consideration. As per the applicant's agent, the property owner most prefers the dock designs presented as Options 1 and 2 and, because of public comment, now prefers said options over the design initially submitted for this project.

ALTERNATIVE DESIGN OPTIONS:

Option 1: This is the mirrored option discussed during the applicant's presentation that moves the proposed boat slip/lift to the western property line and aligns the portion of the dock with the greatest protrusion with that of the adjoining property's nonconforming dock and boathouse which is closer to the side/riparian line than is allowable by the current LDC requirements. This design also minimizes the view impact for the neighbor to the east and, as per the applicant's agent, should not be considered a major impact as proposed. The amount of decking has also been minimized, will not impact navigation, and is consistent with the original design supported by staff. Staff has further observed that the applicant has chosen to increase the required 15-foot side setback to 20 feet to the west side rather than to the east as the adjoining dock facility to the west is only 4.3 feet from the side/riparian line. This design requires a 25-foot BDE to allow for a total protrusion of 45 feet which is consistent with the advertised project.

Option 2: Reflects the original dock design proposed in the previously denied BDE petition, HEX No.: 2021-64, with the same overall protrusion of 31 feet as measured from the most restrictive point, the property line. Additionally, the overall dock design, proposed slip size, and associated square footage have been minimized in response to the denial comments. This design provides sufficient dock area parallel to the shoreline to allow the vessel to be temporarily moored to the waterward side at low tide which would avoid the vessel being in the side riparian area. This option also allows for recreation activities to occur out where the deepest water is on-site. This design requires an 11-foot BDE to allow for a total protrusion of 31 feet which is less than the advertised request.

Attachment: SUPPLEMENTAL STAFF REPORT 10052022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Option 3: Reflects Option 2 with the waterward side being fully reduced to 4 feet wide so as not to be considered excessive past the 20-foot protrusion mark. This design eliminates the option to temporarily moor a vessel out on the waterward side in the event of low tide; therefore, it may be necessary to temporarily moor the vessel inside the side/riparian setback area. This design also limits the deck area for recreational activities like fishing.

Options 4 and 5: Said options are included as they were presented during the applicant's presentation. The applicant requests these designs not be considered due to limited ingress/egress to the proposed dock facility. The adjacent lot to the west is existing and does not satisfy the required 15-foot side/riparian setback; therefore, backing distances are reduced which could cause potential issues. Option 4 requires an 11-foot BDE to allow for a total protrusion of 31 feet; Option 5 requires a 12-foot BDE to allow for a 32-foot protrusion.

PRIMARY and SECONDARY CRITERIA:

Primary and Secondary Criteria remain unchanged for all 5 design options. Each of the presented options is fully located within the applicant's riparian area and complies with the required 15-foot side/riparian setback.

ENVIRONMENTAL EVALUATION:

Remains unchanged for all 5 options. No seagrasses were observed within 200 feet of the proposed dock facility and an ST permit is required prior to the issuance of a building permit.

PUBLIC NOTICE:

Pursuant to LDC Section 10.03.06.H this petition was advertised for a public hearing by the Hearing Examiner for the regularly scheduled meeting conducted on September 22, 2022. Both the Property Owner Notification Letter and the Newspaper ad were scheduled for mailing/publication on September 2, 2022, and a Public Hearing Sign was posted by staff on September 6, 2022. The subject petition was then continued to the next regularly scheduled meeting on October 13, 2022, at the request of the Hearing Examiner. As the second hearing is within 5 weeks of the initially advertised meeting no further advertising is required. Staff did however post a new public hearing sign at the subject location, displaying the second hearing date, on October 3, 2022.

STAFF COMMENTS:

With exception to protrusion, staff finds that each of the provided alternative design options comply with all other aspects of the LDC and therefore continues to recommend approval of a protrusion not to exceed 40 feet as measured from the property line.

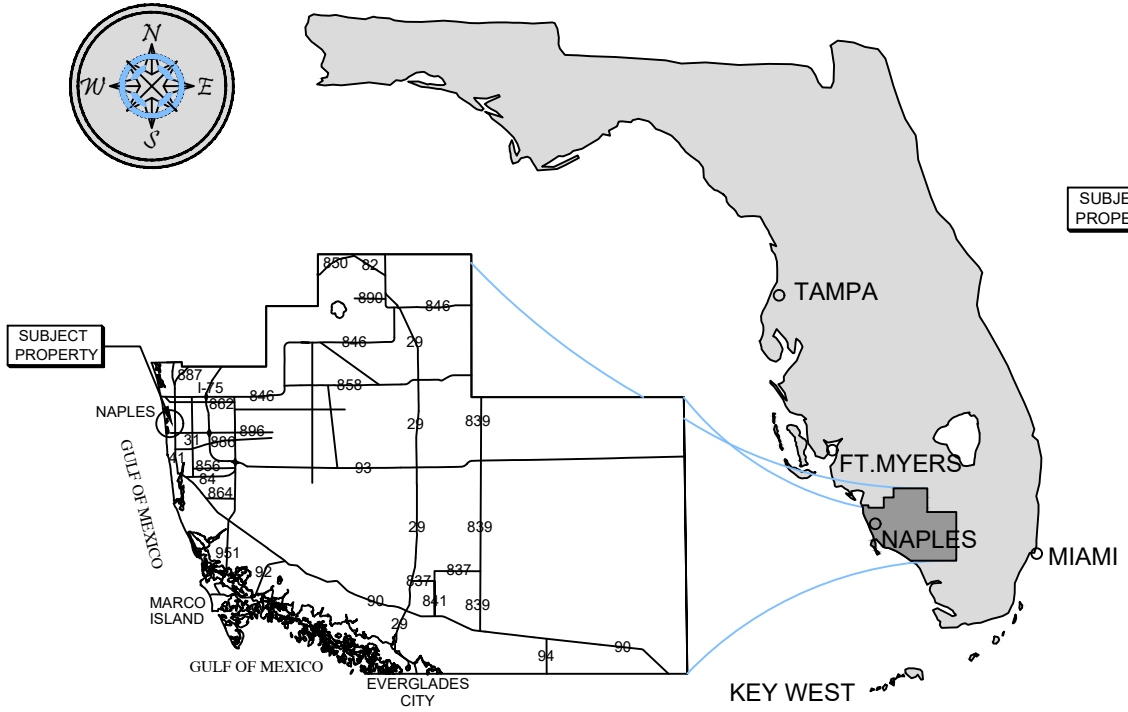
Attachments:

Attachment F1 – Public Correspondence Received After Initial Distribution
Attachment G – Sign Posting with Second Hearing Date
Attachment H – Alternative Dock Plans, Options 1 - 5

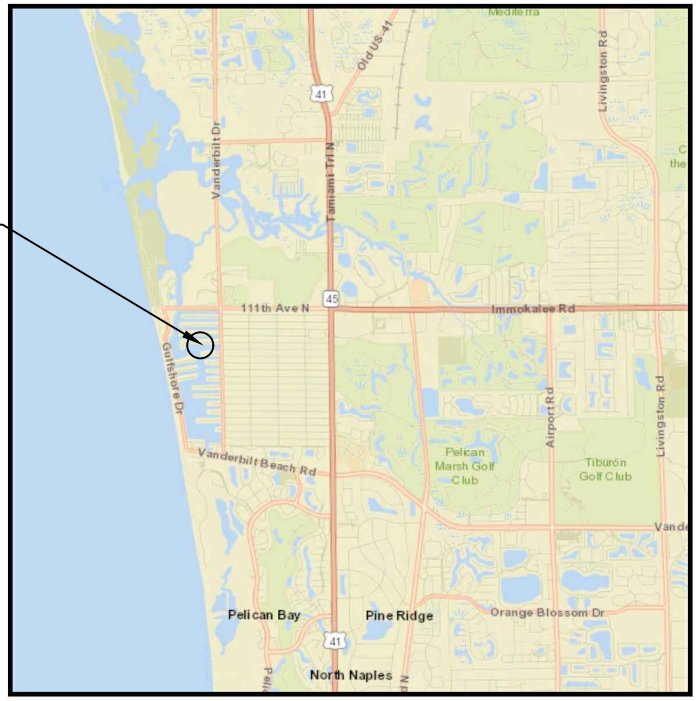
Attachment: SUPPLEMENTAL STAFF REPORT 10052022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg LOCATION MAP 8/22/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 260 CONNERS AVE
NAPLES, FL 34108

<> LATITUDE: N 26.267351
<> LONGITUDE: W -81.821027

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

260 CONNERS AVE

LOCATION MAP

RY NO. 5875

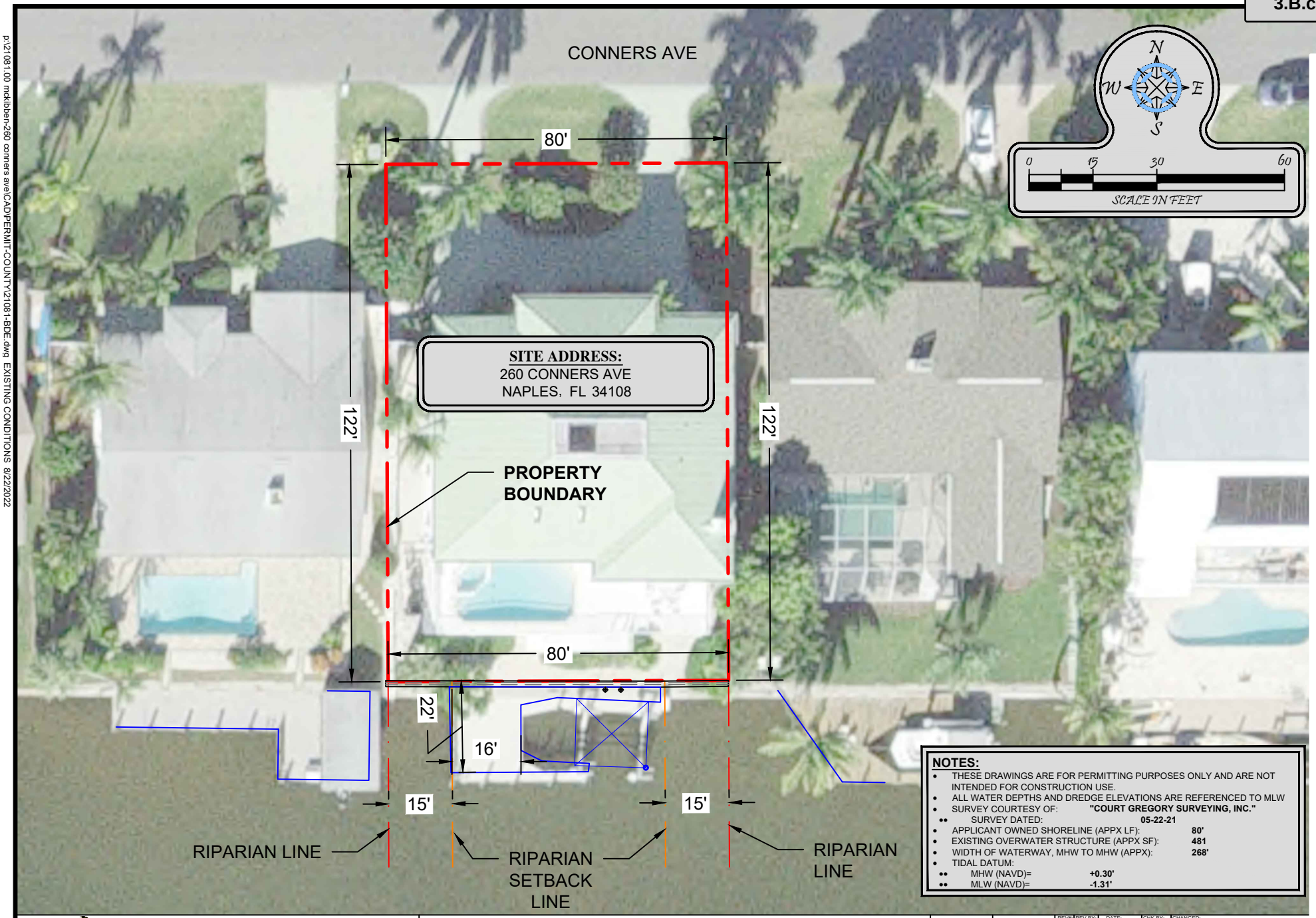
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (23471 : PL20220001299 BDE 260 Conners Avenue

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg EXISTING CONDITIONS 8/22/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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

260 CONNERS AVE

EXISTING CONDITIONS

RY NO. 5875

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DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
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SECTION- 29 TOWNSHIP- 48S

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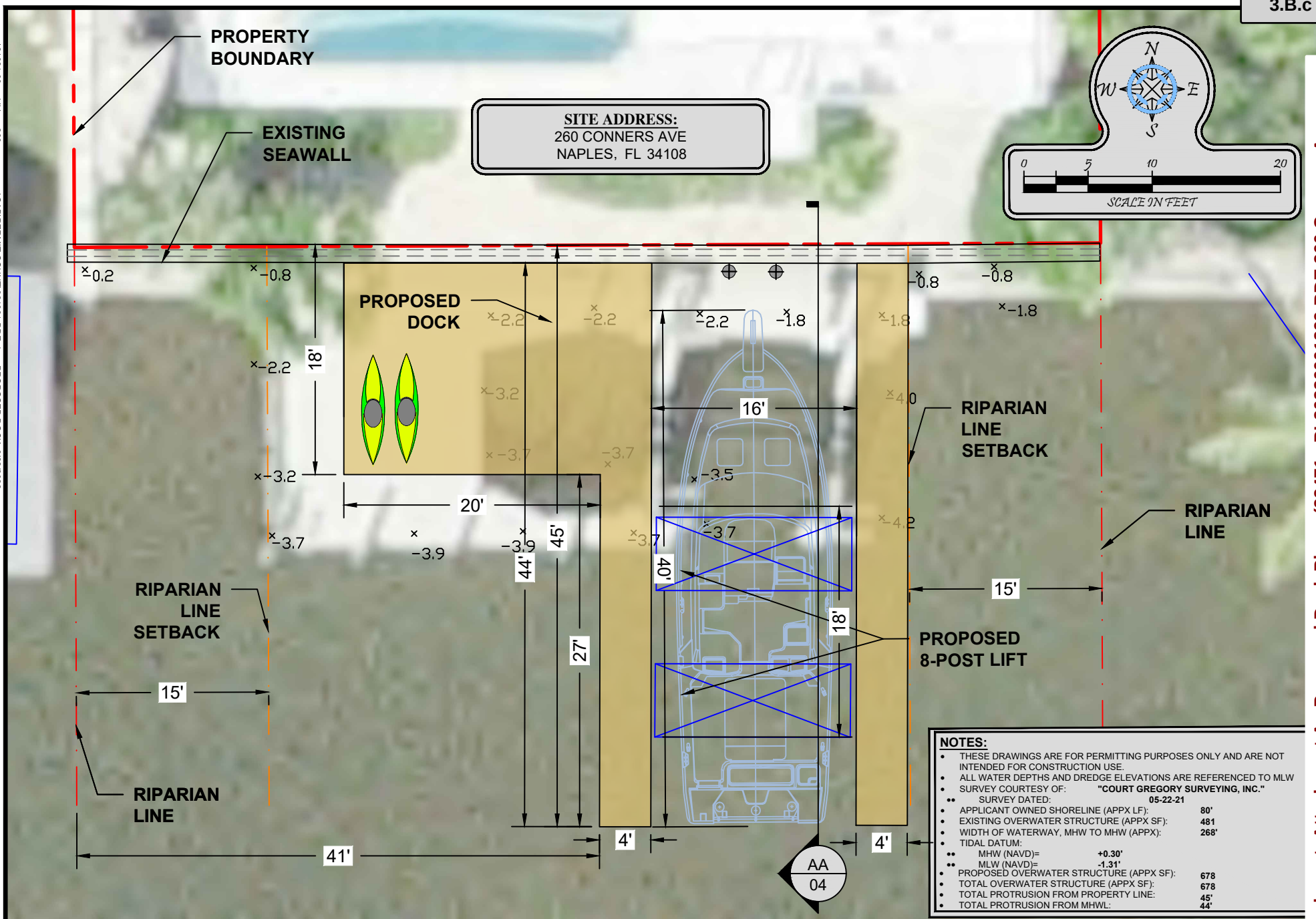
Attachment: Attachment A - Proposed Dock Plans (23471 : PL20220001299 BDE 260 Conners Avenue



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- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL PROTRUSION FROM PROPERTY LINE: **45'**
- TOTAL PROTRUSION FROM MHWL: **44'**

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PROPOSED DOCK

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SECTION- 29 TOWNSHIP- 48S

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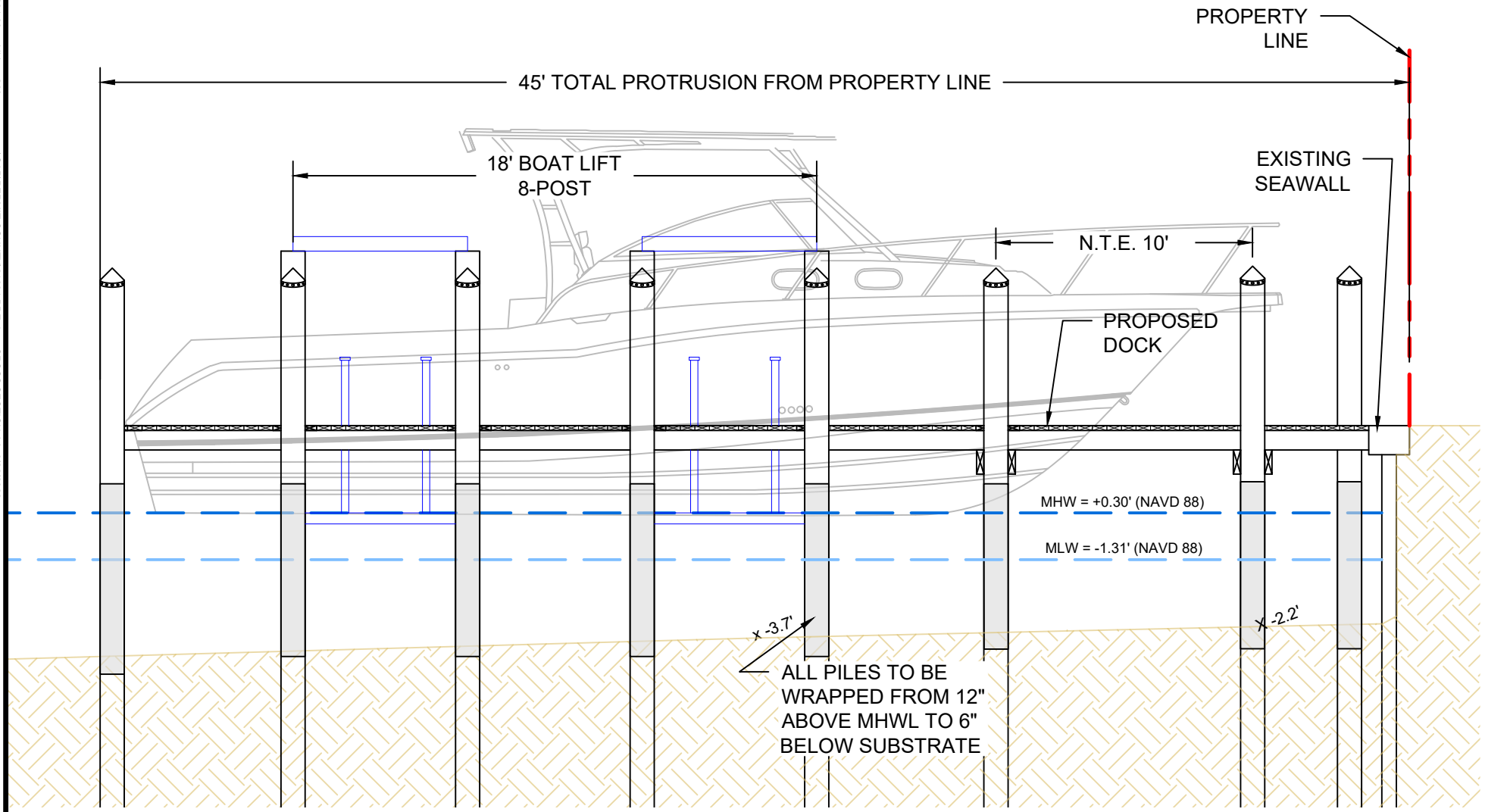

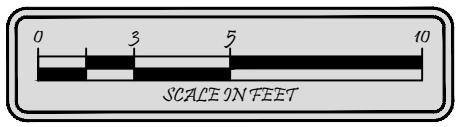

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CROSS SECTION AA

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SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Proposed Dock Plans (23471 : PL20220001299 BDE 260 Conners Avenue

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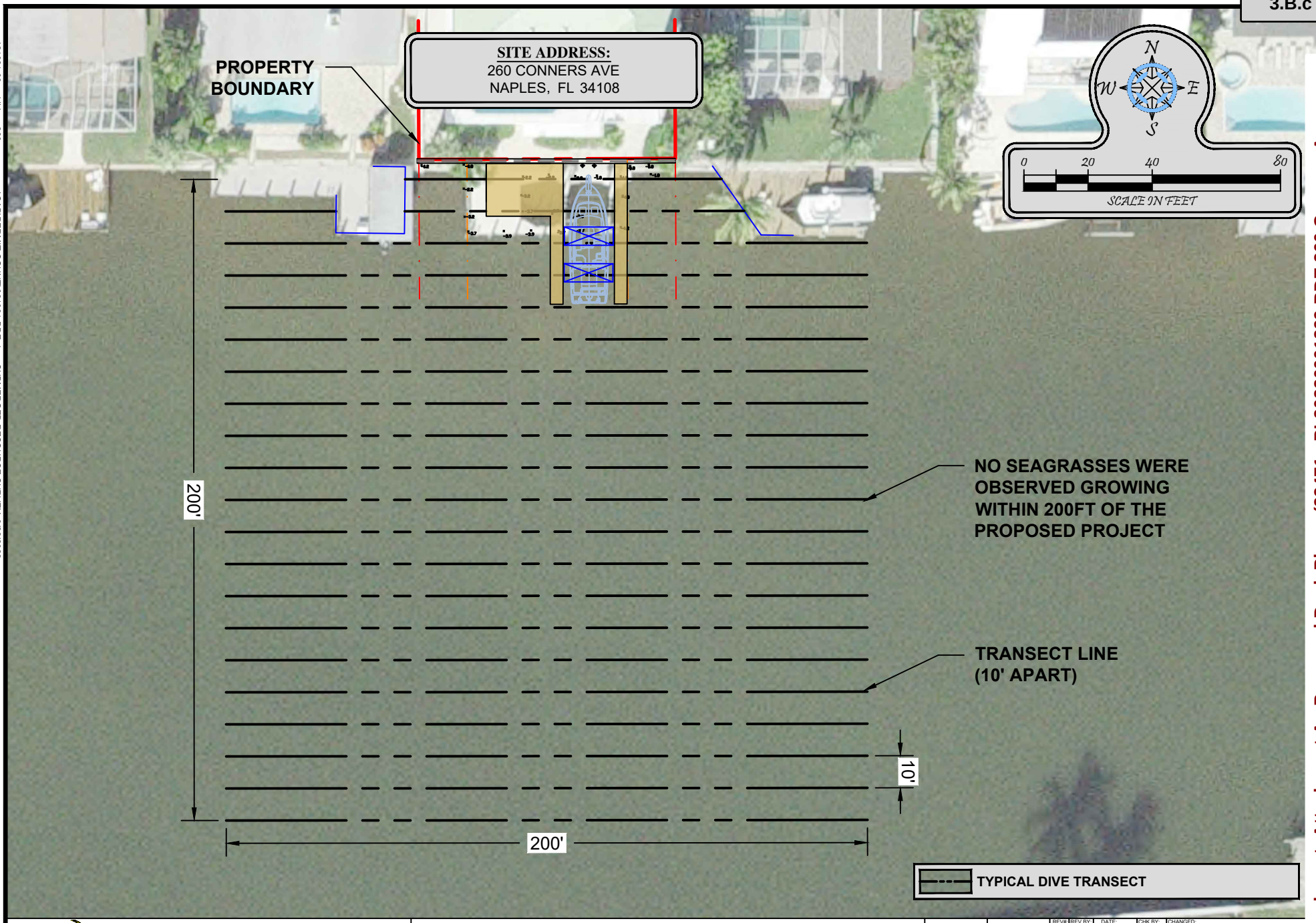

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260 CONNERS AVE

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (23471 : PL20220001299 BDE 260 Conners Avenue

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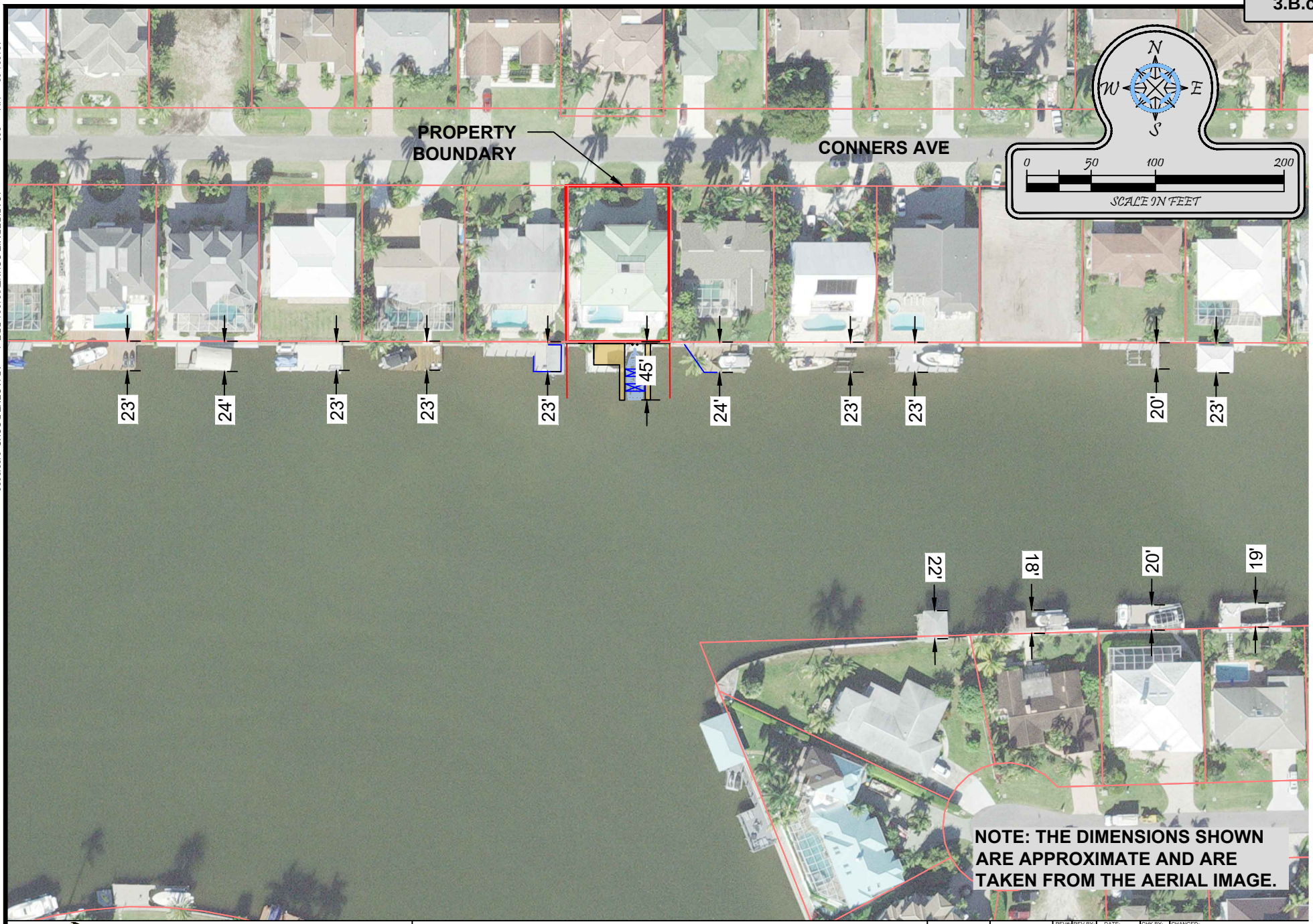

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260 CONNERS AVE

ADJACENT DOCKS

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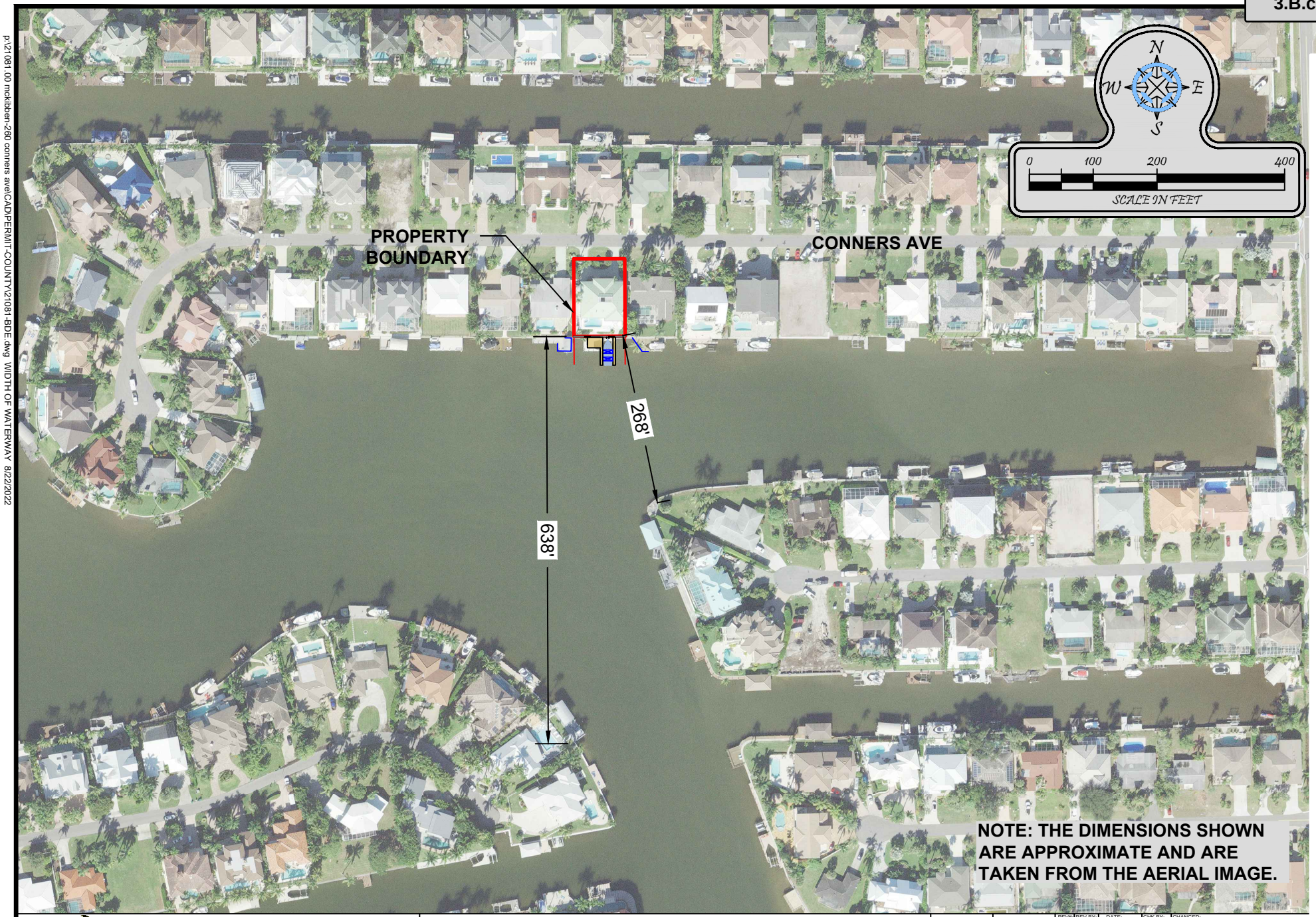
SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (23471 : PL20220001299 BDE 260 Conners Avenue

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg WIDTH OF WATERWAY 8/22/2022



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260 CONNERS AVE

WIDTH OF WATERWAY

RY NO. 5875

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SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Proposed Dock Plans (23471 : PL20220001299 BDE 260 Conners Avenue

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 : PL20220001299 BDE 260 Conners

HEX NO. 2021-64

HEARING EXAMINER DECISION

DATE OF HEARING.

November 12, 2021

PETITION.

PETITION NO. BDE - PL20210001835 260 Conners Ave McKibben Dock - Request for a 14-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 34 feet into a waterway that is 268± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 260 Conners Avenue and is further described as Lot 14, Block R, Conner's Vanderbilt Beach Estates Unit No. 3, in Section 29, Township 48 South, Range 25 East, Collier County, Florida.

GENERAL PURPOSE FOR THE PETITION.

The petitioner requests to remove and replace the existing boat docking facility with a larger dock facility designed to accommodate a single 45-foot vessel. The new dock will protrude 34 feet from the property line, the most restrictive point, into a waterway that is 268± feet wide at this location; therefore, the proposed dock will occupy approximately 14 percent of the width of the waterway.

STAFF RECOMMENDATION.

Approval with conditions.

FINDINGS.

1. The Hearing Examiner has jurisdiction over this Petitioner pursuant to Sec. 2-87(4) of the Collier County of Ordinances, Sec. 8.10.00 of the Land Development Code, and Chapter 9 of the County Administrative Code.

2. The public hearing for this Petition was properly noticed and conducted in accordance with all County and state requirements.

3. The public hearing was conducted electronically and in-person in accordance with Emergency/Executive Order 2020-04.

4. The Petitioner and/or Petitioner's representative executed the Hybrid Virtual Quasi-Judicial Public Hearing Waiver related to conducting the public hearing electronically and in-person.

5. The County Staff presented the Petition followed by the Petitioner and/or Petitioner's representative, public comment and then rebuttal by the Petitioner and/or Petitioner's

representative. There were several neighbors that made objections to the Petition at the public hearing, including neighboring property owners, and numerous letters objecting to the Petition were submitted prior to the public hearing. The petitioner owns the abutting residential home, including the existing dock facility, located at 246 Connors Avenue, directly west of the subject property.

6. The County's Land Development Code Section 5.03.06.H. lists the criteria for dock facility extensions. The Hearing Examiner may approve, approve with conditions, or deny a boat dock extension request if it is determined that at least four (4) of the five (5) primary criteria, and at least four (4) of the six (6) secondary criteria have been met.[1]

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS BEEN MET**. The subject property is located within an RSF-3 Zoning District and supports a single-family dwelling for which the LDC allows two boat slips. The proposed boat docking facility comprises a single boat slip designed to accommodate a 45-foot vessel.*

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

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS NOT BEEN MET**. The applicant's agent states: The reason for this BDE request is due to the applicant's vessel size and the two adjacent existing docks. The applicant owned shoreline length is 80-feet and with 30-feet being within setbacks the only dock design option in order to accommodate the applicant's vessels is to push the dock further out into the waterway. The two adjacent properties have existing docks which limited the proposed dock design due to lack of space to safe navigate the vessel between the docks for a more parallel mooring design. As proposed the dock provides safe access to the slip as well as maintains the required 15-foot setbacks and the overall dock protrusion has been fully minimized. Additionally, the proposed design will not interfere with the adjacent properties nor their access to their shoreline or subject docks/slips."*

[1] The Hearing Examiner's findings are italicized.

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 : PL20220001299 BDE 260 Conners

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS BEEN MET**. There are no marked channels within this area of Vanderbilt Lagoon and the overall width of the waterway is approximately 268 feet across from the proposed facility. As proposed, navigation within the subject waterway will not be impacted.*

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS BEEN MET**. The approximate waterway width is 268-feet wide. The proposed dock protrusion is 34 feet from the MHWL which is under 15 percent of the width of the waterway.*

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS NOT BEEN MET**. The existing dock facility satisfies the required side yard/riparian line setbacks of 15-feet for dock facilities on lots of 60-feet or more in width. Neighboring properties have the same setback requirements, therefore, there should be 30-feet between dock facilities which is consistent for the area. The new dock will maintain these setbacks and should have no greater impact. However, the size and configuration of the proposed dock facility for a 45-foot vessel is excessive. The size of the vessel apparently drives the desire for mooring at an angle to the seawall rather than perpendicular or parallel. The proposed dock would protrude more than any other dock on this waterway, more than 10 feet past the neighboring docks.*

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS NOT BEEN MET**.*

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 : PL20220001299 BDE 260 Conners

The applicant states: "The subject property special conditions that have been factored in the overall proposed dock layout are the existing width of waterway, applicant owned shoreline length and the adjacent docking facilities. As for the subject property's shoreline length of 80-feet does not provide sufficient backing distances for a shore parallel mooring like the existing docking facility. The typical design criteria for backing distance are length and half of the vessel size utilizing the slip therefore we would need to provide 67.5 feet. With the two adjacent properties both having existing docking facilities the shore parallel design was not an option for this property. Based off that the only other option for this property is to protrude further than the allowed 20 feet due to the subject property being located on an open waterway. This allowed us to push the dock out further and still remain within 25% width of the waterway as well as not to interfere with other vessel's navigation on the subject waterway."

The neighboring dock facilities must be considered when looking at the waterway as a whole and furthermore that the actual length of owned shoreline factors into the proposed boat dock facility design. The only reason for this petition is because the petitioner wants to moor their very large vessel at their residence rather than at a marina more appropriate for this large vessel. Owning a large vessel cannot be considered a "special condition."

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 record evidence and testimony from the public hearing reflects that the criterion **HAS NOT BEEN MET**.*

   The applicant states: "The proposed docking facility design provides reasonable and safe access to the boat as well as provides the additional square footage needed for routine maintenance on the boat, recreational activities on the dock like fishing, kayaking, or paddle boarding. As designed this dock is still consistent with other docking facilities within the Vanderbilt Lagoon waterway but can protrude further out into this section of waterway as the property is on one of the larger bays within the Lagoon."

   The decking is excessive even for a 45-foot vessel. The size of the vessel and the mooring configuration appears to drive a large dock facility. Absent the mooring space, the dock facility dimensions would be 50 x 34.

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS NOT BEEN MET**. The subject property has 80 feet of water frontage and the proposed vessel to be docked at this location is 45 feet long. The vessels size exceeds the 50 percent limitation.*

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 : PL20220001299 BDE 260 Conners

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS NOT BEEN MET.** The petitioner owns the home directly to the west so logically no objection would be from that home. The home directly to the east will be impacted by the larger docking facility and 45-foot vessel.*

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.)

   *The record evidence and testimony from the public hearing reflects that the criterion **HAS BEEN MET**. There are no seagrass beds present on the property nor the neighboring properties within 200-feet of the existing dock structure.*

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

   *The record evidence and testimony from the public hearing reflects that the criterion is **NOT APPLICABLE**. The proposed project is for a single-family residential boat dock facility. Section 5.03.06.E.11, Manatee Protection Plan, is not applicable for this boat dock proposal.*

Based on a review of the record including the Petition, application, exhibits, the County's staff report, and hearing comments and testimony from the Petitioner and/or the Petitioner's representative(s), County staff and any given by the public, the Hearing Examiner finds that there is enough competent, substantial evidence as applied to the criteria set forth in Section 5.03.06.H of the Land Development Code to not approve the Petition. The Petition meets 3 out of 5 of the primary criteria and 2 out of 6 secondary criteria (one secondary is not applicable in this case).

DECISION.

The Hearing Examiner hereby DENIES Petition Number BDE-PL20210001835, filed by Jeff Rogers of Turrell, Hall & Associates representing Douglas G. and Christine E. McKibben, with respect to the property described as 260 Conners Avenue, further described as Lot 14, Block R, Conner's Vanderbilt Beach Estates Unit No. 3, in Section 29, Township 48 South, Range 25 East. Collier County, Florida, for the following:

- A 14-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility protruding a total of 34 feet into a waterway that is 268± feet wide.

Said changes are fully described in the proposed Dock Plans and Map of Specific Purpose Survey attached as Exhibit "A" and are subject to the condition(s) set forth below.

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 : PL20220001299 BDE 260 Conners

ATTACHMENTS.

Exhibit A – Dock Plans and Map of Specific Purpose Survey

LEGAL DESCRIPTION.

260 Conners Avenue, further described as Lot 14, Block R, Conner's Vanderbilt Beach Estates Unit No. 3, in Section 29, Township 48 South, Range 25 East. Collier County, Florida

CONDITIONS.

Petition is denied.

DISCLAIMER

Pursuant to Section 125.022(5) F.S., issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

APPEALS.

This decision becomes effective on the date it is rendered. An appeal of this decision shall be done in accordance with applicable ordinances, codes and law.

RECORD OF PROCEEDINGS AND EXHIBITS: SEE CLERK OF COURT, MINUTES AND RECORDS DEPARTMENT. DECISIONS OF THE HEARING EXAMINER FOR VARIANCES, CONDITIONAL USES, AND BOAT DOCK EXTENSIONS SHALL BE NOTED ON THE ZONING MAP FOR INFORMATIONAL PURPOSES.

December 10, 2021
Date

Andrew Dickman, Esq., AICP
Hearing Examiner

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 : PL20220001299 BDE 260 Conners

EXHIBIT “A”

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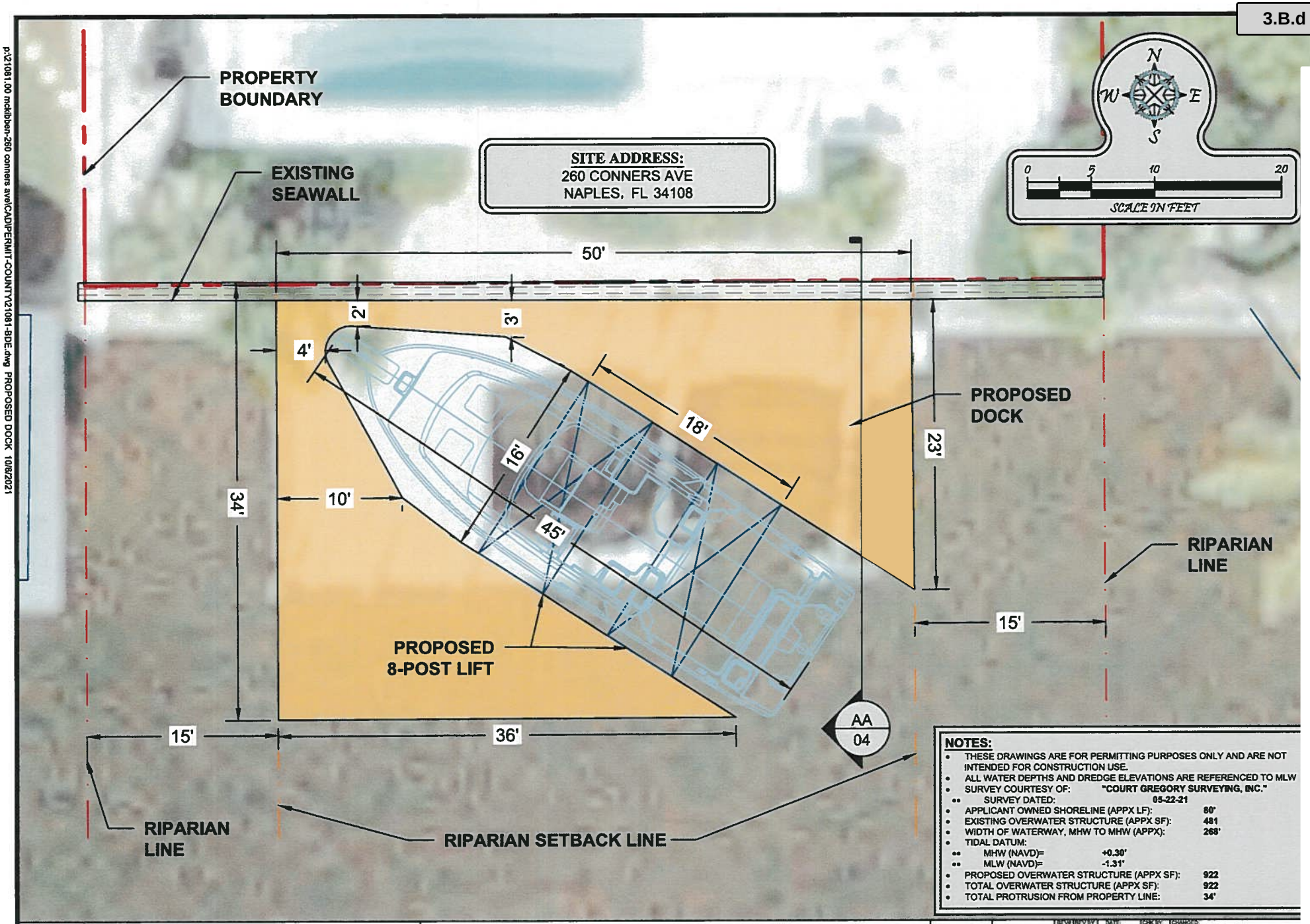

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- EXISTING OVERWATER STRUCTURE (APPX SF): 481
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 268'
- TIDAL DATUM:
  - MHW (NAVD)= +0.30'
  - MLW (NAVD)= -1.31'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 922
- TOTAL OVERWATER STRUCTURE (APPX SF): 922
- TOTAL PROTRUSION FROM PROPERTY LINE: 34'

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SECTION-29 TOWNSHIP-48S

EXHIBIT "A"

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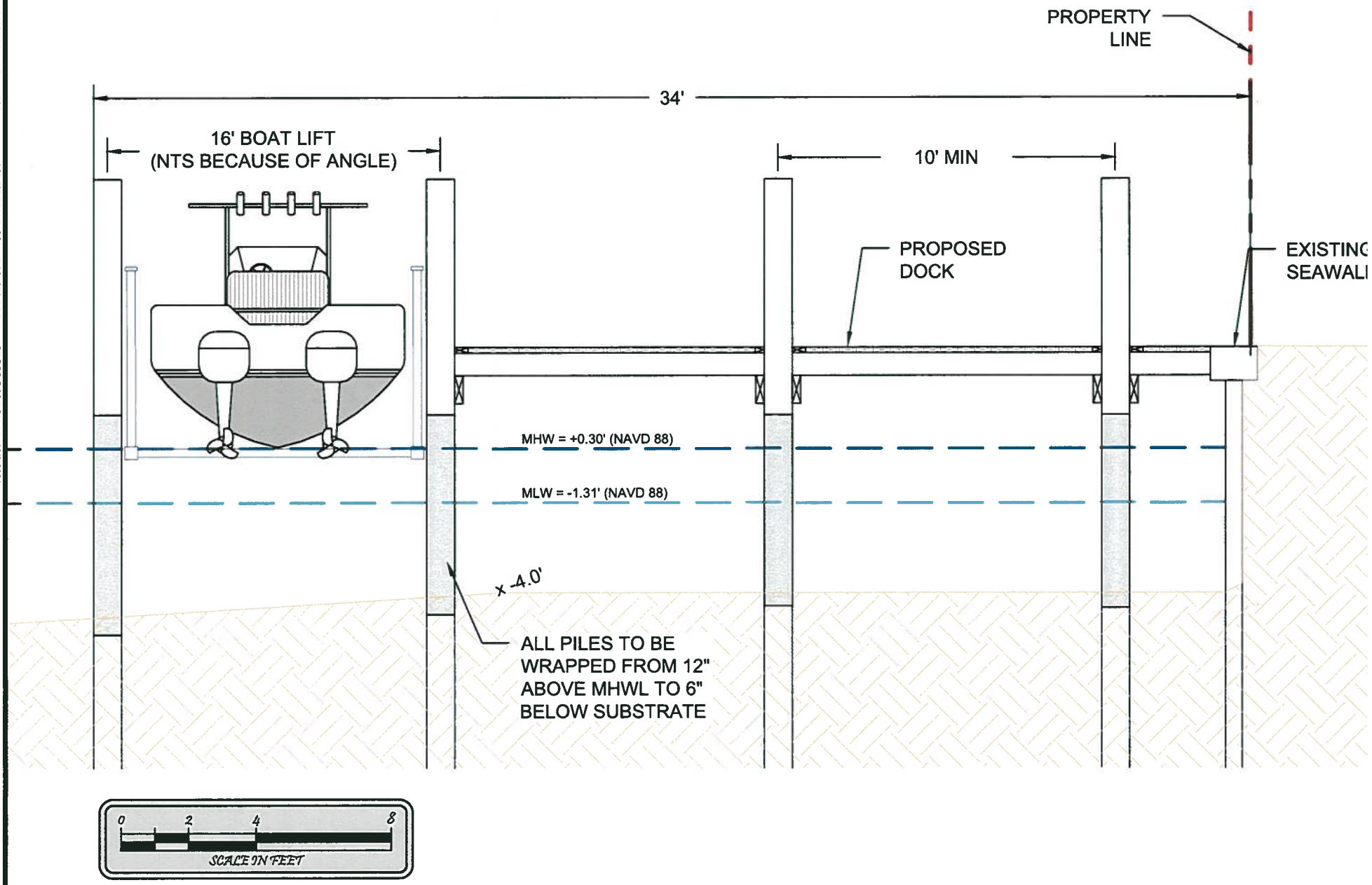

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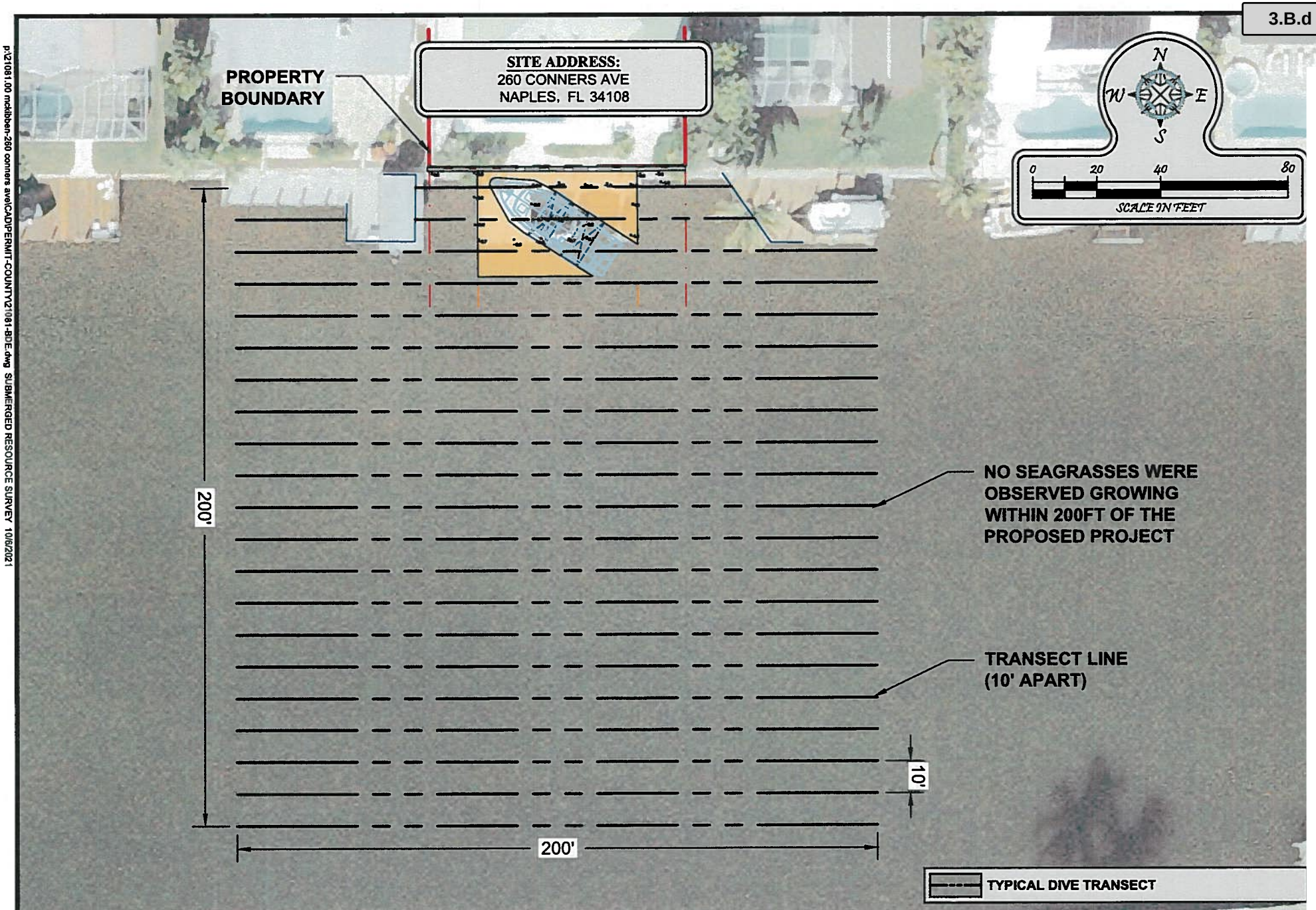
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-28-21	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :

p\21081.00 mckibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg SUBMERGED RESOURCE SURVEY 10/6/2021

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :



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

260 CONNERS AVE

SUBMERGED RESOURCE SURVEY

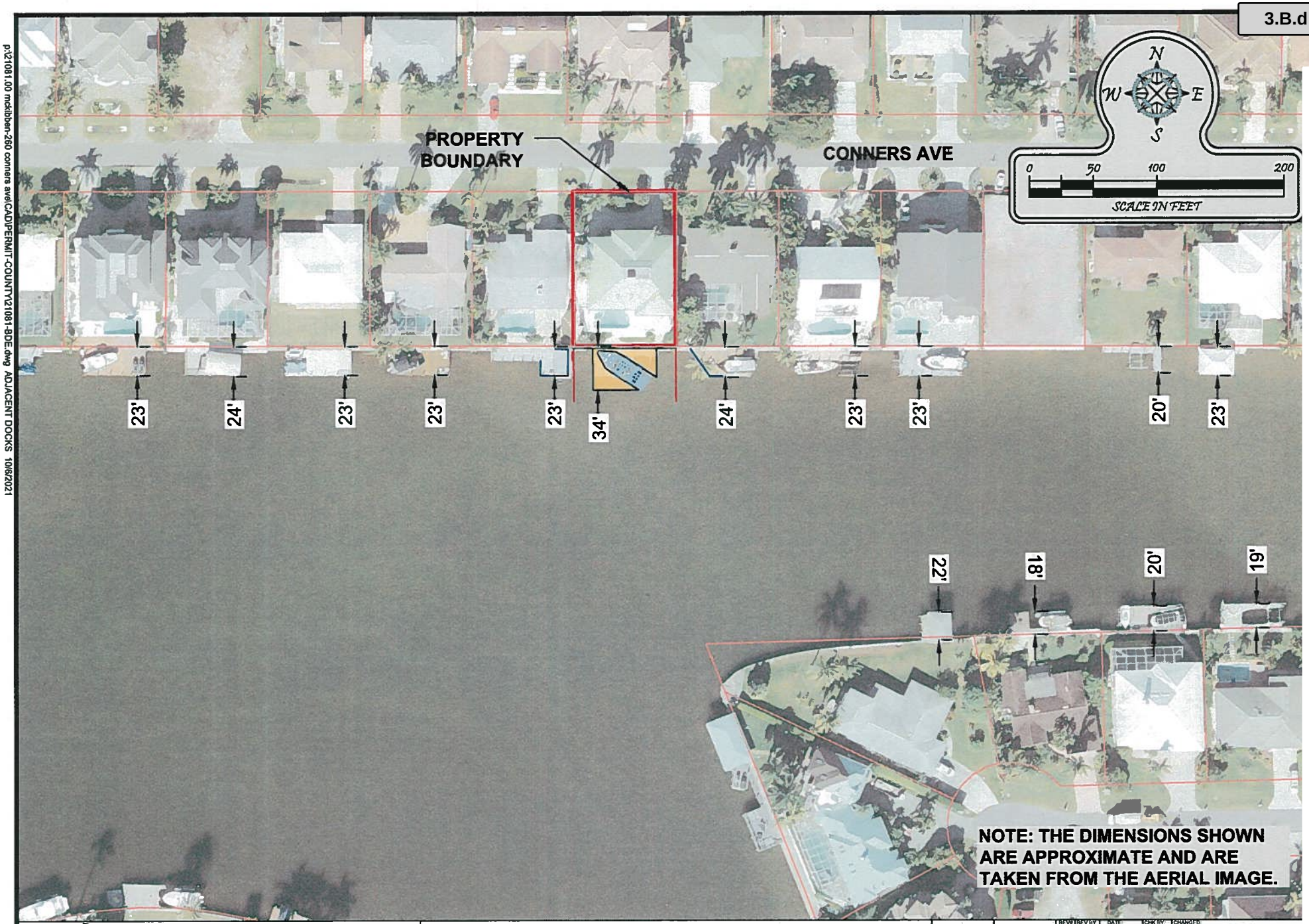
RY NO. 5875

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

		REVD	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-28-21	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S RANGE-25E

p:\21081.00 mckibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg ADJACENT DOCKS 10/6/2021



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260 CONNERS AVE

ADJACENT DOCKS

RY NO. 5875

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-28-21	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S RANGE-25E

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :

p:\21081.00 mckibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg WIDTH OF WATERWAY 10/6/2021



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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

260 CONNERS AVE

WIDTH OF WATERWAY

RY NO. 5875

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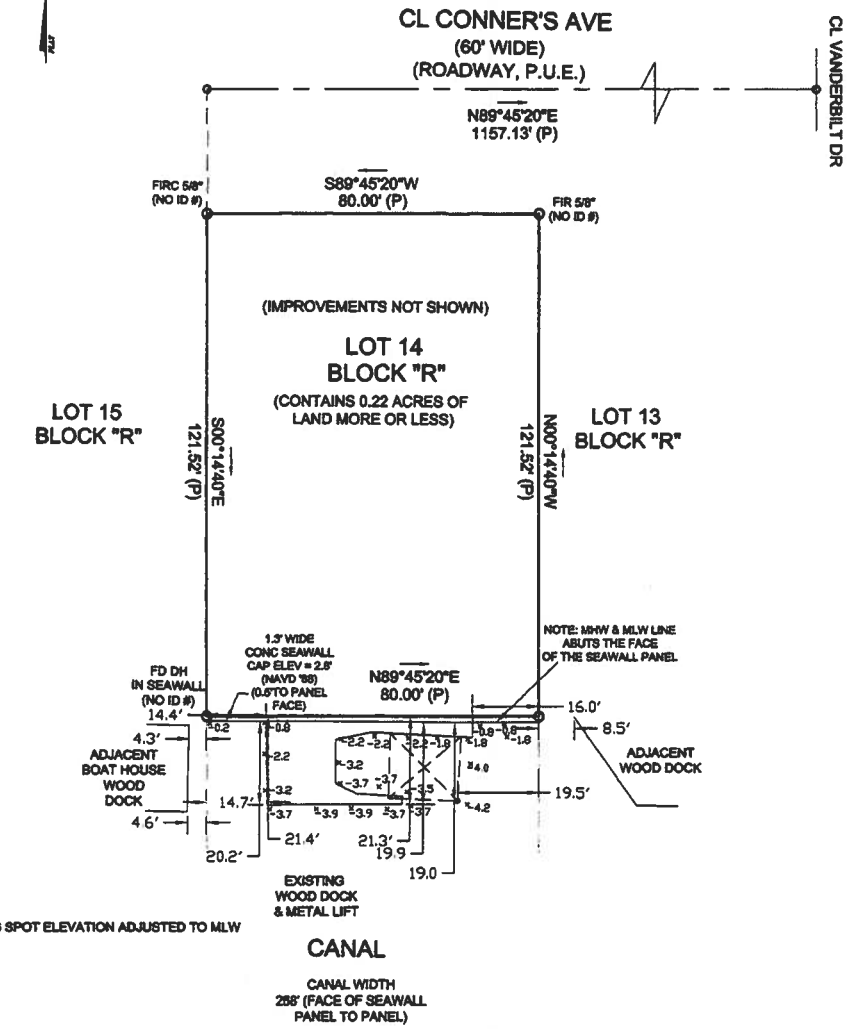
		REV	REV BY	DATE	CHK BY	CHANGE
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-28-21	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :



NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CONNER'S AVE AS SHOWN IN PLAT BOOK 3 PAGE 89 OF COLLIER COUNTY, BEING SOUTH 89D 45' 20" WEST.
2. IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
3. SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.
4. DATE OF FIELD SURVEY MAY 22, 2021.
5. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: SPKN IN BRICK DRIVE IN EAST ENTRANCE AT RES # 260 CONNER'S AVENUE. ELEV. = 2.73' NAVD '88
8. SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A DATED: BASE ELEVATION DETERMINED AT N/A
9. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
10. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SHORELINE CONDITIONS AND A BATHYMETRIC OF THE SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

REVISIONS

LEGEND

○ = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
◉ = SET 1/2" IRON ROD (PSM #6004)(SIRC)
■ = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
⊡ = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
⊕ = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
○ = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
◉ = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L. = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
⊛ = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
Ⓢ = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BCS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

MAP OF SPECIFIC PURPOSE SURVEY

LOT 14 BLOCK "R"

OF

CONNER'S VANDERBILT BEACH ESTATES UNIT NO. 3

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 89
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

260 CONNER'S AVENUE

CERTIFY TO:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Digitally signed by Court Gregory
DN: cn=Court Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2021.09.02 13:55:56 -04'00'

SIGNED _____
COURT H. GREGORY PSM #6004
DATE 06/11/2021
DATE OF FIELD SURVEY 05-22-2021

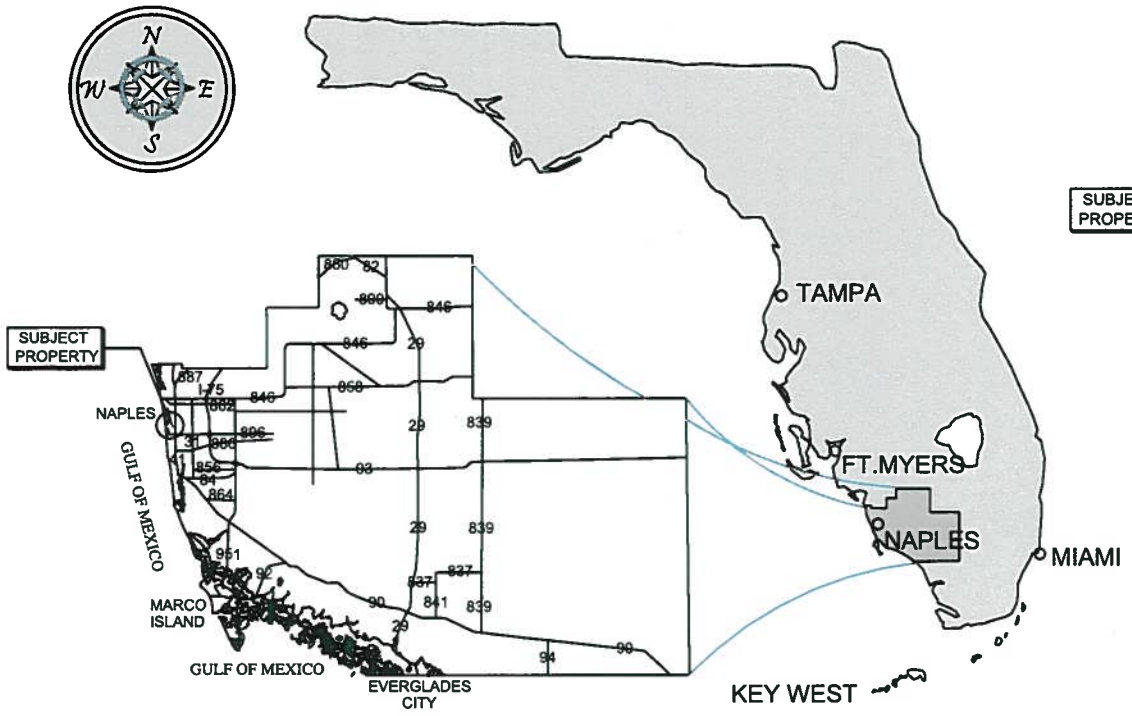
PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

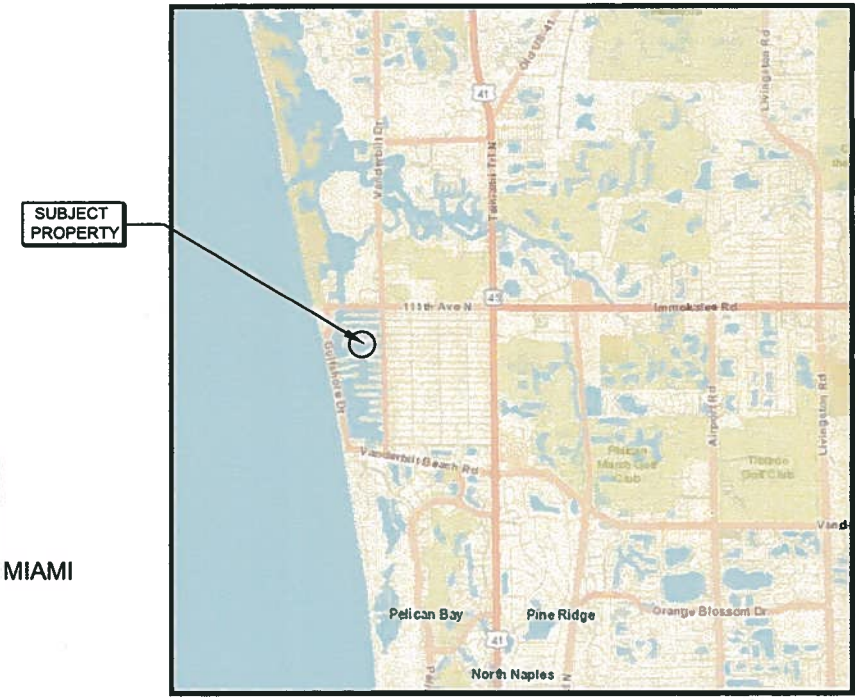
Date 06/11/2021
Job # VB20168M
Fb VB-5 Pg 28

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :

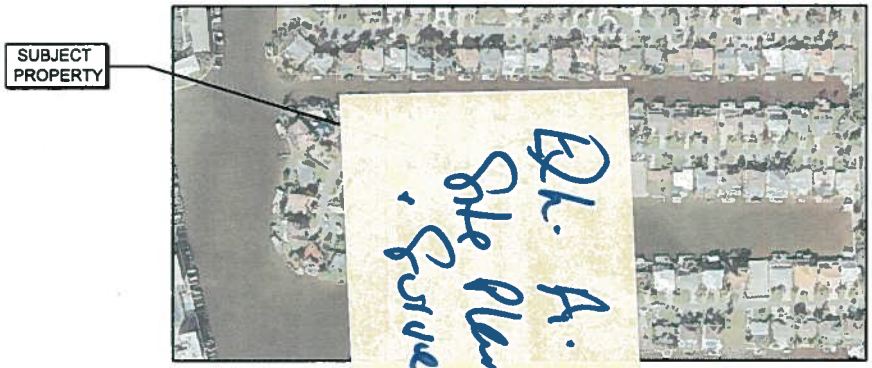
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



SITE ADDRESS:
<> 260 CONNERS AVE
NAPLES, FL 34108

<> LATITUDE: N 26.267351
<> LONGITUDE: W -81.821027

NOTES:
<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
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260 CONNERS AVE

LOCATION MAP

RY NO. 5875

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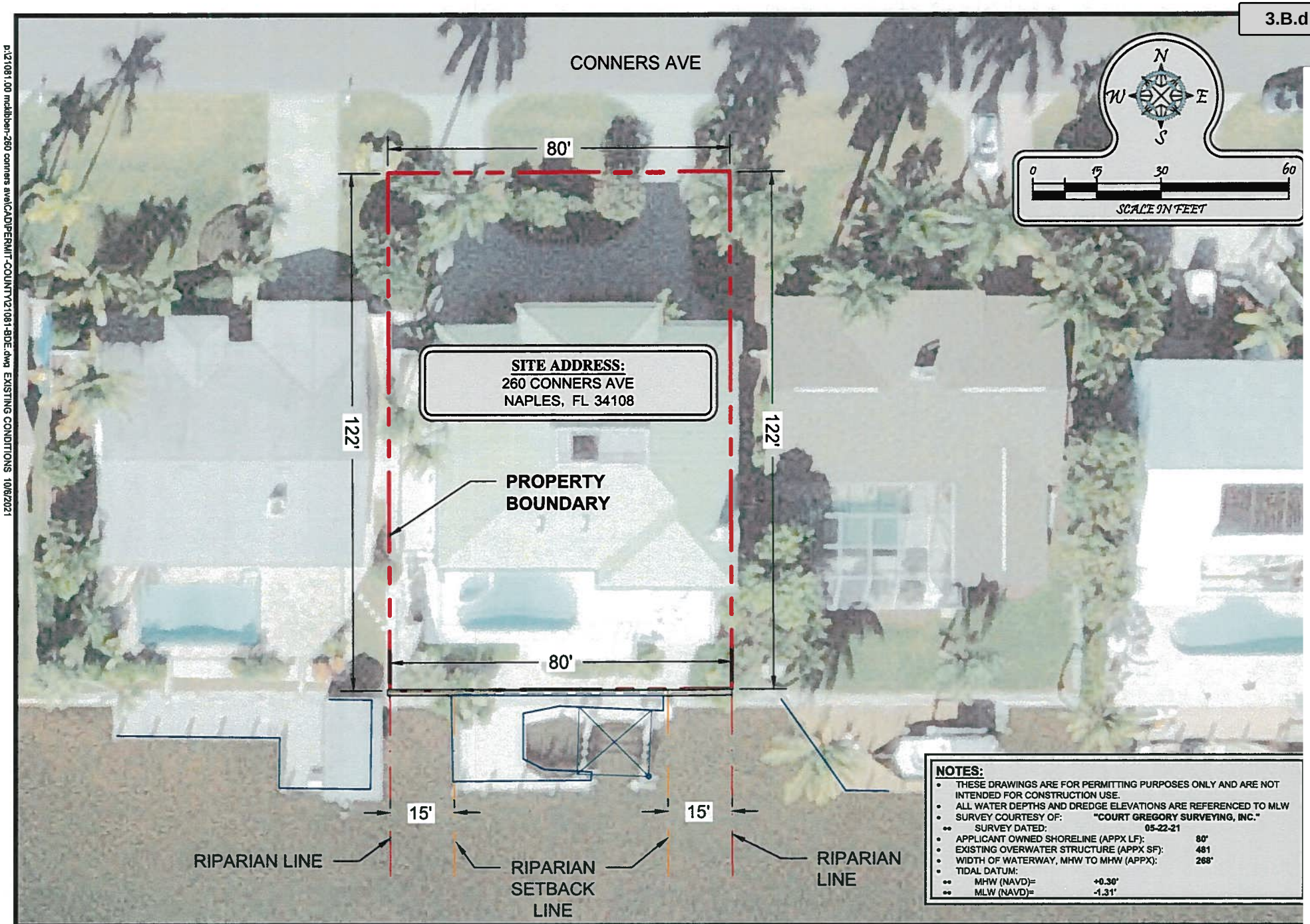
		REV#	REV BY	DATE:	CHK BY	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-28-21	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S

p:\21081.00 mckibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg LOCATION MAP 10/8/2021

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :

p:\21081.00 mck\tiben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg EXISTING CONDITIONS 10/6/2021



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: "COURT GREGORY SURVEYING, INC."
  - SURVEY DATED: 05-22-21
- APPLICANT OWNED SHORELINE (APPX LF): 80'
- EXISTING OVERWATER STRUCTURE (APPX SF): 481
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 268'
- TIDAL DATUM:
  - MHW (NAVD)= +0.30'
  - MLW (NAVD)= -1.31'

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
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260 CONNERS AVE

EXISTING CONDITIONS

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGES:
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CREATED:	08-28-21	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48 S RANGE- 25 E

Attachment: Attachment B - HEX DECISION 2021-64 Petition No. BDE-PL20210001835 11-12-21 (23471 :

HEX NO. 2020-17

HEARING EXAMINER DECISION

DATE OF HEARING.

September 24, 2020

PETITION.

PETITION NO. BDE-PL20190002922 – Marc and Virginia Sarazin request a 24 foot boat dock extension over the maximum 20 foot limit allowed in Section 5.03.06 of the Collier County Land Development Code, for a total protrusion of 44 feet, to accommodate a docking facility with two boat slips including two boat lifts for one vessel and two jet skis, for the benefit of property described as Lot 13, Block 1, of Conner's Vanderbilt Beach Estates, Unit. No. 2, also described as 300 Oak Avenue, in Section 32, Township 48 South, Range 25 East, Collier County, Florida.

STAFF RECOMMENDATION.

Approval with conditions.

FINDINGS.

1. The public hearing for this Petition was properly noticed and conducted in accordance with all County and state requirements.

2. The public hearing was conducted electronically and in-person in accordance with Emergency/Executive Order 2020-04.

3. The Petitioner and/or Petitioner's representative executed the Hybrid Virtual Quasi-Judicial Public Hearing Waiver related to conducting the public hearing electronically and in-person.

4. The Petitioner and/or Petitioner's representative presented the Petition, followed by County staff and then public comment.

5. The east neighbor abutting the property supports the application but the west neighbor abutting the property does not support the application. Others in the neighborhood object to the application and one supports the application.

6. The applicant's representative presented evidence that the applicant has or intends to purchase a vessel requiring the size boat lift requested.

7. The total deck area appears to be more than is necessary for the new vessel and jet skis, i.e., the decking on either side of both slips ranges between 5 to 8 feet, and the overly large deck area between the jet ski slip and sea wall is unnecessarily large. As a result, the total deck area is overly extensive for a dock area "primarily intended to adequately secure moored vessels

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

and provide safe access for routine maintenance and use." LDC Sec. 5.03.06(A) - Dock Facilities.

8. LDC Sec. 5.03.06(H) requires that it must be determined that the boat dock extension "must [meet] … at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria…]."

9. County planning staff have determined that the application meets the minimum primary and secondary criteria.

10. The applicant's representative testified that it is not safe to moor the applicant's new boat parallel to the seawall, thus the need for the dock extension.

11. Secondary criteria (b) states "[w]hether the proposed dock facility would allow reasonable, safe access to the vessel for loading and/or 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).

12. Secondary criteria (f) allows "[i]f deemed necessary based upon review of the above criteria, the [Hearing Examiner] may impose such conditions upon the approval of an extension request that it deems necessary to accomplish the purposes of this Code and to protect the safety and welfare of the public."

ANALYSIS.

Based on a review of the record including the Petition, application, exhibits, the County's staff report, and hearing comments and testimony from the Petitioner and/or the Petitioner's representative(s), County staff and any given by the public, the Hearing Examiner finds that there is sufficient competent, substantial evidence as applied to the criteria set forth in Section 5.03.06 ("Dock Facilities") of the Land Development Code to approve Petition.

DECISION.

The Hearing Examiner hereby APPROVES Petition Number BDE-PL20190002922, filed by Jeff Rogers of Turrell, Hall and Associates, Inc. representing Marc Daniel and Virginia Marie Sarazin, with respect to the property described as 300 Oak Avenue, Lot 13, Block 1 of the Conner's Vanderbilt Beach Estates, Unit No. 2, in Section 32, Township 48 South, Range 23 East, Collier County, Florida for the following:

- A 24-foot boat dock extension, over the maximum permitted protrusion of 20 feet allowed by Section 5.03.06 of the Land Development Code for waterways greater than 100 feet in width, for a total protrusion of 44 feet to accommodate a docking facility with two boat slips including two boat lifts for one vessel and two jet skis for the benefit of the subject property.

Said changes are fully described in the Proposed Site Plan attached as Exhibit "A" and are subject to the condition(s) set forth below.

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

ATTACHMENTS.

Exhibit A – Proposed Site Plan

LEGAL DESCRIPTION.

300 Oak Avenue, Lot 13, Block 1 of the Conner's Vanderbilt Beach Estates, Unit No. 2, in Section 32, Township 48 South, Range 23 East, Collier County, Florida.

CONDITIONS.

1. All other applicable state or federal permits must be obtained before commencement of the development.

2. Due to the excessive deck area, the deck width shall be no wider than 5 feet on sides accessing the two boat lifts. In other words, center access shall be reduced from 8 feet to 5 feet, and east access shall be reduced from 6 feet to 5 feet.

3. Due to excessive deck area, the entire deck area between the sea wall and the two jet skis lift shall be reduced from 11 feet to 5 feet. The west boat lift access (for the jet skis) shall be reduced from 31 feet to 25 feet in length.

DISCLAIMER.

Pursuant to Section 125.022(5) F.S., issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS.

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

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

RECORD OF PROCEEDINGS AND EXHIBITS: SEE CLERK OF COURT, MINUTES AND RECORDS DEPARTMENT. DECISIONS OF THE HEARING EXAMINER FOR VARIANCES, CONDITIONAL USES, AND BOAT DOCK EXTENSIONS SHALL BE NOTED ON THE ZONING MAP FOR INFORMATIONAL PURPOSES.

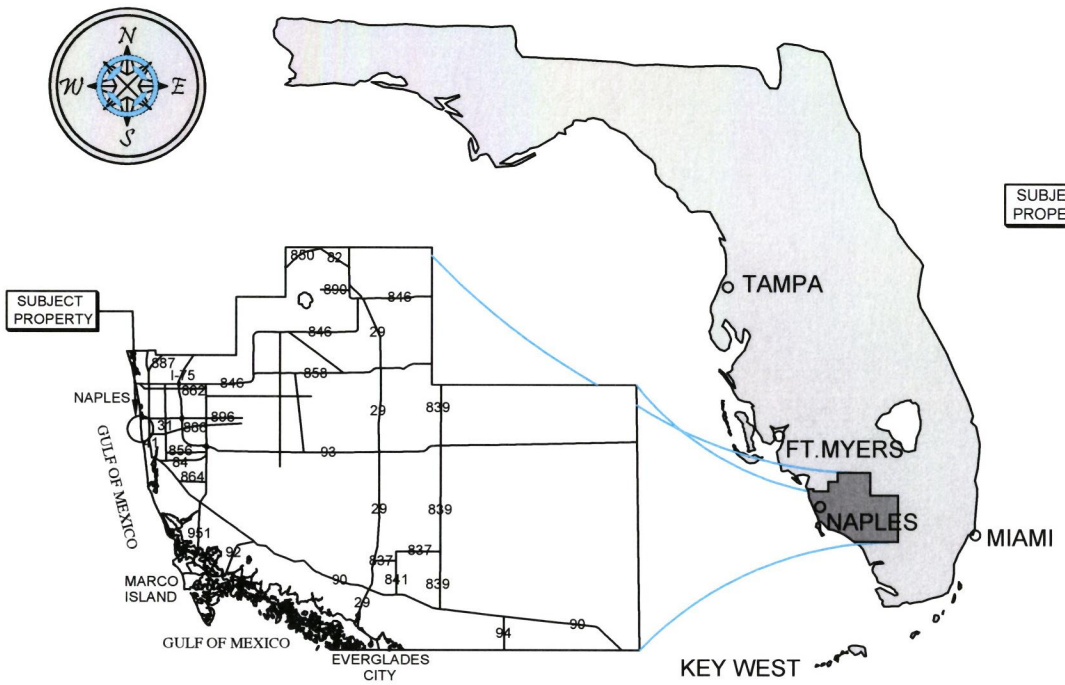
October 23, 2020
Date

Andrew Dickman, Esq., AICP
Hearing Examiner

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg LOCATION 8/25/2020

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 300 OAK AVE
NAPLES, FL 34108

<> LATITUDE: N 26.257125
<> LONGITUDE: W 81.820159

NOTES:
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SARAZIN DOCK

LOCATION MAP

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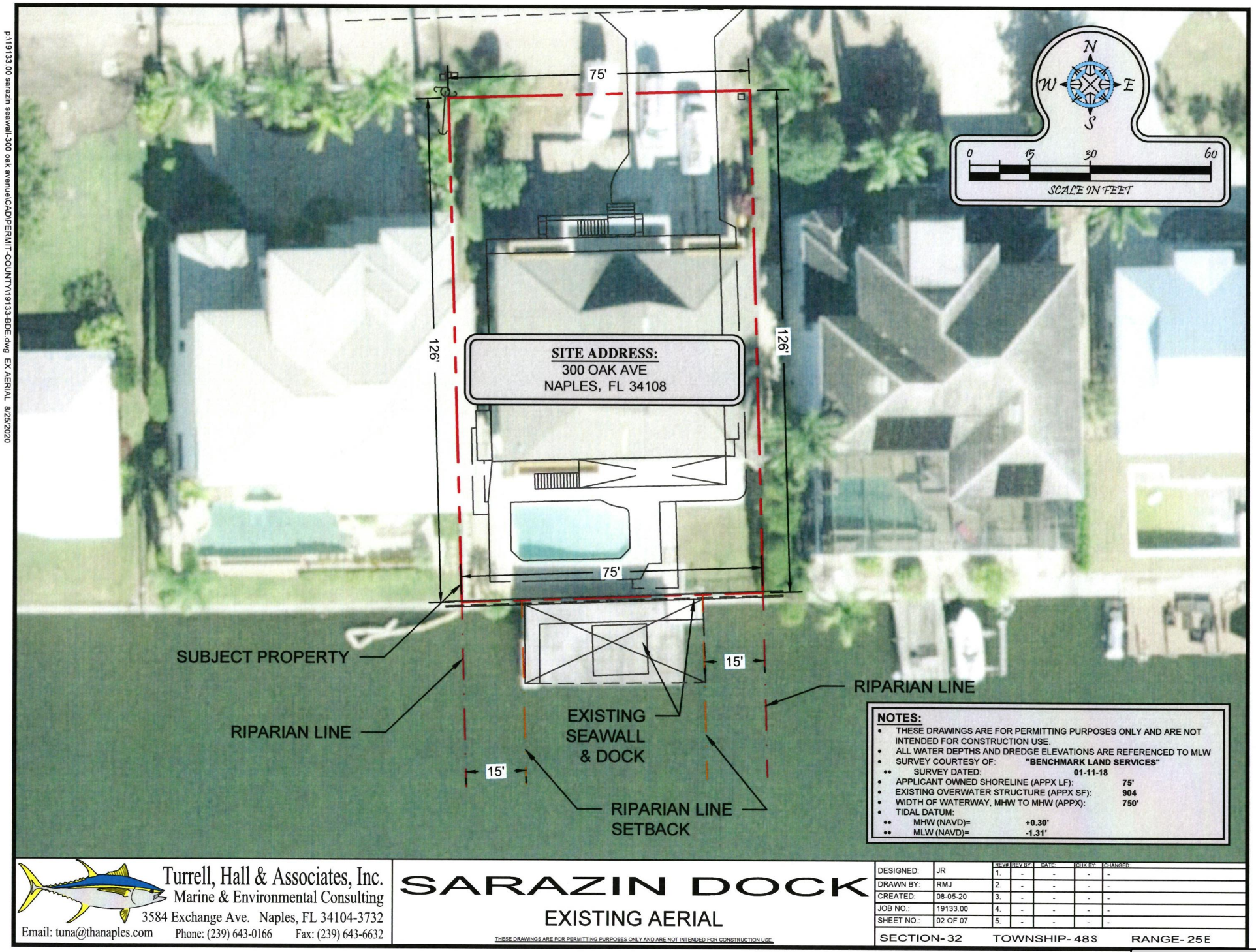
DESIGNED:	JR	1.	RMJ	08-26-20	JR	SHEETS 03, 05-07
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-05-20	3.	-	-	-	-
JOB NO.:	19133.00	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S RANGE- 25E

EXHIBIT "A"

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners

p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg EX AERIAL 8/25/2020



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"BENCHMARK LAND SERVICES"**
  - SURVEY DATED: **01-11-18**
- APPLICANT OWNED SHORELINE (APPX LF): **75'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **904**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **750'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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

SARAZIN DOCK

EXISTING AERIAL

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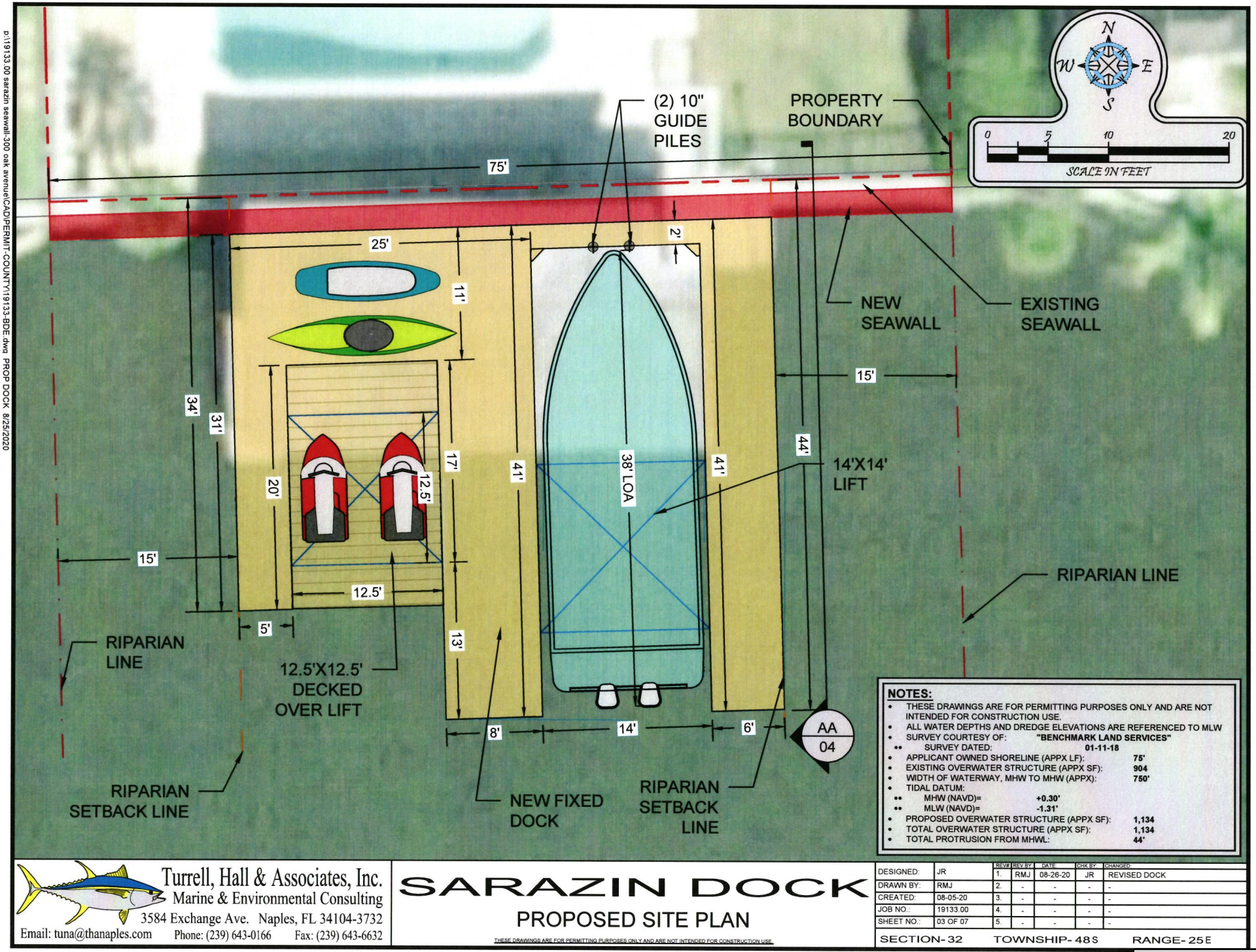
SECTION- 32 TOWNSHIP- 48S RANGE- 25E

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners



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- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"BENCHMARK LAND SERVICES"**
  - SURVEY DATED: **01-11-18**
- APPLICANT OWNED SHORELINE (APPX LF): **75'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **904**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **750'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **1,134**
- TOTAL OVERWATER STRUCTURE (APPX SF): **1,134**
- TOTAL PROTRUSION FROM MHWL: **44'**

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

SARAZIN DOCK

PROPOSED SITE PLAN

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

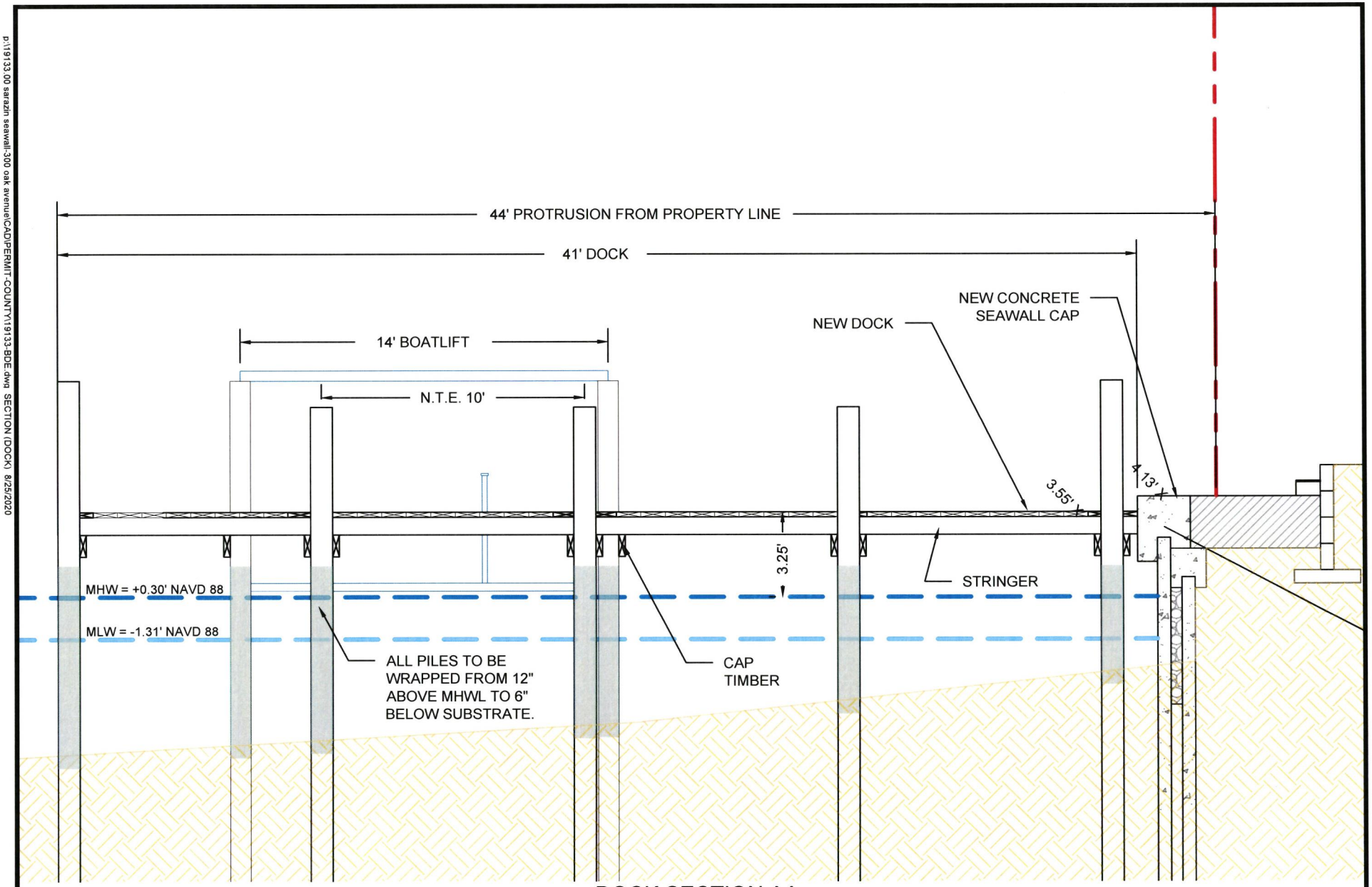
		REV#	REV BY	DATE:	CHK BY	CHANGED
DESIGNED:	JR	1.	RMJ	08-26-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-05-20	3.	-	-	-	-
JOB NO.:	19133.00	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S RANGE- 25E

p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg PROP DOCK 8/25/2020

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners

p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg SECTION (DOCK) 8/25/2020



DOCK SECTION AA

SCALE: 1" = 5'

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Marine & Environmental Consulting
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SARAZIN DOCK

SECTION AA - DOCK

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

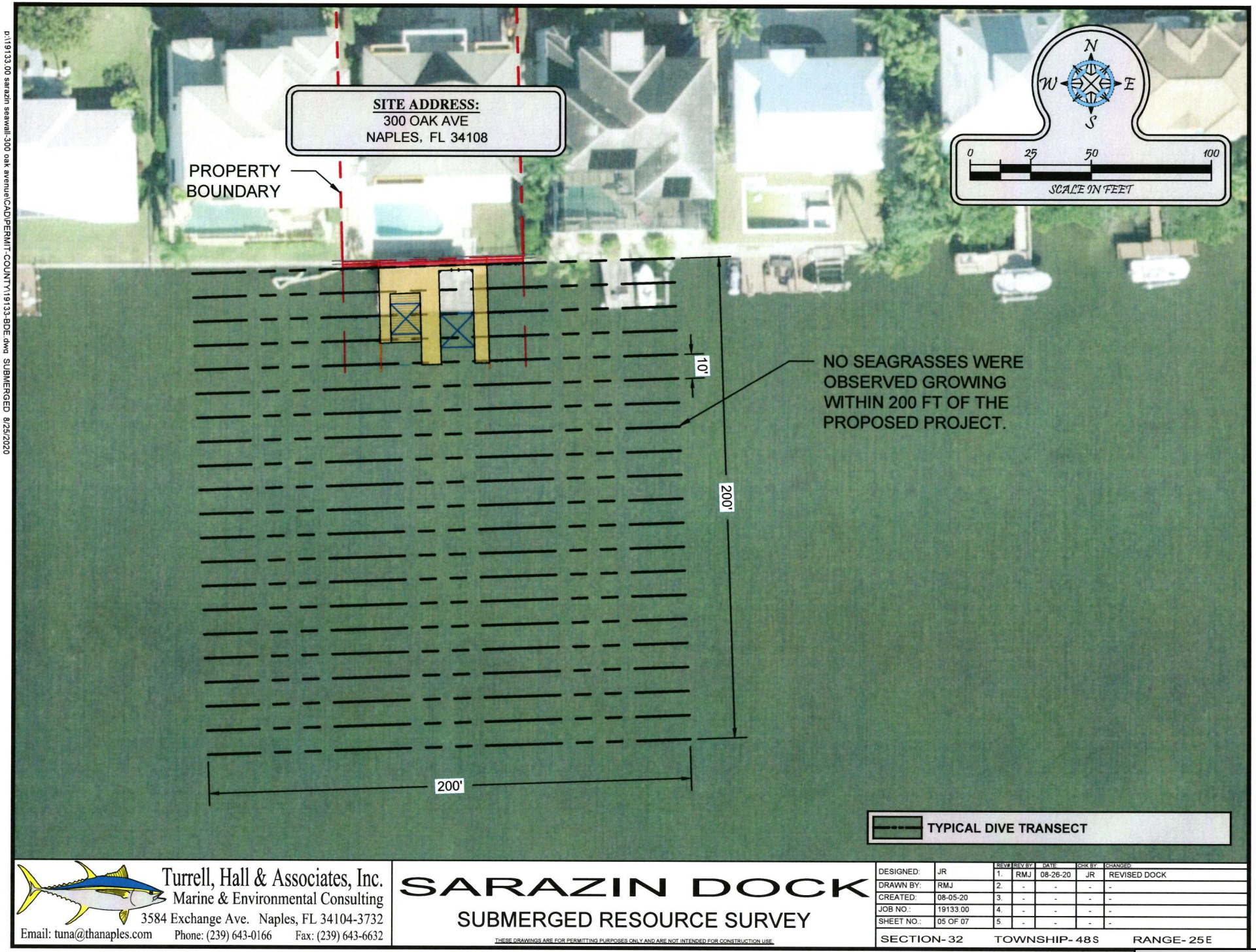
DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	08-05-20
JOB NO.:	19133.00
SHEET NO.:	04 OF 07

REV#	REV BY	DATE	CHK BY	CHANGED
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S RANGE- 25E

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners

p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg SUBMERGED 8/25/2020



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

SARAZIN DOCK

SUBMERGED RESOURCE SURVEY

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		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	JR	1.	RMJ	08-26-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-05-20	3.	-	-	-	-
JOB NO.:	19133.00	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S RANGE- 25E

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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

SARAZIN DOCK

ADJACENT DOCKS

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

		REV#	REV BY	DATE	CHK BY	CHANGED
DESIGNED:	JR	1.	RMJ	08-26-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-05-20	3.	-	-	-	-
JOB NO.:	19133.00	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S RANGE- 25E

p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg ADJACENT 8/25/2020

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners



p:\19133.00 sarazin seawall-300 oak avenue\CAD\PERMIT-COUNTY\19133-BDE.dwg WOW 8/25/2020

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

SARAZIN DOCK

WIDTH OF WATERWAY

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

		REV#	REV BY:	DATE	CHK BY:	CHANGED
DESIGNED:	JR	1.	RMJ	08-26-20	JR	REVISED DOCK
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-05-20	3.	-	-	-	-
JOB NO.:	19133.00	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 48S RANGE- 25E

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners

SKETCH OF BOUNDARY SURVEY

SURVEY #16871

BENCHMARK LAND SERVICES, INC.
1807 J. & C. Boulevard
Naples, Florida 34109
L.B. # 7502
Tel. 239-591-0778
Fax. 239-591-1195
www.benchmarklandservices.com

Property Address:
300 Oak Avenue
Naples, FL 34108

Certified To:
Marc Daniel and Virginia Marie Sarazin

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

Flood Zone Information:
Community Number: 120067
Panel: 0169 Suffix: H
Effective Date: 05/16/2012
Flood Zone: AE BFE: 11.0' N.A.V.D. 1988

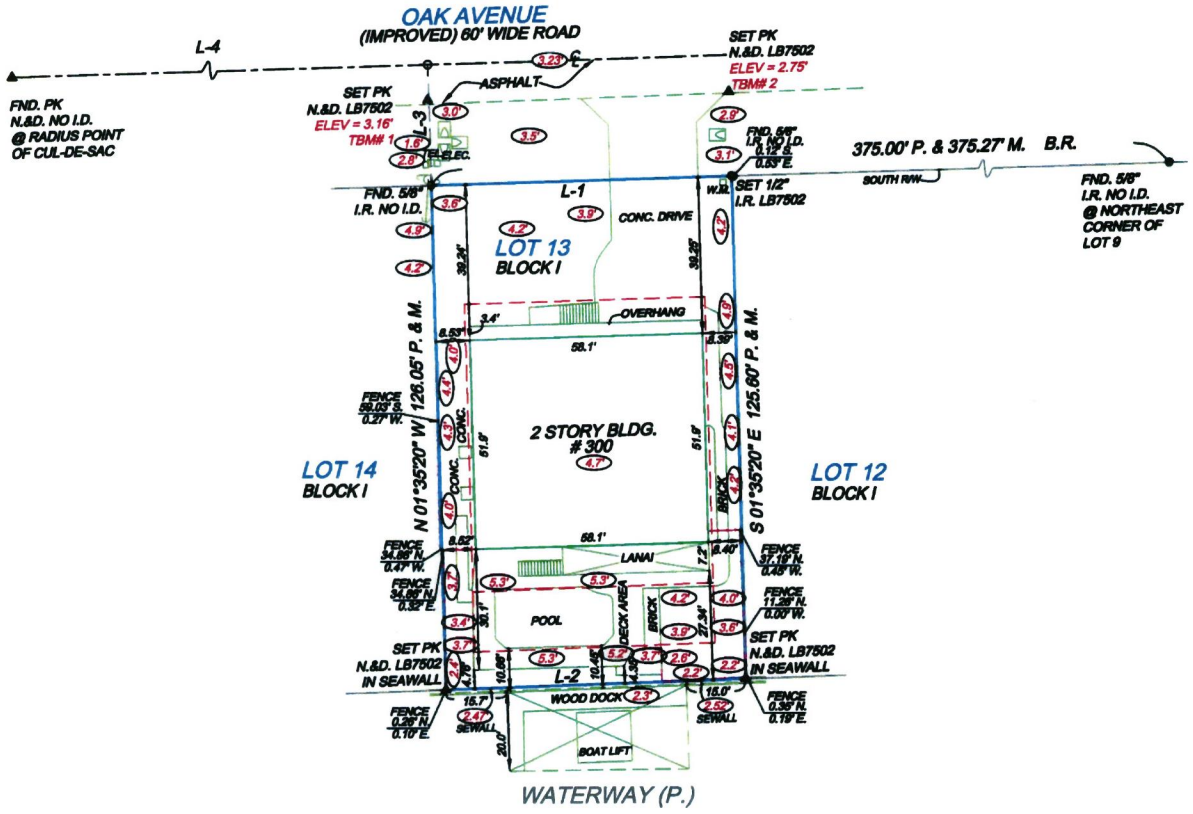
Legal Description As Furnished:
Lot 13, Block I, Conner's Vanderbilt Beach Estates, Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 17, of the Public Records of Collier County, Florida.

DATE OF SURVEY	DRAWN BY
01/11/2018	M.R.
COMPLETION DATE:	CHECKED BY
01/17/2018	K.S.
ADDED ELEVATIONS: 02/08/2018	

L-1 = N 88°24'40" E 75' P. & 75.00' M.
L-2 = S 88°04'10" W 75' P. & 75.00' M.
L-3 = N 01°35'20" W 30.00' P. & M.
L-4 = S 88°24'40" W 155.17' P.
S 88°25'17" W 155.28' M.

BEARINGS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF S 88°24'40" W FOR THE SOUTH R/W OF OAK AVE.

YARD MINIMUMS:
FRONT = 30'
SIDE = 7.5'
REAR = 25' FROM FACE OF SEWALL
ACCESSORY = 10' FROM FACE OF SEAWALL
(RED DASHED LINES)



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

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.
6. ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.
7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
8. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAYS OF RECORD.
9. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER, PER FLORIDA STATUTE 5J-17.052 (3)(b)3 OF THE FLORIDA ADMINISTRATIVE CODE.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION.
12. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.

POINTS OF INTEREST:
1.) REAR POOL TIES ARE TO THE FACE OF SEAWALL

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

02/08/2018
KENNETH SARRIO
Professional Surveyor and Mapper PSM No. 6348 State of Florida

B.R. BEARING REFERENCE	I.P. IRON PIPE	P.I. POINT OF INTERSECTION	U.E. UTILITY EASEMENT
C. CALCULATED	A.E. ACCESS EASEMENT	P.L.S PROFESSIONAL LAND SURVEYOR	W.M. WATER METER
CATV CABLE TV. RISER	B.D. BRASS DISC	P.T. POINT OF TANGENCY	R. RADIAL
C.U.E. COUNTY UTILITY EASMT.	I.E. INGRESS / EGRESS EASEMENT	P.O.B. POINT OF BEGINNING	N.R. NON-RADIAL
D.E. DRAINAGE EASEMENT	L.C.U.E. LEE COUNTY UTILITY EASEMENT	PROP. PROPOSED	C.V.G. CONC VALLEY GUTTER
D.H. DRILL HOLE	M. FIELD MEASURED	P.R.C. POINT OF REVERSE CURVATURE	C.B. CATCH BASIN
ELEC. ELECTRIC BOX	M.E. LAKE MAINTENANCE EASEMENT	P.R.M. PERMANENT REFERENCE MONUMENT	S.D. STORM DRAIN
ENCL. ENCLOSURE	M.& D. MAG & DISK	P.U.E. PUBLIC UTILITY EASEMENT	C.M. CONCRETE MONUMENT
E.O.W. EDGE OF WATER	O.H.L. OVERHEAD LINE	R/W RIGHT OF WAY	C/O CLEAN OUT
F.F. FINISHED FLOOR	P. PLAT	C.U.E. ORANGE TREE UTIL. ESMT. UTIL. ESMT.	
FND. FOUND	P.C. POINT OF CURVATURE		
I.D. IDENTIFICATION	P.C.C. POINT OF COMPOUND CURVATURE	T.B.M. TEMPORARY BENCH MARK	
I.R. IRON ROD	P.C.P. PERMANENT CONTROL POINT	TEL. TELEPHONE FACILITIES	
I.R.C. IRON ROD & CAP	P.K. PARKER-KALON NAIL	T.O.B. TOP OF BANK	

EXISTING ELEVATION	FENCE	W.V. WATER VALVE	W.M. WATER METER
PROPOSED ELEVATION		P.P. POWER POLE	B.M. BENCH MARK
I.R.	MAIL	WELL	LAMP POST
CONCRETE MONUMENT	CONC. CONCRETE	EXISTING FIRE HYDRANT	CENTER LINE
CATCH BASIN	N/A NOT APPLICABLE		PLNT PLANTER

Attachment: Attachment C - HEX Final Decision 2020-17 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

KellyJohn

From: KellyJohn
Sent: Tuesday, September 6, 2022 7:21 PM
To: KellyJohn
Subject: BDE-PL20220001299 - 260 Conners Ave - Sign Posting for 9/22/2022 HEX
Attachments: BDA37F13-6078-4665-B568-46A48D49AF89.jpeg; 8800C1EF-E173-4DFF-853B-3AD2A1E643D2.jpeg

At approximately 1:05 P.M. this date, I personally posted the required Public Hearing Sign for the subject petition to be heard at the September 22, 2022, meeting of the Hearing Examiner. Said sign was posted immediately adjacent to the public Right-of-Way to the front of the subject property for easy visibility as evidenced by the attached photographs.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment D - Sign Posted 09062022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)





Attachment: Attachment D - Sign Posted 09062022 (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Douglas and Christine McKibben

Name of Applicant if different than owner:

Address: 6906 Woodcroft Ln. **City:** Fort Wayne **State:** IN **ZIP:** 46804

Telephone: 260-710-1010 **Cell:** **Fax:**

E-Mail Address: dgm49@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: 29 / 48 / 25 **Property I.D. Number:** 27630560003

Subdivision: Conner Vanderbilt BCH EST **Unit:** 3 **Lot:** 14 **Block:** R

Address/ General Location of Subject Property:
260 Conners Ave, Naples, FL 34108

Current Zoning and Land use of Subject Property:
Single-family Residential (RSF-3)

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-3	Conners Ave
S	RSF-3	Vanderbilt Lagoon
E	RSF-3	Residential Single Family
W	RSF-3	Residential Single Family

DESCRIPTION OF PROJECT

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

SITE INFORMATION

1. **Waterway Width:**
   268 ft. Measurement from ☐ plat ☒ survey ☐ visual estimate
   ☐ other (specify) _____
2. **Total Property Water Frontage:**
   80 ft.
3. **Setbacks:**
   Provided: 15 & 18 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   45 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 40 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:**
   Based off the attached Zoning & Planning map there are numerous other properties within the area that have BDE approvals ranging in all different protrusions. The best comparison for this dock is located at 300 Oak Ave.
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?** 0.22 Acres

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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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 - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:
■ Dock Extension
☐ Boathouse
Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Jeff Ryan
Signature of Petitioner or Agent

8/22/22
Date

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

CONNER'S VANDERBILT BCH EST UNIT 3 BLK R LOT 14 T48, R25, S29

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

27630560003

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

260 Conners Ave, Naples, FL 34108

- **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 E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

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

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

Applicant Name: Douglas and Christine McKibben/Agent- 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 27630560003

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: S.L.H **Date:** 2/17/2022

Updated by: _____ **Date:** _____

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Douglas G. McKibben	50%
Christine E. McKibben	50%

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Jeff Boger
Agent/Owner Signature

8.25.21
Date

Jeff Boger
Agent/Owner Name (please print)

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220001299

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

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

**Notes:*

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

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

_____ **Signature**

6-24-2022 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [ ] physical presence or [ ] online notarization this 24 day of June, 2022, by (printed name of owner or qualifier) Doug McKibben.

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

[✔] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

NOTARY PUBLIC SEAL INDIANA
ROSE WILLIAMS
Notary Public, State of Indiana
Allen County
Commission # 691925
My Commission Expires
October 11, 2024

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220001299

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

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

**Notes:*

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

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

Christine McKibben
Signature

6/24/2022
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [ ] physical presence or [ ] online notarization this 24 day of June, 2022 by (printed name of owner or qualifier) Christine McKibben.

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: Rose Williams

NOTARY PUBLIC SEAL INDIANA
ROSE WILLIAMS
Notary Public, State of Indiana
Allen County
Commission # 691925
My Commission Expires
October 11, 2024

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

Narrative Description: The proposed Boat Dock Extension request is to construct a new single-family docking facility with one boatlift located at 260 Conners Ave in Vanderbilt Beach Estates. The subject waterway is considered Vanderbilt Lagoon with direct access to the Gulf of Mexico through Wiggin Pass. The subject property has an existing dock which accommodates the applicant's current vessel approximately 32-feet LOA Grady White. The subject shoreline consists of a concrete seawall with the platted property line being located just on the landward side of the seawall cap which is the most restrictive point. The applicant was proposing to purchase a 45-foot LOA vessel which will not work in the existing docks configuration and due to the recent BDE denial, he has now changed his order to purchase the 40-foot LOA vessel.

The proposed dock's overall design has been revised based on the HEX denial comments as well as voiced public concerns and to be consistent with a previously approved BDE located at 300 Oak Ave which is also within the Vanderbilt Lagoon waterway. The design consists of a dock that is perpendicular to the shoreline extending out 45-feet from the platted property line in order to accommodate a 40-foot LOA vessel, which is 3-feet smaller than the previously ordered vessel. The BDE request is for a 25-foot extension from the allowed 20-feet into a waterway that is approximately 268-feet wide which is about 17% width of the subject waterway. The subject waterway is an unmarked waterway and completely open for navigation therefore there will not be any impacts to navigation within the area. Additionally, the dock will be within the required side yard setbacks of 15*feet and with the newly proposed design will not interfere nor require the vessel to cross over the shared riparian lines when ingress/egressing the proposed boatlift. Also, with the new design the overall proposed decking square footage is less than previously proposed by 244 square feet. The proposed decking will provide safe access to the vessel, area for routine maintenance, recreational activities like fishing, and storage of kayaks/paddleboards on the 18'X20' deck area along the western side of the dock. This decking area is within the allowed 20-foot protrusion and therefore should not be considered excessive especially since the two finger piers are only 4-foot wide which is just wide enough for access.

Finally, there are other single-family docks within the subject waterway that allow the mooring of "large" vessels as the previous proposed vessel was considered one of which is directly across the waterway being a 41-foot LOA vessel and a 38-foot LOA vessel located at 300 Oak Ave. These larger sized vessels are common these days and with outboards they can raise and lower their motors in order to transverse at lower tides through areas like Water Turkey Bay which use tide restrictive prior to being recently maintenance dredged.

There are no impacts to any submerged resources by the proposed project.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

Planning and Zoning

Visit our home page

Introduction | Zoning | Base Zoning | Future Land Use | Zoning Atlas



Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

PRIMARY CRITERIA

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

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed docking facility consists of installing one boatlift which will accommodate a 40-foot LOA vessel. The proposed dock will extend out 45-feet from the platted property line which is 25-feet of protrusion past from the allowed 20-feet. Additionally, the proposed dock will provide 15-foot setbacks from both riparian lines and therefore will not interfere with the adjacent properties as the vessel ingress/egress the proposed boatlift.

   Criterion Met

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

   The reason for this BDE request is due to the applicant's vessel size and the two adjacent existing docks. The applicant owned shoreline length is 80-feet and with 30-feet being within setbacks the best design option in order to accommodate the applicant's vessel and avoid ingress/egressing over the riparian lines is to push the dock further out into the waterway. The two adjacent properties have existing docks which limited the proposed dock design due to lack of space to safely navigate the vessel between the docks for a more parallel mooring design. A design like that for this subject property was already presented to the HEX and was denied therefore a new dock design is now being proposed. As proposed the dock provides safe access to the slip as well as maintains the required 15-foot setbacks avoids having to navigate over shared riparian lines but does extend out past the allowed 20-feet. Additionally, the proposed design will not interfere with the adjacent properties nor their access to their shoreline or subject docks/slips.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

Criterion Not Met

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

   The proposed docking facility design does have the dock extending out further into the subject waterway than any of the other adjacent docks. However, the subject waterway width does allow for the dock to extend out as proposed and still be within the allowed 25% width of waterway. The newly proposed design is consistent with at least one other recently approved BDE located at 300 Oak Ave which just like that now existing docking facility does not impact navigation as the subject waterway is not a marked channel.

   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 268-feet wide. The proposed dock protrusion is 45-feet which is under 17% width of the waterway.

   Criterion Met

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

   The proposed docking facility is within the Vanderbilt Lagoon waterway which services is a very large boating community. Both neighboring properties have docking facilities which will not be impacted with this proposed dock design now being perpendicular to the shoreline which does not require the vessel to cross over the shared riparian line. As proposed the subject dock will be within the allowed buildable area by providing the required side yard setbacks and therefore the views into the subject waterway by the adjacent property owners will not be impacted nor their access to their docks.

   The proposed dock design does push the dock's overall protrusion out past most of the other docks on the subject waterway but is within the allowed buildable area and the subject waterway accommodates the overall dock protrusion.
   Criterion Met

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

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 special conditions that have factored in the overall proposed dock layout are the existing width of waterway, adjacent docking facilities, and applicant owned shoreline length.

   As for the subject property's shoreline length of 80-feet and the required side yard setbacks of 15-feet there is not sufficient backing distances for the vessel with a shore parallel mooring like the existing docking facility. The typically design criteria for backing distance is length and half of the vessel size utilizing the slip therefore we would need to provide 63-feet. With the two adjacent properties both having existing docking facilities the shore parallel design was not an option for this property. The property to the west is owned by the applicant but is a grandfathered structure which they would rather not remove and even if they did the setback of 15-feet for both the subject dock and adjacent dock would still not provide sufficient backing distances. That option was considered when determine the newly proposed dock design.

   Based off that the only other option for this property is to protrude further than the allowed 20-feet due to the subject property being located on an open waterway which can accommodate a dock extending out 67-feet from the MHWL as that is the 25% line. As proposed today the dock still does not extend out to the allowed 25% line nor is it necessary to as you can see per the proposed dock layout the new design extends out 45-feet from the property line (most restrictive) and approximately 43-feet from the MHWL. The entire waterway is open to navigation and therefore the proposed extension request will not interfere with the everyday normal navigation boaters currently experience on the subject waterway.

   Criterion Met

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

   The proposed docking facility has been minimized and still provide deck area for routine maintenance, safe access as well as recreational activities like fishing plus storage of kayaks and/or paddleboards. The total over-water square footage is 678 square feet. There are two 4-foot side finger docks on either side of the proposed boatlift with a deck area that is within the 20-foot protrusion limit that offers recreational access to the waterway as well as provide additional area for storage on the dock that should not be considered excessive as it is within the allowed 20-foot protrusion measurement.

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

As designed this dock is still consistent with at least one other existing docking facility within the Vanderbilt Lagoon waterway that has been approved for a BDE which is located at 300 Oak Ave.

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 40-feet long. Based on the vessels length the applicant will not exceed the allowed 50% of the subject property's linear shoreline.

   Criterion Met.

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

   There is an existing dock and boatlift already onsite therefore, no new impacts to the neighboring property views of the waterway will result from the proposed project. Additionally, your view by riparian rights is within the property's riparian area extending out to the middle of the subject waterway.

   Criterion Met

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

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

   Criterion Met

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

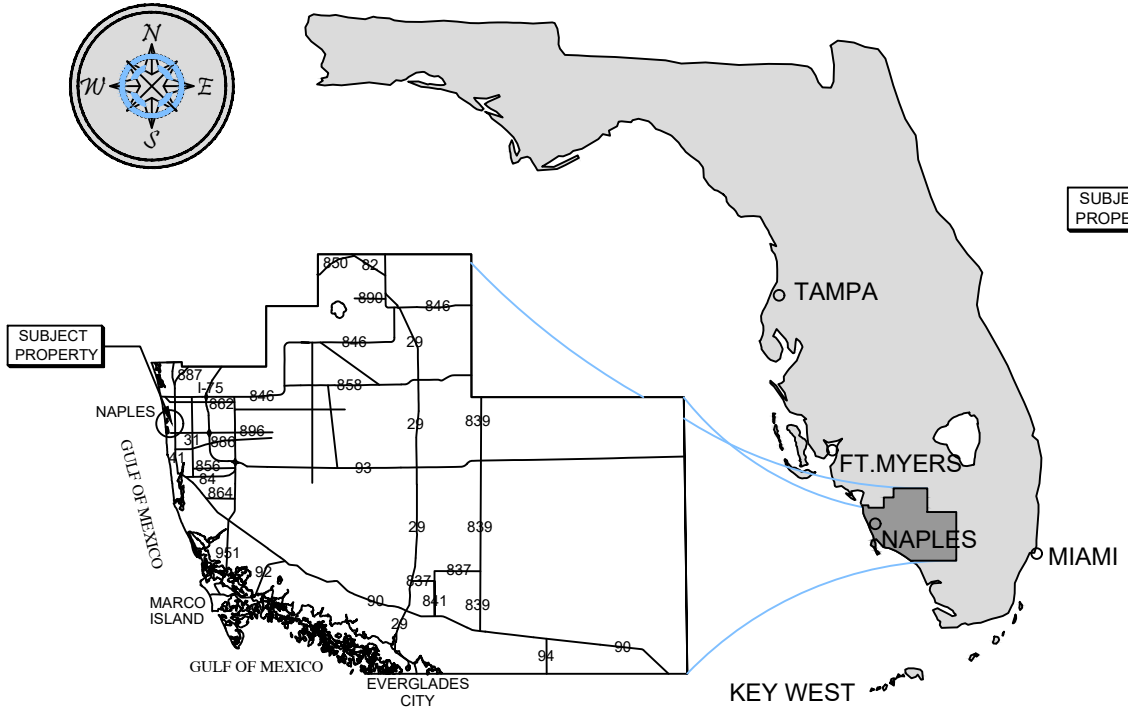
   The proposed work is a single-family dock facility and therefore not subject to Manatee Protection Requirements.

   N/A

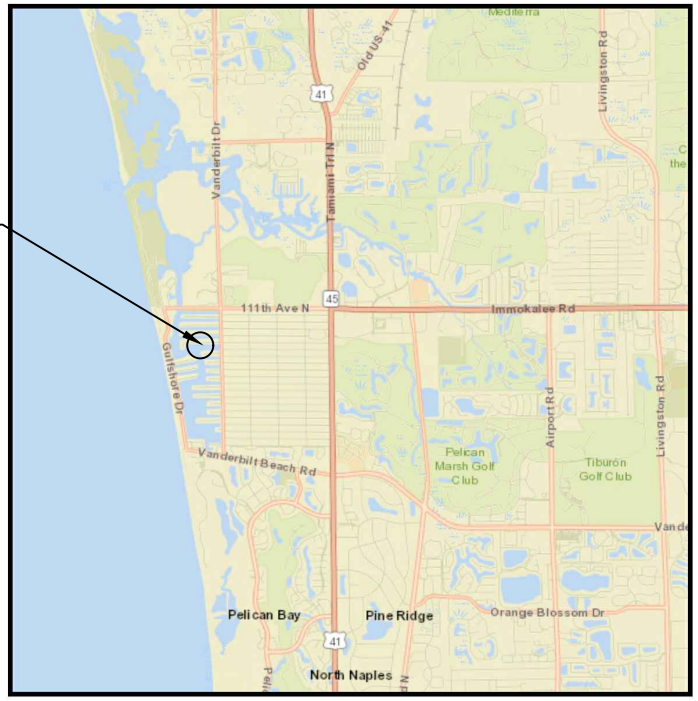
Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg LOCATION MAP 8/22/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 260 CONNERS AVE
NAPLES, FL 34108

<> LATITUDE: N 26.267351
<> LONGITUDE: W -81.821027

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

260 CONNERS AVE

LOCATION MAP

RY NO. 5875

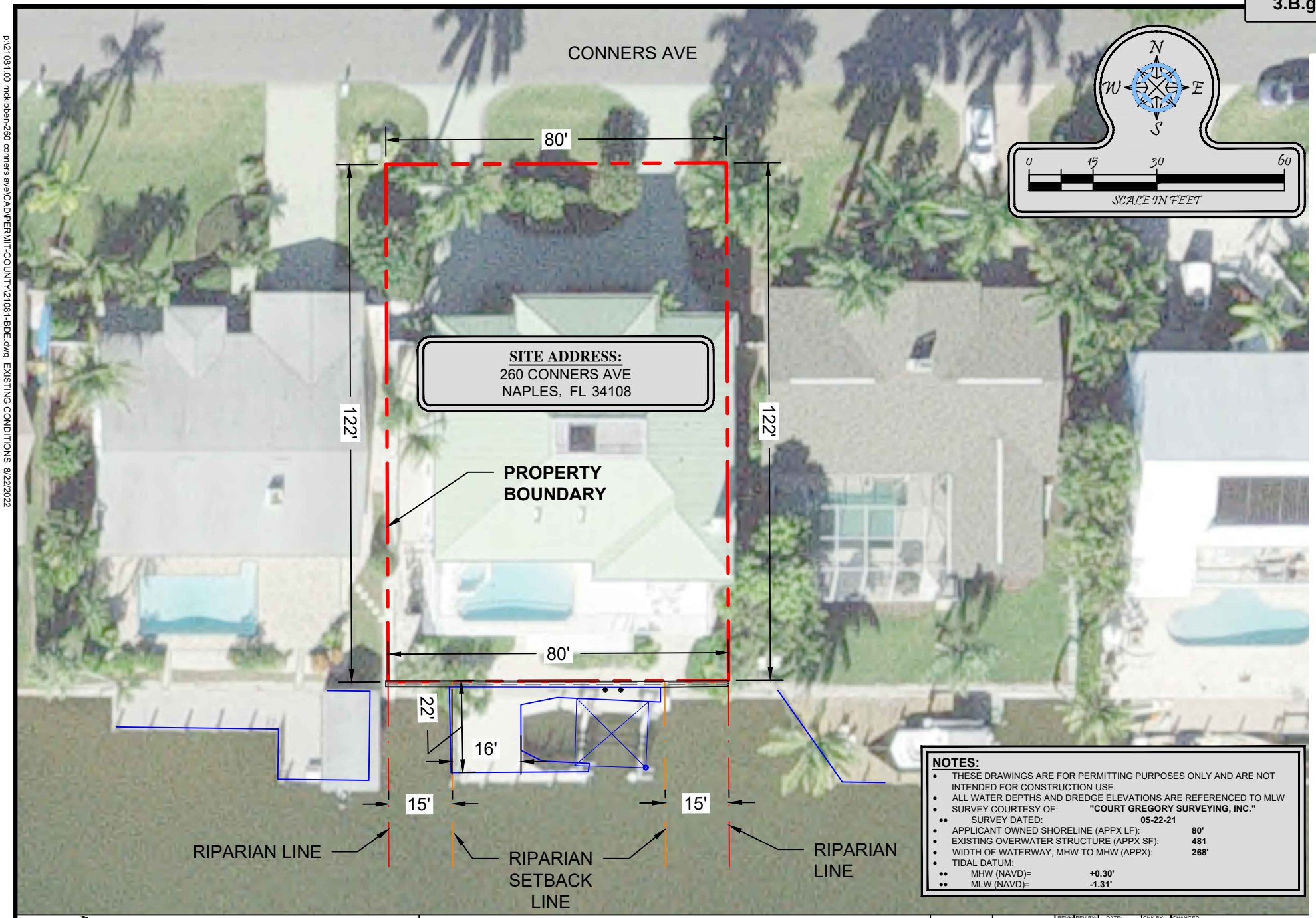
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg EXISTING CONDITIONS 8/22/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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

260 CONNERS AVE

EXISTING CONDITIONS

RY NO. 5875

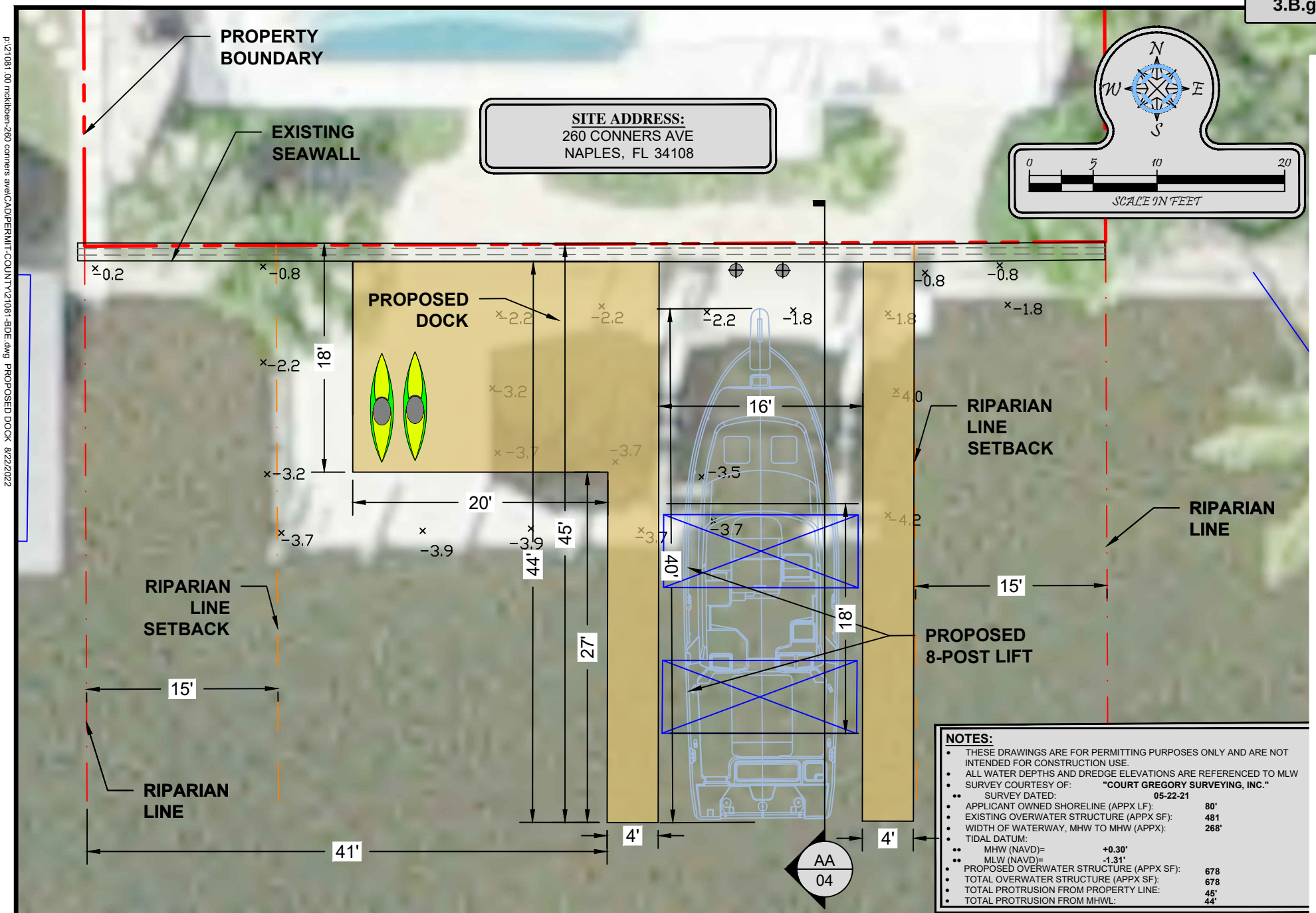
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg PROPOSED DOCK 8/22/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL PROTRUSION FROM PROPERTY LINE: **45'**
- TOTAL PROTRUSION FROM MHWL: **44'**

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

260 CONNERS AVE

PROPOSED DOCK

RY NO. 5875

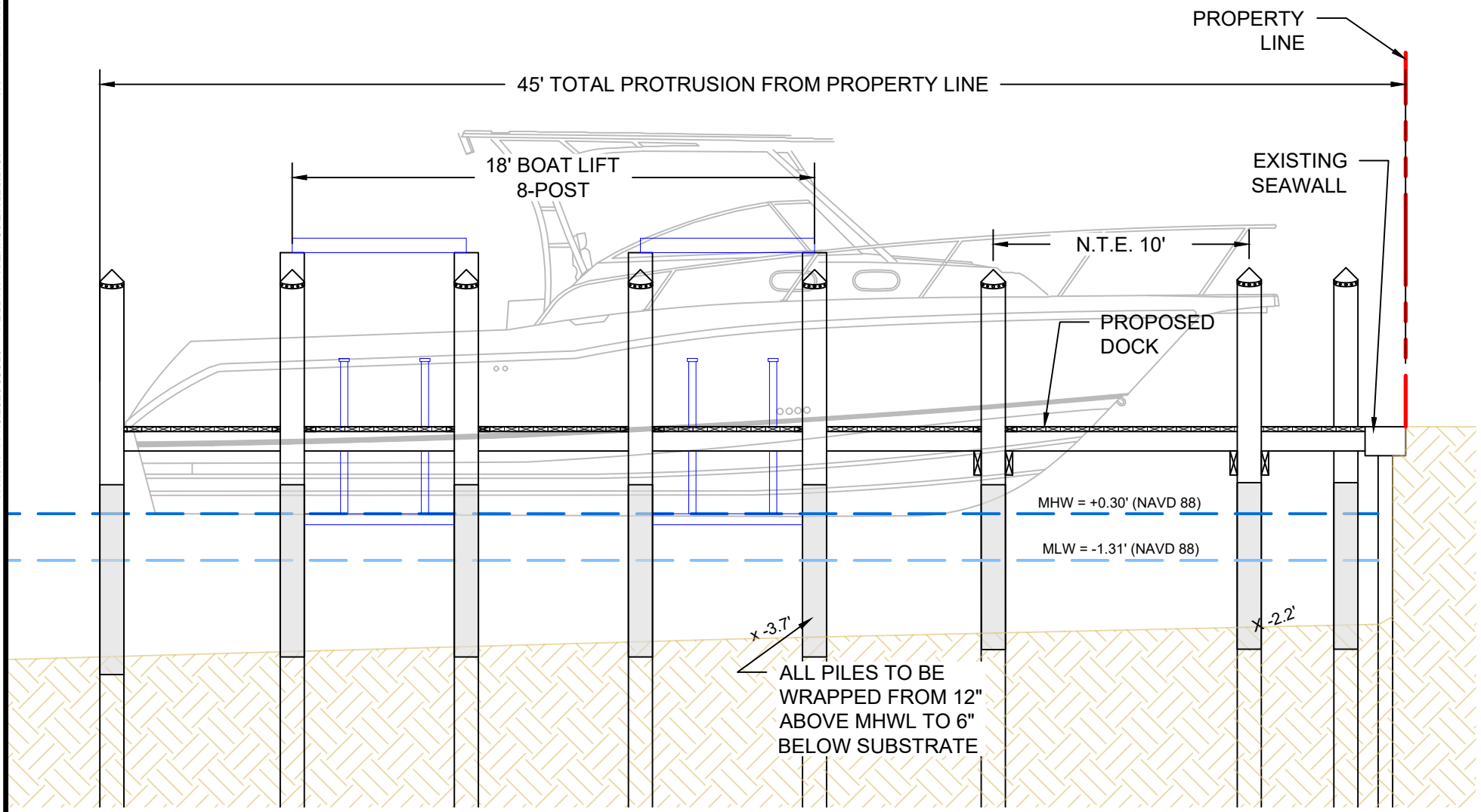
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

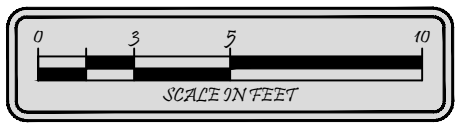
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :

p:\21081.00 mckibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg CROSS SECTION AA 8/2/2022





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3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

260 CONNERS AVE

CROSS SECTION AA

RY NO. 5875

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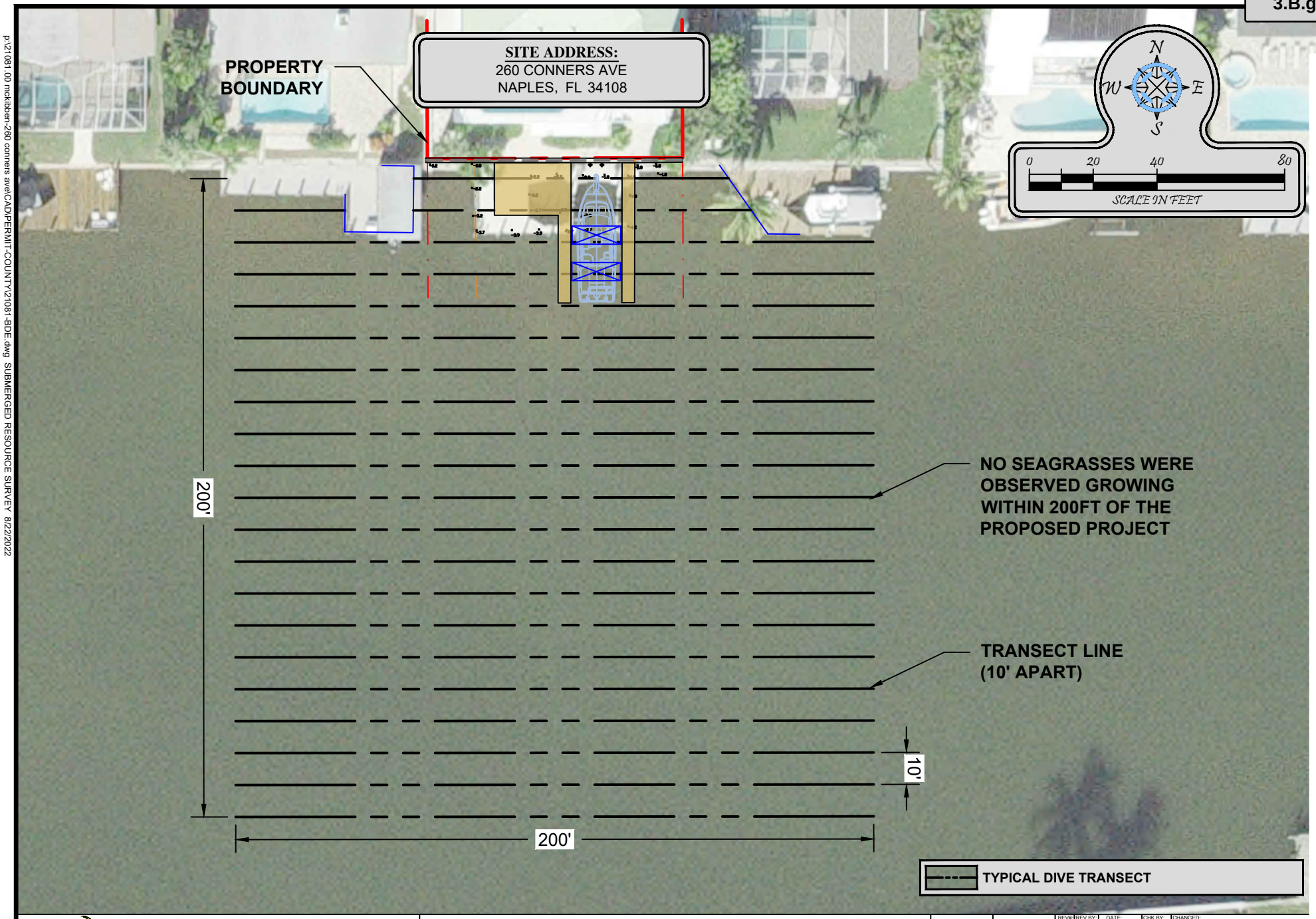
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg SUBMERGED RESOURCE SURVEY 8/22/2022



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260 CONNERS AVE

SUBMERGED RESOURCE SURVEY

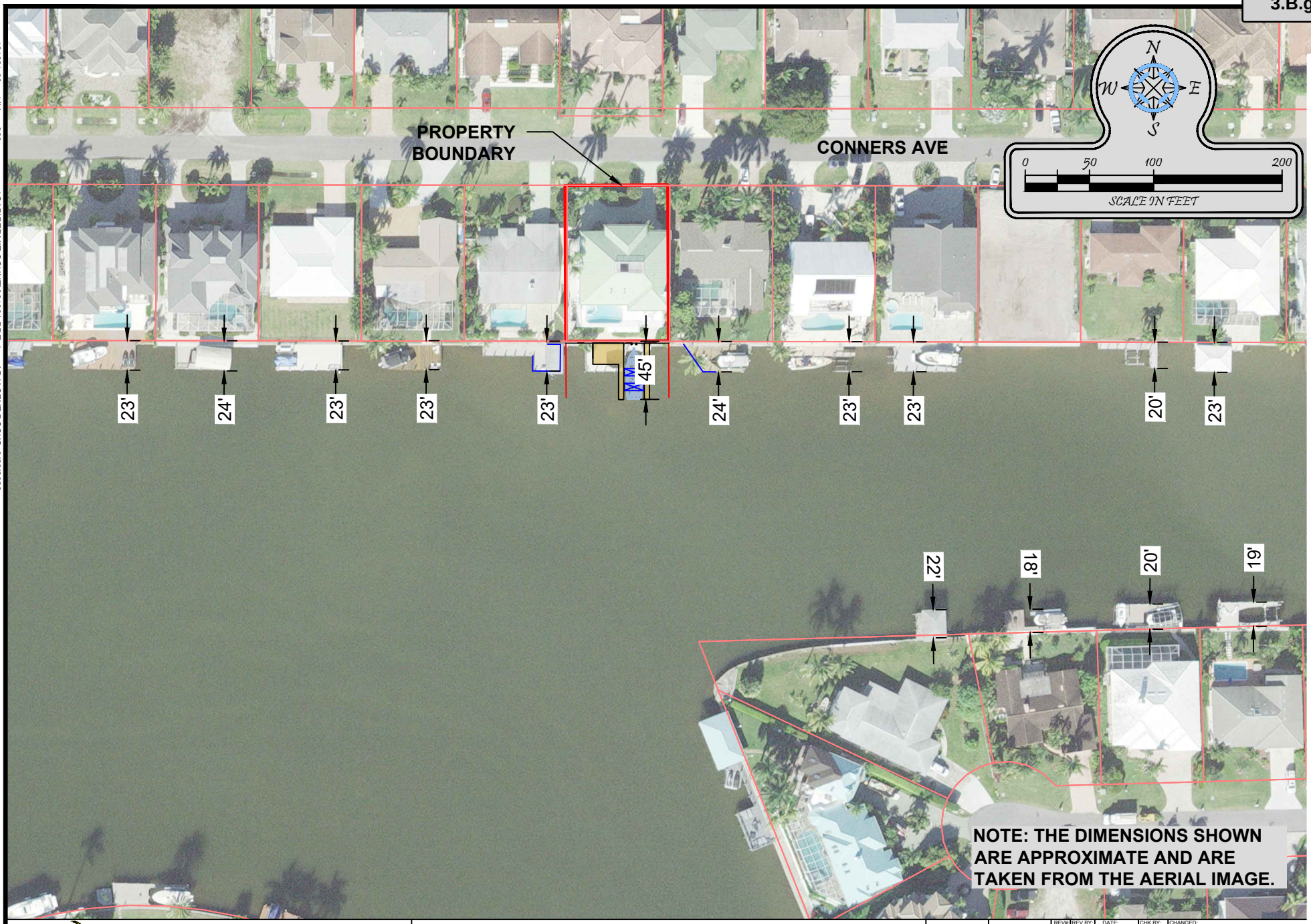
RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :



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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

260 CONNERS AVE

ADJACENT DOCKS

RY NO. 5875

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

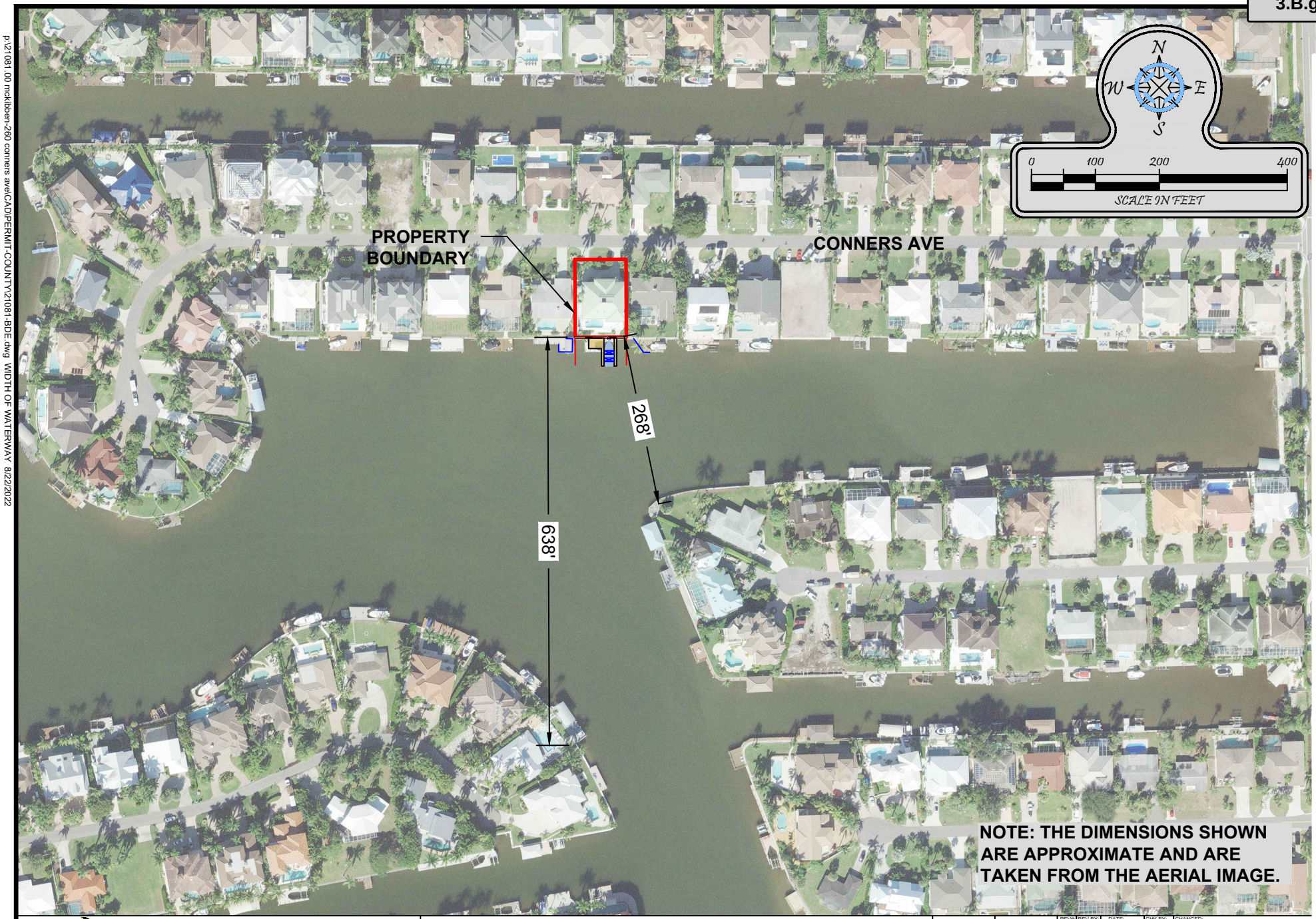
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	05-25-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg ADJACENT DOCKS 8/22/2022

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :

p:\21081.00 mcklibben-260 conners ave\CAD\PERMIT-COUNTY\21081-BDE.dwg WIDTH OF WATERWAY 8/22/2022



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

260 CONNERS AVE

WIDTH OF WATERWAY

RY NO. 5875

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DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	08-22-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

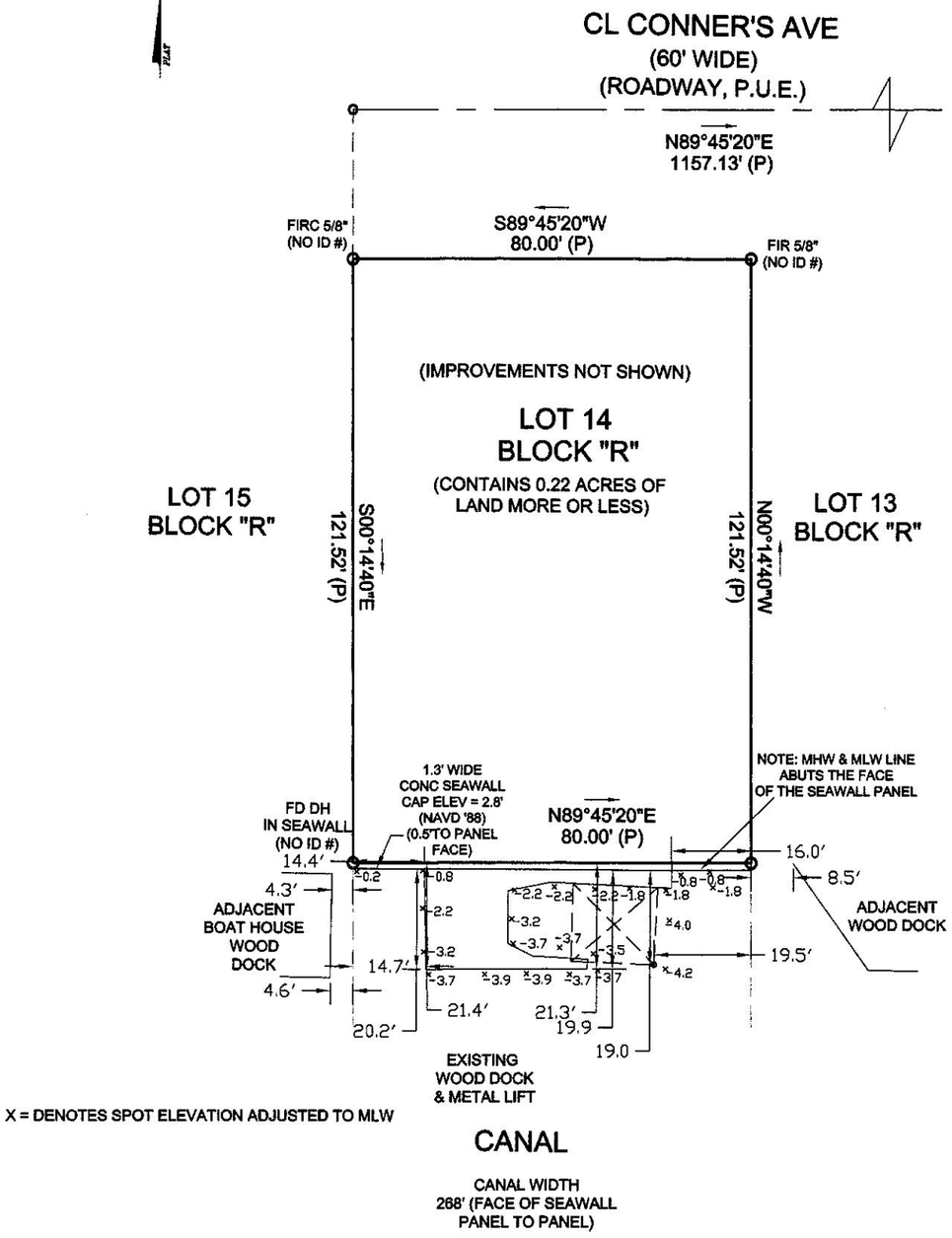
SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 :

NOTE: DIMENSIONS TO THE DOCK ARE MEASURED FROM THE PROPERTY LINE (MOST RESTRICTIVE) AND THE FACE OF THE SEAWALL CAP

BOUNDARY INFORMATION FURNISHED BY CLIENT.

SCALE 1" = 30'



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CONNER'S AVE AS SHOWN IN PLAT BOOK 3 PAGE 89 OF COLLIER COUNTY, BEING SOUTH 89D 45' 20" WEST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY MAY 22, 2021.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS:SPKN IN BRICK DRIVE IN EAST ENTRANCE AT RES # 260 CONNER'S AVENUE ELEV. = 2.73' NAVD '88

8.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A
DATED: BASE ELEVATION DETERMINED AT N/A

9.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

10. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

11. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING SHORELINE CONDITIONS AND A BATHYMETRIC OF THE SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

REVISIONS

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#)C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
= WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
= WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
= SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

MAP OF SPECIFIC PURPOSE SURVEY

LOT 14 BLOCK "R"

OF

CONNER'S VANDERBILT BEACH ESTATES UNIT NO. 3

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 89
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

260 CONNER'S AVENUE

CERTIFY TO:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 06/11/2021
DATE OF FIELD SURVEY 05-22-2021

PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 06/11/2021
Job # VB20168M
Fb VB-5 Pg 26

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

McKibben Dock
260 Conners Ave
Naples, FL 34108

Submerged Resource Survey

August 2, 2021

Prepared by:



Turrell, Hall & Associates, Inc
3584 Exchange Avenue, Ste B
Naples, FL 34104

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

1.0 INTRODUCTION

The McKibben dock and associated residence is located at 260 Conners Ave and can be further identified by parcel #27630560003. The property is bound to the east and west by single family residences, to the north by Conners Ave, and to the south by Vanderbilt Lagoon. The property is located at Section 29, Township 48S, and Range 25E. The landward portion of the property currently contains a single-family residence with an existing docking facility for one boat.

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

The SRS survey was conducted on August 2, 2021. Sea surface conditions consisted of clear skies, light winds out of the southeast, and an air temperature of 88° F at the time of the survey. The tide was a high tide upon arrival to the site, high tide at the project site occurred at 8:54 A.M. (2.1 ft.) and low tide had occurred following our arrival onsite at 4:24 P.M. (0.4 ft.). The water temperature was 86° F.

2.0 OBJECTIVE

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

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

3.0 METHODOLOGY

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

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

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

4.0 RESULTS

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

Table 1 – Observed fish species

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

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

5.0 CONCLUSIONS

The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and historic indicators of oysters could be seen on the seawall panel and on the dock pilings. The dock area does provide additional cover and habitat for fish and other marine life to utilize. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the dock and subject shoreline.

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



EXISTING DOCK



EXISTING DOCK AND WATERWAY



Typical Bottom Sediment



Existing Seawall

Attachment: Attachment E - Applicant's Backup, Application and Supporting Documents (23471 : PL20220001299 BDE 260 Conners Avenue

BDE-PL20220001299
Attachment F – Public Correspondence



Collier County GIS

- Subject Property / Petitioner: 260 Conners Ave

- Letters of Objection:
  - 151 Conners Ave - Myhelic
  - 274 Conners Ave - Kisch
  - 281 Conners Ave - Hoberg
  - 316 Conners Ave - Landis
  - 418 Conners Ave - Allen
  - 434 Conners Ave - Granata
  - 450 Conners Ave - Grigsby
  - 132 Egret Ave - Vilks
  - 254 Flamingo Ave - Ferris
  - 324 Seabee Ave - Rosmonowski
  - 375 Seabee Ave - Gonnering
  - 395 Seabee Ave - Kravitz
  - 427 Seabee Ave – Dunn G & Dunn S
  - ---
  - 362 Emerald Bay Cir (not within photographed area) - Clenney

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Sue Myhelic <sue@suemyhelic.com>
Sent: Wednesday, September 7, 2022 5:06 PM
To: KellyJohn
Cc: Evie Kisch; Sue Myhelic
Subject: Proposed 44 foot dock 260 Conners Avenue PL 2022000-1299
Attachments: DOC922.PDF

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

To All Parties:

As a resident located at 151 Conners Avenue, I reside right down the street from the owner of the above captioned property. It has come to my attention that the owner of this lovely home wants a variance from the normal allowed boat dock extensions. And the variance he wants, 44 feet vertically extended into the canal and to hold a 42 foot boat, is going to do nothing to help the future of anyone who purchases a home on the water. Apparently, this owner was denied a 45 degree dock a few months ago, going out 34 feet. Now he wants a larger dock with massive consequences to neighbors. Here are my objections:

I have attached an overview of the home and I have added the dock in the picture as it would look if allowed .As you can see, it protrudes extensively, and will greatly inhibit the view from the neighbor to the East. The sunsets that were enjoyed from their Lani would be gone, and in place a huge 42-foot boat, with a height of at least 15 feet would be the last vision they would have at night. I am sure the next several homes to the East would also have a view that was much less than what they had before. Nothing that anyone bargained for when purchasing a home on the water in Vanderbilt, Naples.

The other issue is precedent. To the best of my knowledge, I do not know of any other dock in the Vanderbilt Lagoon that is of that size protruding into the water. The other canal homes could never get that variance simply because of the size of the canal they are located on. In this case, yes, this owner and all the other owners on the south side of Conners Avenue enjoy a premium view with the vast largeness of the waterway, but does that mean an owner can simply demand something that will not be a benefit to all? And, as I contend, a detriment everyone in the surrounding Vanderbilt area.

As we all know, once a variance is granted, more and more crop up for other matters. Undoubtedly, in the future, if granted, this will only prove to be a stumbling block to other unreasonable requests. As a Vanderbilt owner and a boater, I have enjoyed living here and using the waterways, which presently look conformant throughout. With this new addition, I respectfully suggest that it will look not only out of place but become the eyesore of the neighborhood. By the way, I did a Collier Appraiser research of the drone photos of all the streets in Vanderbilt. I could not find ONE that protruded into any of the bays that have the availability of such an intrusion.

My last comment is VALUE. If anyone who lives to the East of the subject property tries to sell their home with this infringement on view, it would only be reasonable to expect that the value of the property would certainly be diminished. Stands to reason unfortunately.

SO I ASK - WHY SHOULD THIS BE THE FIRST?????????

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Thank you for listening, and if you need, I am always available. My contact information is listed below.

Please, let's keep Vanderbilt the beautiful waterway it is now. Any adjustment on someone's whims would be unfair to all.



Sue Myhelic
Founder/Owner
Gulf Breeze Real Estate
239-216-6444
sue@suemyhelic.com
www.suemyhelic.com

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Collier County Property Appraiser

MAP SIZE: SMALL | **MEDIUM** | LARGE |

- Introduction
- Search for Parcels by
- Search Results
- Layers
- Legend
- Print

Title:

Paper Size: Letter (8.5 X 11)

Orientation: Landscape

Preview



Aerial Photography: January - 2022 Urban [6IN] - 2022 Rural [2FT] - 2022 Rural [10FT] - 2022 Rural [50FT]

POSSIBLE DOCK EXTENSION

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Evie Kisch <bobandeviekisch@aol.com>
Sent: Thursday, September 8, 2022 6:44 PM
To: KellyJohn
Subject: Revised Version #PL20220001299
Attachments: NEW BOAT DOC.pdf

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

This is the revised version since we discovered the aerial dimensions were incorrect

on our dock (274 Conners) showing it at 24 ft from the seawall which is incorrect as in fact it is 20 ft

Consequently, his dock would be extending 25 ft further out than our dock.

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Robert & Evelyn Kisch
274 Conners Ave
Naples, Fl 34108

August 22, 2022

Dear Andrew Dickman:

This letter is my second formal objection to the proposed Boat Dock Extension Petition. This is pertaining to #PL20220001299- at 260 Conners Avenue, which I understand Douglas McKibbon is requesting a 44 ft dock and 42 ft boat to run perpendicular to the sea wall.

First of all, we can not believe in his initial effort he was requesting a 34 ft dock extension (#PL20210001835 at 260 Conners Ave.) which was denied. Now he is asking for a 44 ft dock and 42 ft boat.This is a complete waste of time and expense.
.
As a resident next door, East of 260 Conners Ave, we are directly affected by this request for dock extension. What would Doug McKibbon do if this request was turned around, we are sure he would not approve a 44 ft dock and boat or wall in his face. Our view would be completely destroyed.

His dock would be extending 25 ft further out than our dock, making us look into 25 ft of boat and dock, instead of the water and views of our sunsets. Going out 90 degrees would be just as destructive or worse than 45 degrees as he tried for and was denied before..

Even though Mr. McKibbon owns 260 Conners, and the adjoining home and lot on Conners, we are sure he would never infringe on his own property as destroying views definitely affects value and enjoyment.

We bought this home 22 yrs ago for enjoying water views, boating and investment. Our view would be gone and our waterways could cause more boater accidents and property damage due to irregular sized docks.

If Collier County allows one property owner to extend his dock others will follow suit causing a domino effect of problems for those who lose their views and may not be able to afford to extend docks built to be kept in code. For safety purposes and visual aesthetic purposes, this would be a mess..

Respectfully,

Robert & Evelyn Kisch

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: STEVE HOBERG <stevehoberg@yahoo.com>
Sent: Friday, September 9, 2022 7:44 PM
To: KellyJohn
Subject: Boat Dock Extension Proposed PL 2022000-1299
Attachments: Boat Dock Extension PL20222221299.pdf

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

John,
Please see attached document for the above referenced variance.

Thank You,

Steve Hoberg

Sent from Mail for Windows

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

RE: PUBLIC HEARING NOTICE
260 Conners Ave (BD)
Boat Dock Extension Proposed PL 2022000-1299

John Kelly (john.kelly@colliercountyfl.gov)

I am located across the street at 281 Conners Avenue. I am against the variance to include a new 45-foot dock vertically extended into the canal. I was at the last meeting for the variance of a dock at the same address. It seems this design is much more intrusive than the last one. Blocks more view and extends more into the canal. This could not happen in most of the canals as to the sizes of the canals. If this happens could set a precedence for other such designs and could ruin our community on the canal. A dock of this size would also accommodate a very large boat which would be accessible only at high tides and also might get stuck in shallow waterways so it seems not to be practical. There is also the large amount of decking or surface area which will need to be cleaned. It is my experience in living here most people will have their landscapers blow loose debris off decks and docks into the canal waters.

Dock extensions and covered docks are sometimes very ugly, and ruin views up and down the canal even if they are further down from the extension or cover. This also might cause resale of some properties to be devalued. So, I am against this proposed variance.

Steve Hoberg
281 Conners Ave
Naples, FL

.

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Jennifer Landis <jkplandis@comcast.net>
Sent: Tuesday, September 13, 2022 11:17 AM
To: KellyJohn
Subject: PL 20220001299

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

Good morning John, I am writing to you regarding the proposed variance at 260 Conners Ave. that is under review 44 foot extension. I reside at 316 Connors Ave, 2 properties to the east of this proposed variance. I have resided in this home for 3 years now and my father before me for eight years prior to that. The biggest attribute to my home is its unobstructed view of the waterway to the west and the large open waterway. I am including two photos of my view for you to visualize what a large protruding dock with boat would block my view as well as the surrounding neighbors views. I myself have a 32 foot boat that I have to park parallel to my dock because of the restriction of building a dock further out but I would not want to narrow our canal or waterways to obstruct any of my neighbors views even if I were allowed.
Thank you for your consideration of Vanderbilt bay and our future.
Sincerely,
Jennifer Landis
316 Conners Ave





Sent from my iPhone

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Jennifer Landis Designs LLC
239-564-8275

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Greg Allen <greg@15xparking.com>
Sent: Sunday, September 11, 2022 2:16 PM
To: KellyJohn
Cc: njdakota; janetallen831; Greg Allen
Subject: Objection to Petition Number BDE-PL20220001299
Attachments: Fedex Label.pdf; Objection to Relief for 260 Conners Avenue Relief.pdf

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

Dear Mr. Kelly,

Please accept the attached letter as my formal objection to the granting of the Petitioners requested relief on Petition # BDE-PL20220001299 for 260 Conners Avenue, Naples. Original letter being sent via federal express (see attached fedex label).

Thank you for your time and consideration.

Regards,

Terrence Allen
418 Conners Avenue
Naples, FL 34108

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Terrence and Janet Allen

418 Conners Avenue
Naples, FL 34108

September 11, 2022
Sent via overnight via Federal Express and via email:
John.Kelly@collierCountyFL.GOV

Mr. John Kelly, Planner
Collier County
Growth Management and Community Development Department
Office of the Hearing Examiner
2800 North Horseshoe Dr.,
Naples, FL 34104

Re: Public Comment on Petition for Boat Dock Extension
Petition Number: BDE-PL20220001299
Petitioner: Mr. Douglas McKibben
Subject Property: 260 Conners Avenue, Lot 14, Block R – Conner's Vanderbilt Beach Estates Unit No 3 In Section 29, Township 48 South, Range 25 East, Collier County, Florida

Dear Mr. Kelly:

Please accept this letter in lieu of a formal appearance regarding the above referenced matter and allow it to serve as my objection to the granting of the relief requested by Mr. Douglas G. McKibben ("Petitioner"), for the reasons set forth below, which I ask that you incorporate into the record in the event a judicial appeal becomes necessary. My wife and I will be travelling out of the Country on the scheduled hearing date of September 22, 2022, or else we would have appeared in person to voice the below noted objections to the Petitioners request for relief from the zoning ordinances of Collier County. This letter is being submitted in compliance with the requirements of Collier County, namely at least ten (10) days before the scheduled hearing, and as such should become part of the permanent record of the subject application.

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

FACTUAL BACKGROUND

1. Petitioner owns a single-family residence located at 260 Conners Avenue, Naples Florida. Petitioner has a boat dock that protrudes in the channel approximately twenty feet (20') as permitted by ordinance.

2. Petitioner seeks relief to construct a dock that will protrude into the water channel by a total of **forty-five (45) feet**, which is **twenty-five (25) feet greater** than permitted by ordinance, LDC Section 5.03.06.

3. Petitioner seeks the requested relief so that a large boat dock can be built to accommodate a large vessel.

4. Myself and my wife have resided at 418 Conners Avenue for the past twenty-two (22) years and we object to the granting of the relief sought by Petitioner for the reasons set forth herein.

REASONS WHY THE HEARING EXAMINER SHOULD NOT GRANT THE REQUESTED RELIEF

1. Petitioner is seeking relief from a self-created hardship to the detriment of the environment and the community as follows:

    a. Granting Petitioners relief for the self-created will cause harm to the environment by creating additional shading of water which can have a detrimental impact to an essential fish habitat;

    b. Granting Petitioners relief for the self-created hardship will create a hardship for neighbors who presently are in compliance with all zoning ordinances. If Petitioner relief is granted, my view and that of the neighbors view will be permanently obstructed from the protrusion of a dock forty-five (45 feet) into the channel, which could also result in a devaluation of my property and the neighboring properties, and as a result diminish the beautiful viewscape of the canals, channel, and sunsets that are presently enjoyed by myself and the neighbors.

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

c. Granting Petitioners relief for the self-created hardship will set a poor precedence in the neighborhood and allow other property owners to seek similar relief.

d. Granting Petitioners relief for the self-created hardship will create a boating safety hazard for other boaters in the canal and channel.

e. The Petitioner presently has a boat dock that extends twenty (20) feet into the channel and modifications to the Petitioners present dock can be made without the requested relief that will allow Petitioner to meet his objective.

For the reasons set forth herein, as an interested person residing just a few houses away, I respectfully request you consider the above reasons for objecting to the granting of the relief requested by Petitioner and on the above basis and any other pertinent matters as set forth on the record, that you deny the subject petition for relief. Failure to strictly adhere to the zoning ordinances and granting relief for the self-created hardship matter can be considered arbitrary, unreasonable, and capricious.

Thank you for your time and consideration.

Very truly yours,

Terrence and Janet Allen

Terrence and Janet Allen
418 Conners Avenue
Naples, FL 34108

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

ORIGIN ID:GMVA (201) 689-9509
GREGORY ALLEN

11 BIRCH STREET

MIDLAND PARK, NJ 07432
UNITED STATES US

SHIP DATE: 12SEP22
ACTWGT: 0.20 LB
CAD: 112507913/INET4534

BILL SENDER

TO **MR. JOHN KELLY**
OFFICE OF HEARING EXAMINER
2800 NORTH HORSESHOE DRIVE

NAPLES FL 34104
(239) 252-5719 REF:
INV:
PO: DEPT:

581J1/EC80/FE2D

FedEx Express

J22302061201uv

TUE - 13 SEP 10:30A
PRIORITY OVERNIGHT

TRK# 0201 **7779 0048 9191**

XG APFA

34104
FL-US RSW

After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

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Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue

From: pgranata2551@comcast.net
Sent: Wednesday, September 7, 2022 3:51 PM
To: KellyJohn
Subject: Object to dock extension

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

Hello,
I live on Conners Avenue and wanted to let you know that the proposed variance of dock extension for 260 Conners shouldn't be permitted. Every dock is now at the same proportion in relation to the water. Big boats come through. If this sticks far out as planned- it will be more difficult to pass through and more unsightly.

Pamela Granata

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Kristi Grigsby <grigsbykristi@gmail.com>
Sent: Wednesday, September 7, 2022 12:39 PM
To: KellyJohn
Subject: Proposed Variance at 260 Conners Avenue; Number PL 20220001299

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

Dear Mr. Kelly:

RE: Variance Number PL 20220001299; 260 Conners Avenue

This email is to express my **opposition to the proposed variance at 260 Conners Avenue**, currently under review for a 44 ft. dock extension.

As a nearly 20-year resident of the Conners neighborhood, the current regulations are plenty sufficient to enjoy the beautiful waterways in our area, without impeding on the openness for all to enjoy. I **do not support** this proposed variance, nor setting precedence for the many variance requests that will inevitably follow.

Thank you for including my objection in the decision-making process.

Kristi Grigsby
450 Conners Avenue
grigsbykristi@gmail.com

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Cindy Vilks <cindoo7779@gmail.com>
Sent: Friday, September 9, 2022 2:11 PM
To: KellyJohn
Subject: PL2022000-1299 proposed 44' dock at 260 Connors Ave, Naples

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

To: Andrew Dickman, Hearing Examiner
From: Cindy and Steve Vilks, homeowners
132 Egret Ave.
Naples,FL 34108
Regarding: PL2022000-1299

Thank you for accepting our correspondence in the above matter. We reside one canal away from this proposed boat structure. We agree with others who wish to see this variance denied for each of the many reasons you've likely heard expressed.

Our biggest concern is from the threat this poses to the safe water navigation of the area. In each of the past few years, we have noticed an uptick in unsafe boating around the Vanderbilt Beach canals (this Connors/Seabee canal in particular). Excessive Speed and close proximity to property are no loner rare occasions, as I'm sure you've heard from the various law enforcement agencies that patrol these waters. We have no doubt that added boat traffic from the One Naples project will exacerbate this ongoing issue. FWC and Collier County Sheriff patrols have been stepped up, and we certainly appreciate that.

I'm asking you, if you haven't already, to speak to these agencies and ask their opinion of this type of variance. My opinion is that allowing these large, perpendicular boat structures will potentially set in place a precedent for an even more dangerous waterway safety scenario. Please deny this request for variance.

Respectfully,
Cindy and Steve Vilks

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: HENRY FERRIS <hdfvmd@comcast.net>
Sent: Friday, September 9, 2022 8:18 PM
To: KellyJohn
Subject: McKibbon variance application #PL20210001835

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

Dear Mr. Kelly,

Here we are again writing in opposition to a rich guy's request of the Collier County Planning board to indulge his vanity at the expense of his neighbors and the Collier County community in general.

I am referring to petition # PL2022000-1299 at Conners Avenue whereby Douglas McKibbon wants to construct a 44ft dock extending perpendicular to his property. He feels this is necessary to accommodate his 42 ft boat and his own convenience in accessing it.

It has been brought to my attention that other residents in the Connors area who may be equally or more wealthy than Mr McKibbon wouldn't dream of clogging up the Connors canal with their large yachts and oversized docks and have made accommodation for their boats in marinas designed to park such craft. And they are aghast that this vainglorious man would request such a variance.

Of course, Mr McKibbon has disregarded the affect his building will have on his immediate neighbors who will have to stare at this unsightly piece of construction instead of the lovely expanse of waterway that is the Connors canal. Nor has he considered the hazards to their safety it will present as it impedes his neighbors' ingress to and egress from their docks.

In addition Mr McKibbon seeks a variance regardless of the affect this imposing dock will have on the manatees and dolphins and other marine life that swim and feed in our canals. Their survival is already in jeopardy yet Mr McKibbon apparently denies responsibility and cares little about his role in their stress and ultimate demise.

Mr McKibbon bought his property knowing full well the permissible limits to dock sizes in the canal. That he chose to buy a bigger boat was fine but his neighbors and the wildlife of the Connors' canal should not be made to suffer for his self indulgence and convenience.

Thank you.

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

Sincerely,

Deborah and Henry Ferris
254 Flamingo Ave.
Naples, Fl 34108

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: JEANE ROSMONOWSKI <rozpjmr@comcast.net>
Sent: Thursday, September 8, 2022 5:01 PM
To: KellyJohn
Cc: bobandeviekisch@aol.com; Pat Rosmonowski; Bill Gonnering; Cindy Vilks
Subject: PL2022000-1299 proposed 44' dock at 260 Conners Ave.

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

To: Andrew Dickman, Hearing Examiner

From: Patrick & Jean Rosmonowski
324 Seabee Avenue
Naples

Re: PL2022000-1299 proposed 44' dock at 260 Conners Ave.

Dear Mr. Dickman,

We are writing in regards to the proposed 44' dock being considered for 260 Conners Ave. We live directly across the canal from 260 Conners at 324 Seabee Ave. We also attended the recent meeting (Fall 2021) for the proposed 34' dock that was requested for 260 Conners. That request was denied by the attorney overseeing the review due to many objections at that time (ours included). This proposal is now 44', a full additional 10' in length and also extending into the canal perpendicular instead of the first designed 45 degree angle dock.

The proposed dock will extend an ADDITIONAL 24' beyond all the other docks built in the area that have been designed in accordance with current County regulations (20' max), ours included. Once a project like this is approved, there's nothing to prevent other homes from requesting similar variances and there will be no stopping the de-valuation of our beautiful waterway.

As we all are aware, the Conners canal is the widest, most sought after, attractive area in the Vanderbilt area. It is a prime traffic area for local boats, fishermen and visitors (rental boats) for sight-seeing, fishing, house viewing and relaxing. This occurs all day long and well into the evening hours. Many of the local fishermen travel close to the docks at night and cast their lines close to the dock and into the darkness. Having a dock that extends an additional 24' out from the norm is a not only a major safety hazard, but a disruption to the beauty of our area. This could affect home values and resale in the future and be an eyesore in comparison to all the other homes that have maintained the beauty of the area and honored the rules and regulations of the County that were put in place for very important reasons.

Attachment: Attachment F - Public Correspondence (23471 : PL2022000299 BDE 260 Conners Avenue McKibben)

In addition, the development of One Naples (south of our homes) over the next few years will be adding approximately 22 boating slips with a marina and commercial dock, which will greatly increase the boat traffic in the area; causing additional concerns.

This proposal was rejected last Fall for a smaller version (34'). **WHY WOULD THE COUNTY EVEN CONSIDER A LARGER VERSION?**

On a side note, the waters of Turkey Bay and Wiggins Pass continue to fill in and need to be dredged more and more often. It will become increasingly difficult for a 42' boat with a large draft to utilize those waters to travel to the Gulf.

Please, we implore you to help us protect the beauty and attractiveness of our area, home values and safety of boaters. This project would not being any value but serve to destroy what we all have fought to protect.

Respectfully,
Pat and Jean Rosmonowski

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: Brittany Amerine <brittany@ipcnaples.com>
Sent: Monday, September 12, 2022 11:14 AM
To: KellyJohn
Cc: Bill Gonnering
Subject: Per Bill Gonnering: Letter of Formal Complaint for BOE-PL2022000/295-260 Conner Avenue
Attachments: Seabee Dock Letter - 9-12-22.pdf

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

Per Bill Gonnering:

Good Morning John:

Attached please find a copy of a Letter of Formal Complaint for the Boat Dock Extension Petition #BOE-PL2022000/295-260 Conner Avenue. Should you have any questions, please contact Bill at 239-572-4500. Thank you.

Kind regards,

Brittany Amerine
Licensed Administrative Assistant
Investment Properties Corporation of Naples
3838 Tamiami Trail North, Suite 402
Naples, Florida 34103-3586
tel 239.261.3400 x174
fax 239.261.7579
brittany@ipcnaples.com
www.ipcnaples.com

Licensed Real Estate Broker

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properties
corporation

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LIABILITY DISCLAIMER: Buyers, Sellers, Landlords and Tenants must all conduct proper due-diligence when buying, selling or leasing commercial property. Due diligence should include, but not be limited to, matters involving zoning, permitting, environmental and all other regulatory matters, plus financial underwriting of participating parties including research associated with bankruptcy, foreclosure and financial capability. Neither IPC nor its employees, agents

Attachment: Attachment F - Public Correspondence (23471 : PL2022000299 BDE 260 Conners Avenue McKibben)

or staff perform appraisals or provide services of an appraiser. Additionally, parties should obtain tax and legal advice. IPC does not represent or warrant these matters nor is it responsible for the statements of third parties.

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

William & Patricia Gonnering
375 Seabee Ave.
Naples, FL 34108

September 12, 2022

John Kelly
2800 N Horseshoe Drive
Naples, FL 34104
john.kelly@colliercountyfl.gov

Dear John,

This letter is a formal objection to the Boat Dock Extension Petition #BOE-PL2022000/295 – 260 Conner Avenue.

As a resident of Vanderbilt Beach for over 24 years, I am very concerned about the Conners/ Seabee canal esthetics, property values, and boat launching and docking ability on our canal. Most of the docks on our waterway have an East/West entrance and exit. See attached photo. If the 24' dock extension rule is allowed, it will create the following problems:

1) If my neighbor extended his dock 24' out from present dock, I would not be able to get my boat in my slip. My dock, which was refinished April 2021 at a cost of $35,000 will be considered obsolete and will have to be reconfigured. Like most owners, I have to enter my dock from the East side and it is already a tight fit. When I reconstructed the dock, I put the entrance on an angle to help ease the already cumbersome burden of parking.

2) Last year, November 2021, the owner of 260 Conners Avenue filed a petition to extend his dock 14' out from previous dock to 34' into the canal. This year he wants to extend out to 44'. Is there some way to solve this annual hassle?

3) Safety / If one dock is extended into the water way and the others, what would keep boats, jet skis, kayaks and paddle boards from running into the extended dock, especially at night. The owner of 260 Connors Avenue does not keep his boat there for the summer which means just the dock would be extended out. I also fish the light at night and have seen boats run through at 20-25 miles per hour.

4) If Collier County allows one property owner extend his dock, many others will follow suit causing a domino effect of problems for those who do not want to or cannot afford to extend their dock.

5) If each owner decided to extend their dock 24' on each side of the canal, it would make the wake area 44' less total. The waterway is already crowded with many boaters, kayak and paddleboarders, and wildlife such as dolphin and manatee. We would not only be disrupting our homes but our endangered wildlife as well.

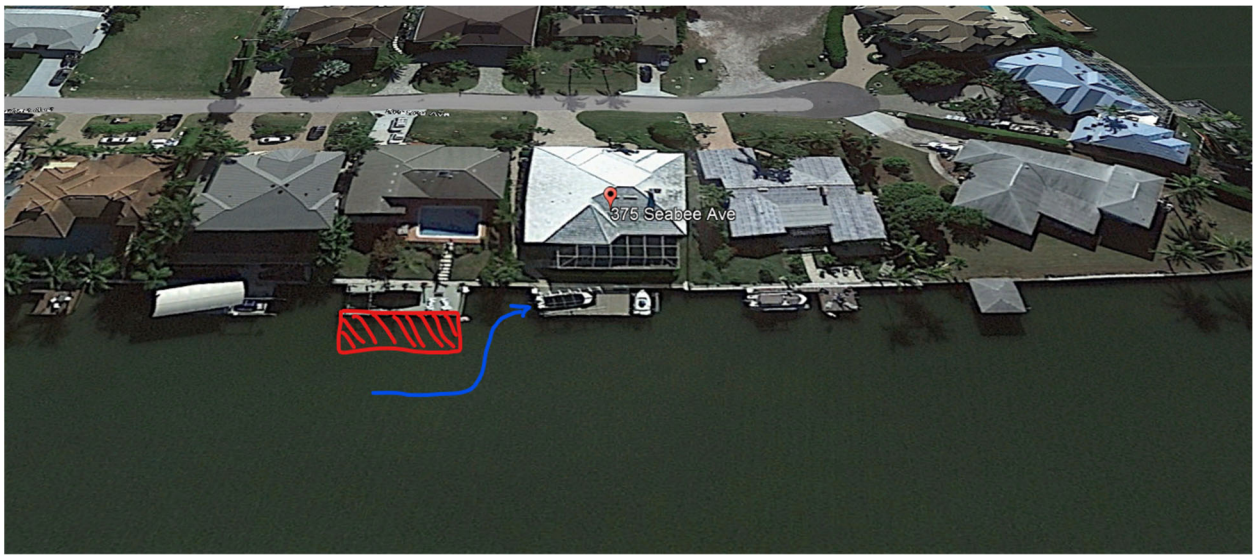
Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

6) If one dock is extended in a waterway and the other not extended, what would keep boats from running into the extended dock in day or night? Irregular sized docks would create traffic problems and property damage beyond what we already face.

7) The esthetic look of the canal will be changed by the inconsistent sizes of the docks. Most of the docks have a uniform size and look.

8) The Conners/Seabee canal has always been considered premium property values based on the extra large width of the canal. Changing this dynamic may have a negative impact on property values.

I have included a photo below to show you just how much this would impact my current property as well as my friends and neighbor's homes. I invite you to come to my home and take a boat ride with me. I'd like to show you how difficult it is to park a boat in the current capacity and decipher how an additional 14' would make my boat dock obsolete.



Sincerely,

William V. Gonnering
375 Seabee Ave
Naples, FL 34108
239-572-4500

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: gregory dunn <gdunn5000@gmail.com>
Sent: Friday, September 9, 2022 10:13 PM
To: KellyJohn
Subject: 260 Conners Ave. Boat Dock Extension

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

John,
My name is Greg Dunn and I live at 427 Seabee Ave. We are across the canal from the proposed boat dock extension. This extension would ruin the view down the canal and would cause anyone close by problems docking their boats. It sets a terrible precedent for the Conners area. If it is ok for them can the house next to me do the same? It would be much nicer for the homes on the canal if they would look for a more creative way to handle that large of a boat.
Greg Dunn

Sent from my iPad

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: sheri Dunn <art4walls@comcast.net>
Sent: Friday, September 9, 2022 4:17 PM
To: KellyJohn
Subject: Boat dock extension 260 Connors

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

Mr. John Kelly,
I am writing this to strongly oppose the dock extension for 260 Connors in Naples.
This is terrible idea. What an awful precedent this would set. We want to keep our canals open and beautiful for all.

Thank you for considering my opinion.

Sheri Dunn
427 Seabee Ave.
Naples, FL 34108

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

From: ROGER CLENNEY <clenney@comcast.net>
Sent: Sunday, September 11, 2022 10:44 AM
To: KellyJohn
Subject: PL20220001299
Attachments: conners3.rtf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

I am writing this letter because I am vehemently opposed to PL20220001299.

Having owned property in Naples for the last forty years, I am very concerned that the selfishness of one person may be allowed to ruin the beautiful waterway that is accessible from Conners Avenue. This not only would be a blight on our shore, but would also create a significant danger to boaters. It would bring a real problem for boats coming into dock in the evening hours. If this one atrocity is allowed, it will be only a matter time before there are other gigantic docks protruding into the waterway.

We have enjoyed boating and the beautiful sunset for many years. With irregular oversized boats and boat docks, not only would our sunset views be definately eliminated, but the ability of neighbors to maneuver their boats safely would be dangerous: an accident waiting to happen. We can't allow the desire of one to deprive so many others of their rights as property owners.

I implore you to oppose PL20220001299.

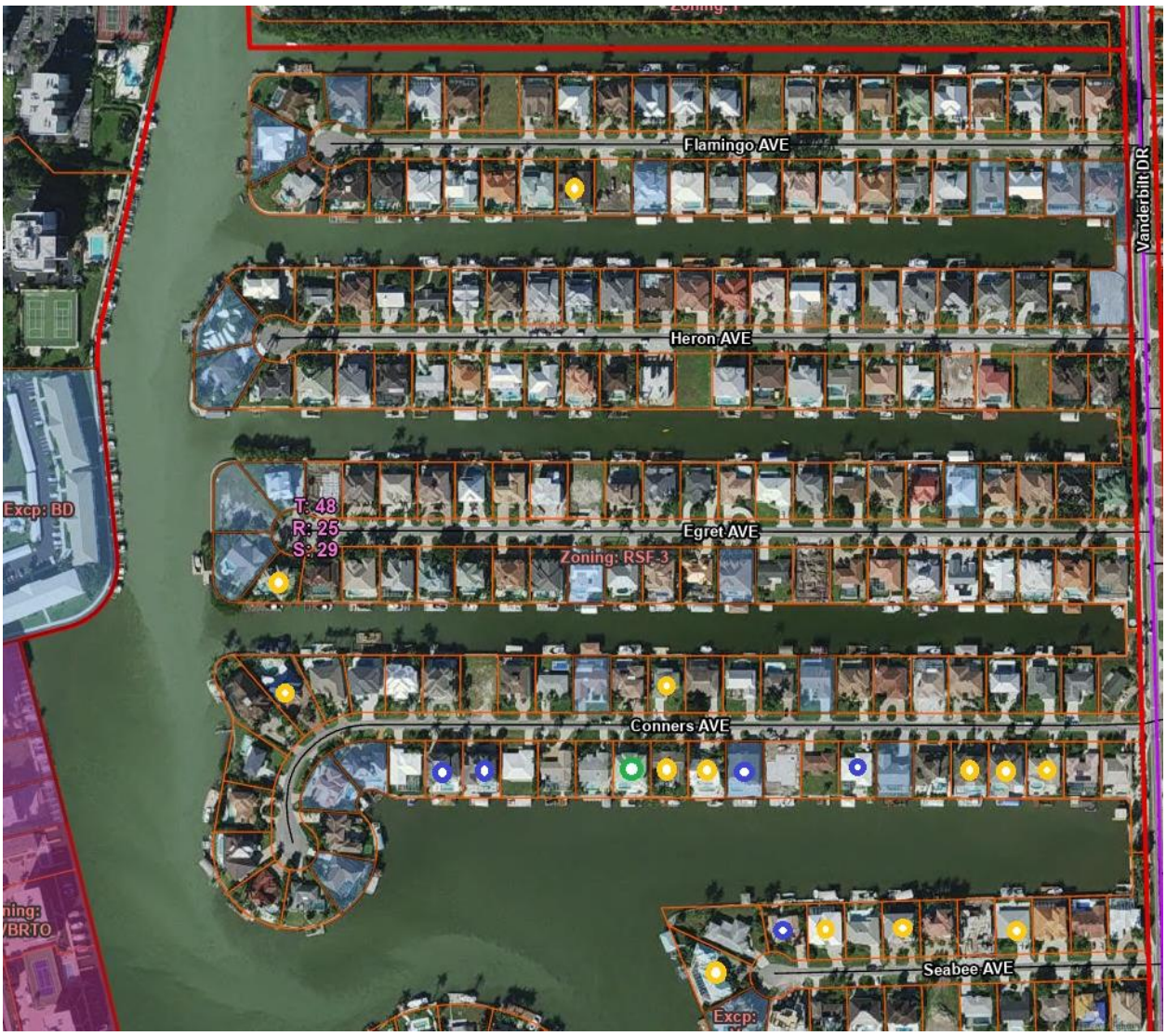
Respectfully submitted,

Pamela Clenney

Attachment: Attachment F - Public Correspondence (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

BDE-PL20220001299

Attachment F1 – Additional Public Correspondence Received After Initial Distribution



Collier County GIS

● Subject Property / Petitioner: 260 Conners Ave

● Letters of Objection:

151 Conners Ave – Myhelic
274 Conners Ave – Kisch
281 Conners Ave – Hoberg
316 Conners Ave – Landis
418 Conners Ave – Allen
434 Conners Ave – Granata
450 Conners Ave – Grigsby
132 Egret Ave – Vilks
254 Flamingo Ave - Ferris
324 Seabee Ave - Rosmonowski
375 Seabee Ave - Gonnering
395 Seabee Ave - Kravitz
427 Seabee Ave – Dunn G & Dunn S
---
362 Emerald Bay Cir (not within photographed area) - Clenney

● Letters of Objection Received After Initial Distribution

178 Conners Ave - Sanchez
204 Conners Ave - Martin
332 Conners Ave - Weekley
380 Conners - Militello
361 Seabee Ave - Page

2047 Imperial Cir (not in photo area) - Barstad
2047 Imperial Cir (not in photo area) - Miller

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

From: adaliosanchez1@gmail.com
Sent: Wednesday, September 21, 2022 8:16 AM
To: KellyJohn
Subject: PL20220001299 -- OPPOSED

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

Dear Hearing Examiner:

We are Adalio & Lisa Sanchez and we are strongly OPPOSED to the proposed variance at 260 Conners. We live at 178 Conners Avenue, five houses to the west of the property of subject variance request. We have a 28' boat and are about to buy a bigger one, so we have a big vested interest and appreciate the request for those who have larger vessels. However, it is inappropriate to approve such a large variance as it will impact neighbor's access given our 80' wide lots and it will destroy the consistency of this neighborhood. This is not Port Royal or Royal Harbor with deep water and wide lots!!! Approval of this will create a new barrage of other one-off deviation requests and ultimately erode the value of our properties. Let's please put in place a rigorous set of dock standards and adhere to them and stop this flood of requests that will destroy this neighborhood and property values. One solution for our neighbor's 42' boat is to use both their lots (they own 246 Conners as well) and dock it across the two lots parallel to the seawall at an angle – just like the rest of us have to do. This way they can adhere to existing standards and still park their boat.

Thank you.

Adalio & Lisa Sanchez
+1 203-482-1098
adaliosanchez1@gmail.com

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

From: Bill Martinwfmartin <wfmartin35@gmail.com>
Sent: Wednesday, September 14, 2022 12:46 PM
To: KellyJohn
Cc: Bill Martin; BobandEvieKisch@aol.com; Jodi Martin
Subject: Proposed 44 foot dock 260 Conners Avenue PL 2022000-1299

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

To all parties:

I am writing to you regarding the requested variance for the above property and their desire to have a 44 foot dock off their property. I know you have heard from several of my neighbors and I have discussed and read their positions. I believe that all them are accurate and relevant to this situation so there is no need to repeat them. They all make sense, logically and emotionally.

As a 30 plus year resident in this canal, my wife and I respect our neighbors and the waterway. Aside from the fact that you have already denied a smaller footprint variance, this request would completely overhaul the landscape of our beautiful area over the coming years, causing disrespect from one another and causing many many more headaches for you and all of our neighbors. I am not adverse to change and progress, but this simply does not make sense. Can you imagine how many requests you will have over the upcoming years and once you grant this one, there is nothing to stop this happening all over the area. How are you going to defend a denial going forward? I urge you to think about the consequences. All of the residents in this area know the “rules” and have respectfully adhered to them for YEARS, due to respecting one another and the environment. Of course many others have wished to have a larger footprint, but know that it is not the right thing to do for many reasons.

There is absolutely no valid reason this variance should be granted just because one person wants a bigger boat. That’s what this boils down to.

Respectfully,

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL2022001299 BDE 260 Conners Avenue

Bill and Shirley Martin

204 Conners Ave

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

From: SANDRA WEEKLEY <mt72@aol.com>
Sent: Wednesday, September 14, 2022 3:59 PM
To: KellyJohn
Subject: Number PL 20220001299

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

Dear Mr Kelly,

Our home is located at 332 Conners Ave just 3 houses down from the proposed dock extension at 260 Conners Ave. We are opposed to allowing this variance. Nearly all of the nearby Vanderbilt canal residences would be required to go around the proposed dock!

Additionally home values are based on beautiful views of open water which would be compromised by this 45 ft protrusion.

The rules exist to make the best use of the canal for everyone. If this variance is allowed, other residents will surely look to expand their docks as well.

Thanks for your “no vote” to this proposed extension.
John and Sandra Weekley

Sent from my iPad

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

From: Jennifer Militello <jlmilitello@gmail.com>
Sent: Tuesday, September 13, 2022 9:12 PM
To: KellyJohn
Cc: Bill Militello; Jennifer Militello
Subject: PETITION NO.: PL20220001299 - 260 CONNERS AVENUE BOAT DOCK EXTENSION

Importance: High

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

TO: HEARING MANAGER

SUBJECT: PETITION NO.: PL20220001299
PETITION TYPE: BOAT DOCK EXTENSION
ADDRESS: 260 CONNERS AVENUE
HEARING DATE: 09/22/2022
HEARING TIME: 09:00AM

To: Mr. John Kelly

As residents of Conners Avenue, we are writing to inform you of our opposition to the boat dock extension request at 260 Conners Avenue Naples, FL 34108 in connection with Public Hearing Notice, petition number PL20220001299.

Approving this petition will create a threat to water safety within the boating community, obstruct the immediate neighbors' dock access, decrease property value and set a poor precedent throughout the Vanderbilt-Conners canal community. The owner is able to achieve docking a boat of their choosing without this petition and without disrupting the community.

Over the past few years we have seen a significant increase to water craft traffic comprised of new vessel owners, increased vacationers, and increased vessel excursion tour traffic through the canal system. Approving this petition to allow an extension to the existing boat dock to the tune of 120% farther into the canal than any other dock is a safety risk to this heavily trafficked area.

Approving this petition to allow for an extension will prevent the owners on either side of 260 Conners Ave from accessing their own dock space.

Approving this petition does not enhance the property value of the overall community. This dock extension and the intended large boat will obstruct the water view of the canal negatively impacting the homes on Conners Avenue, Seabee Avenue and Seabreeze Avenue.

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

The homeowner can easily construct a compliant dock against their seawall and dock their boat without special permission and without negatively impacting their immediate neighbors and community at large.

As residents of Conners Avenue we urge you to reject this petition. Please keep our canal water ways safe and free from obstruction.

Sincerely,

Jennifer and Bill Militello
380 Conners Avenue
Naples, FL 34108
703-357-6942

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

From: Sally Page <spage361@gmail.com>
Sent: Tuesday, September 20, 2022 8:20 PM
To: KellyJohn
Subject: Boat Dock Extension Petition BDE-PL20220001299our canal

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

Dear Mr. Kelly,

My husband and I purchased a single family, 1962 rancher at 361 Seabee Ave, Naples, FL 34108 in January, 1998.

Our lot is located just one lot from the end of our street. We purchased this home specifically because we were boaters and because when you walk in our front door; you immediately see the water in the largest canal in the Connors Subdivision.

If approved, we will have quite the view of the proposed 44ft dock; lift and boat.

We can only imagine the change in the character of our neighborhood as other homeowners build oversized docks for much larger boats.

Another important concern. The north side of our canal is much more shallow than the south side. Many of the homeowners who live on Conners Ave have had to dredge to accommodate 25 to 30 feet boats. When low tide occurs in the morning, boaters on Conners Ave. who want to be on the gulf early in the day must tie their boats to the south side of their docks. This action can take another 15 feet of canal space. Wedo not have the depth of water to accommodate large vessels - in our canals or in Turkey Bay which leads to the gulf. The depth of the water does not support large vessels. One would be fighting Mother Nature to proceed to this end. This one fact to me is MORE IMPORTANT than esthetics. It is the safety problem of having boats which are actually too large for this environment.

I appreciate that you will share our letter at the hearing on the 22nd. There are serious safety concerns to consider with this proposal.

Sincerely yours,

Bernie and Sally Page
Phone: 410-960-1536

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

From: D AB <ddbar123@aol.com>
Sent: Wednesday, September 14, 2022 5:25 PM
To: KellyJohn
Cc: Kisch, Evie; <ddbar123@aol.com>
Subject: PL2022000-1299 proposed 44' dock at 260 Connors Ave.

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

To:
Mr. Andrew Dickman, Hearing Examiner. RE: PL2022000-1299

From: Date: 9/14/22
David Barstad
2047 Imperial Circle
Naples, FL 34110
612.867.4249

Dear Mr. Dickman,

I am a resident of Collier County and a frequent boater on the Gulf and the intercostal waterways. I am writing to oppose the proposed dock extension at 260 Connors Ave., Naples, Florida. I regularly boat in the channels around the Vanderbilt Bay area and others.

The proposed dock is truly excessive for the area and would also be a safety hazard around sunrise and sunset, and other low light conditions. No other property in the area has this size dock extending this far into the bay. Another issue are the diminished site lines that would obscure the natural beauty of the shoreline from surrounding properties and the water, in perpetuity. Please do not set a new precedence for unneeded docks of this size.

I question why an earlier proposal (fall 2021) for this same property was defeated when previously requested at 35 feet and now has requested a new Variance Request, increasing the length to a 44 foot dock proposal.

I urge you to reject this plan as proposed. Thank You!

Sincerely,

David A. Barstad

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL2022001299 BDE 260 Conners Avenue

From: Carmen Miller <carmenmiller26@gmail.com>
Sent: Wednesday, September 14, 2022 8:47 AM
To: KellyJohn
Subject: Public Hearing Notice - PL 2022000-1299 (260 Conners Avenue)

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

Attn: Andrew Dickman, Hearing Examiner

I am writing regarding the proposed 44' dock at 260 Conners Avenue. My husband and I are residents of Collier County and frequent boaters in the Conners canal area. We are against this request for a 44' dock, extended out vertically from the property, for many reasons.

This size and location of dock would hamper the boaters in the area who navigate this canal, especially in the later evening hours in dimmer light. This would create a serious safety issue for any boaters in the area of this dock. Additionally, this would create an eyesore among the beautiful properties in this area, and would most definitely impact the views of surrounding properties, affecting future property values.

We respectfully ask that this request be denied in order to preserve the beauty and accessibility of this waterway.

Thank you,
Carmen Miller

Attachment: Attachment F1 - Public Correspondence Received After Initial Distribution (23471 : PL20220001299 BDE 260 Conners Avenue

KellyJohn

From: KellyJohn
Sent: Monday, October 3, 2022 5:05 PM
To: KellyJohn
Subject: BDE-PL20220001299 - 260 Conners Ave - HEX Sign Posting 10/3/2022
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on October 13, 2022, at approximately 1:45PM this date. Said sign was posted to the front of the subject property immediately adjacent to the nearest public right-of-way as evidenced by 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.

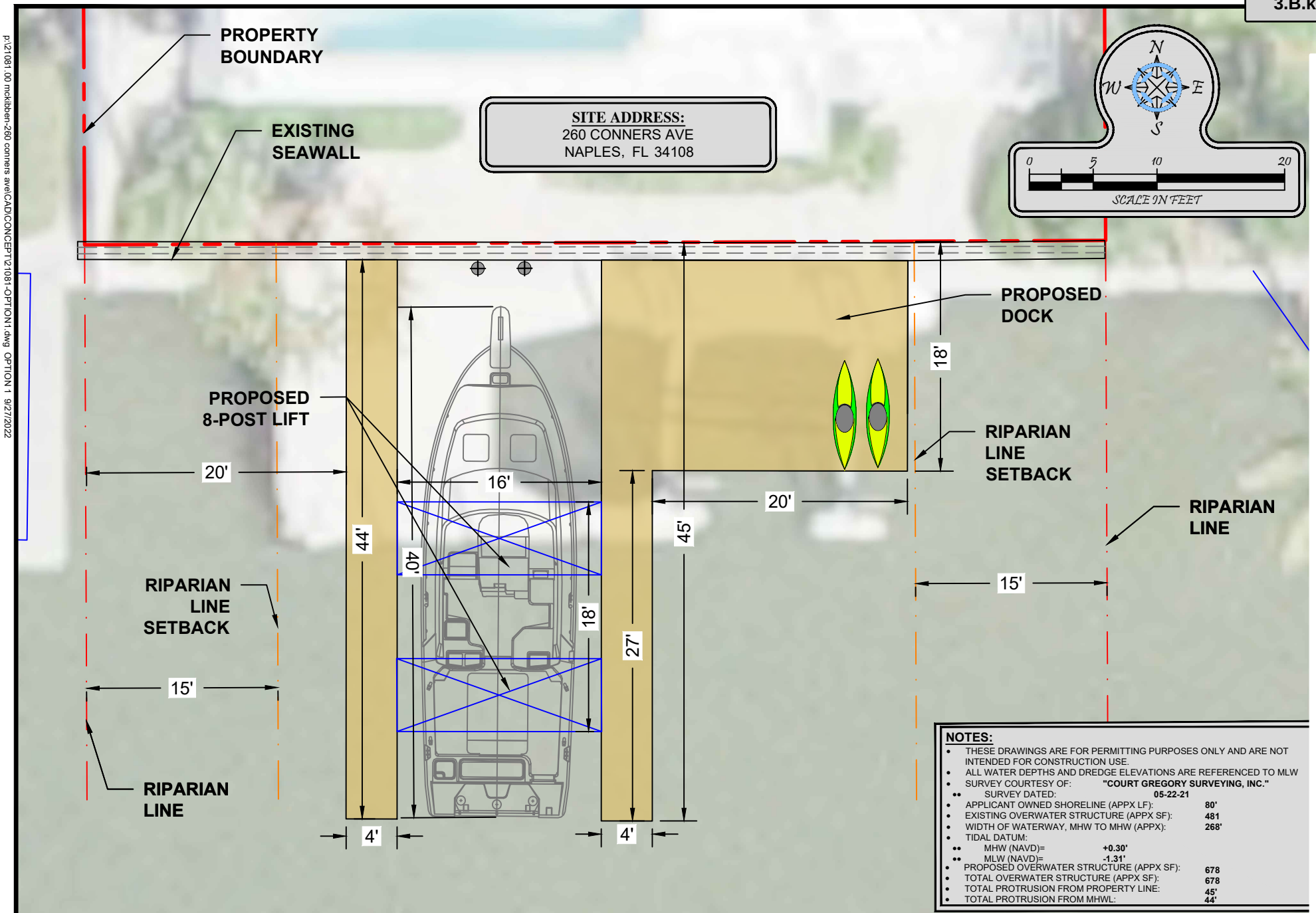
Attachment: Attachment G - Sign Posting For Second Hearing (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)





Attachment: Attachment G - Sign Posting For Second Hearing (23471 : PL20220001299 BDE 260 Conners Avenue McKibben)

p:\21081.00 mcklibben-260 conners ave\CAD\CONCEPT\21081-OPTION1.dwg OPTION 1 9/27/2022



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL PROTRUSION FROM PROPERTY LINE: **45'**
- TOTAL PROTRUSION FROM MHWL: **44'**

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

260 CONNERS AVE

OPTION 1

RY NO. 5875

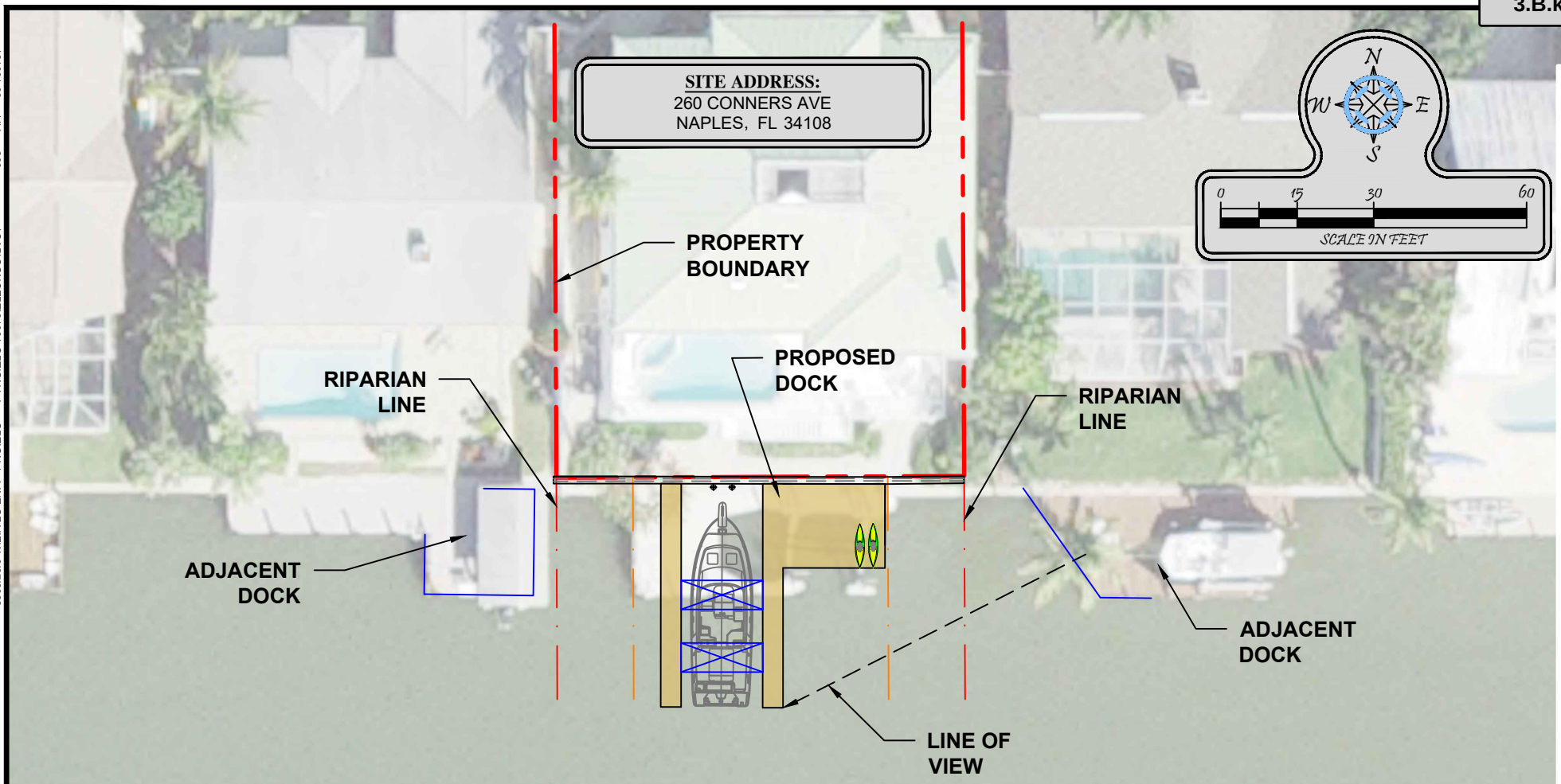
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-27-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01 OF 01	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260

p:\21081.00 mcklibben-260 conners ave\CAD\CONCEPT\21081-OPTION1.dwg OPTION 1 - LINE OF VIEW 9/27/2022



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  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL OVERWATER STRUCTURE (APPX SF): **678**
- TOTAL PROTRUSION FROM PROPERTY LINE: **45'**
- TOTAL PROTRUSION FROM MHWL: **44'**

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

260 CONNERS AVE

OPTION 1 - LINE OF VIEW

RY NO. 5875

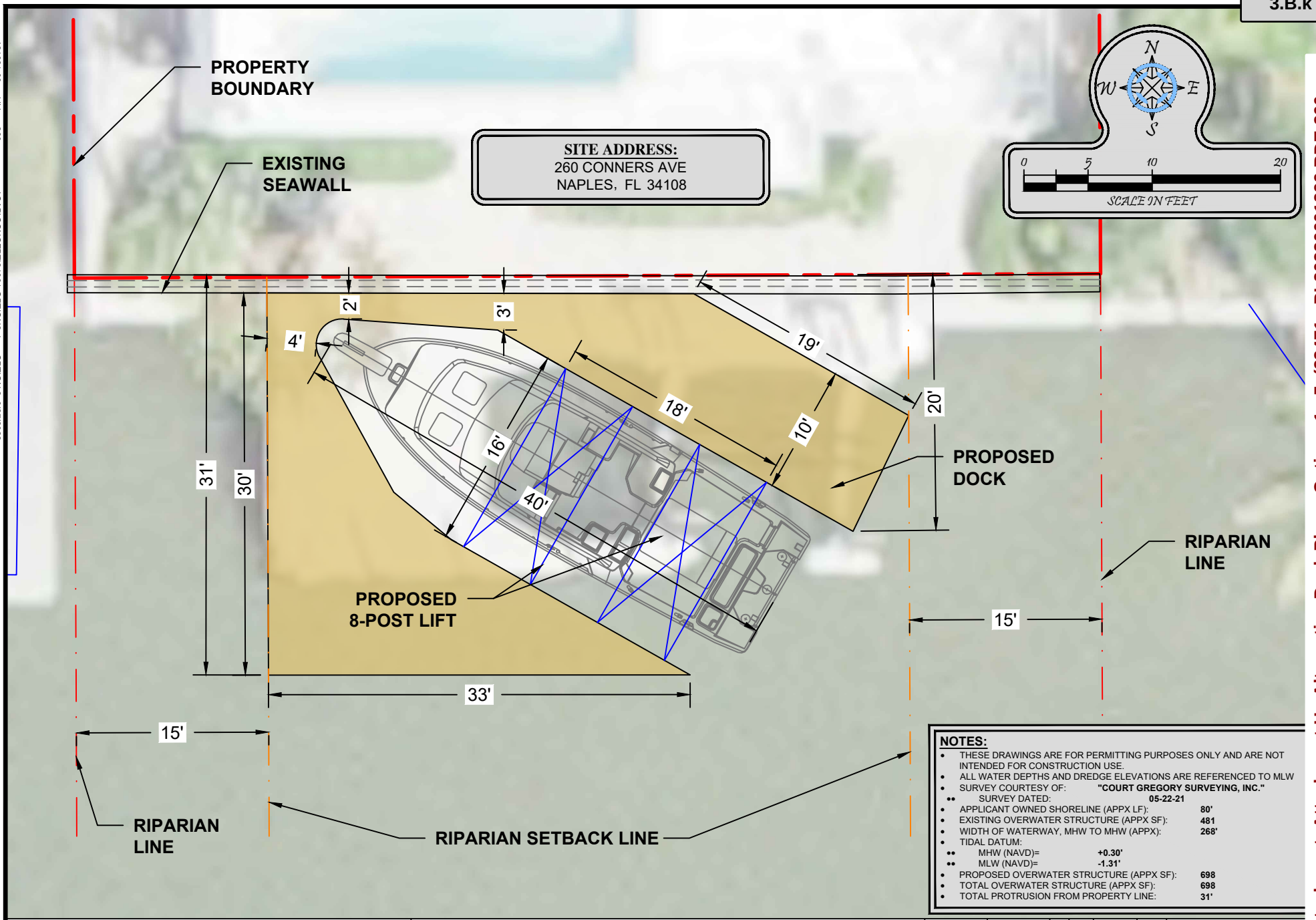
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-27-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	02 OF 02	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260

p:\21081.00 mcklibben-260 conners ave\CAD\CONCEPT\21081-OPTION2.dwg OPTION 2 9/27/2022



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- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **698**
- TOTAL OVERWATER STRUCTURE (APPX SF): **698**
- TOTAL PROTRUSION FROM PROPERTY LINE: **31'**

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

260 CONNERS AVE

OPTION 2

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-27-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01 OF 02	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260

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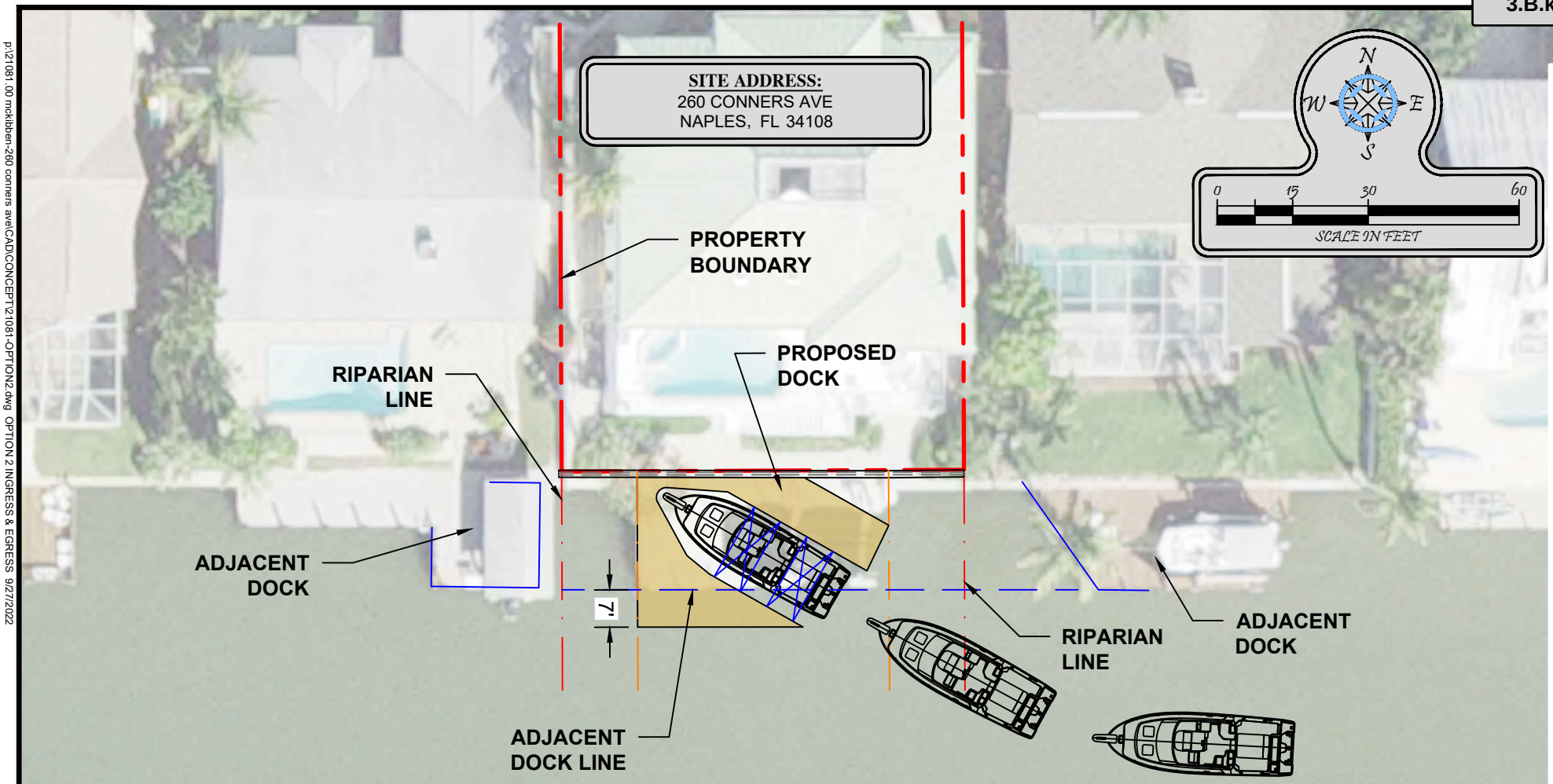

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- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **698**
- TOTAL OVERWATER STRUCTURE (APPX SF): **698**
- TOTAL PROTRUSION FROM PROPERTY LINE: **31'**

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

260 CONNERS AVE

OPTION 2 INGRESS & EGRESS

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-27-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	02 OF 02	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260

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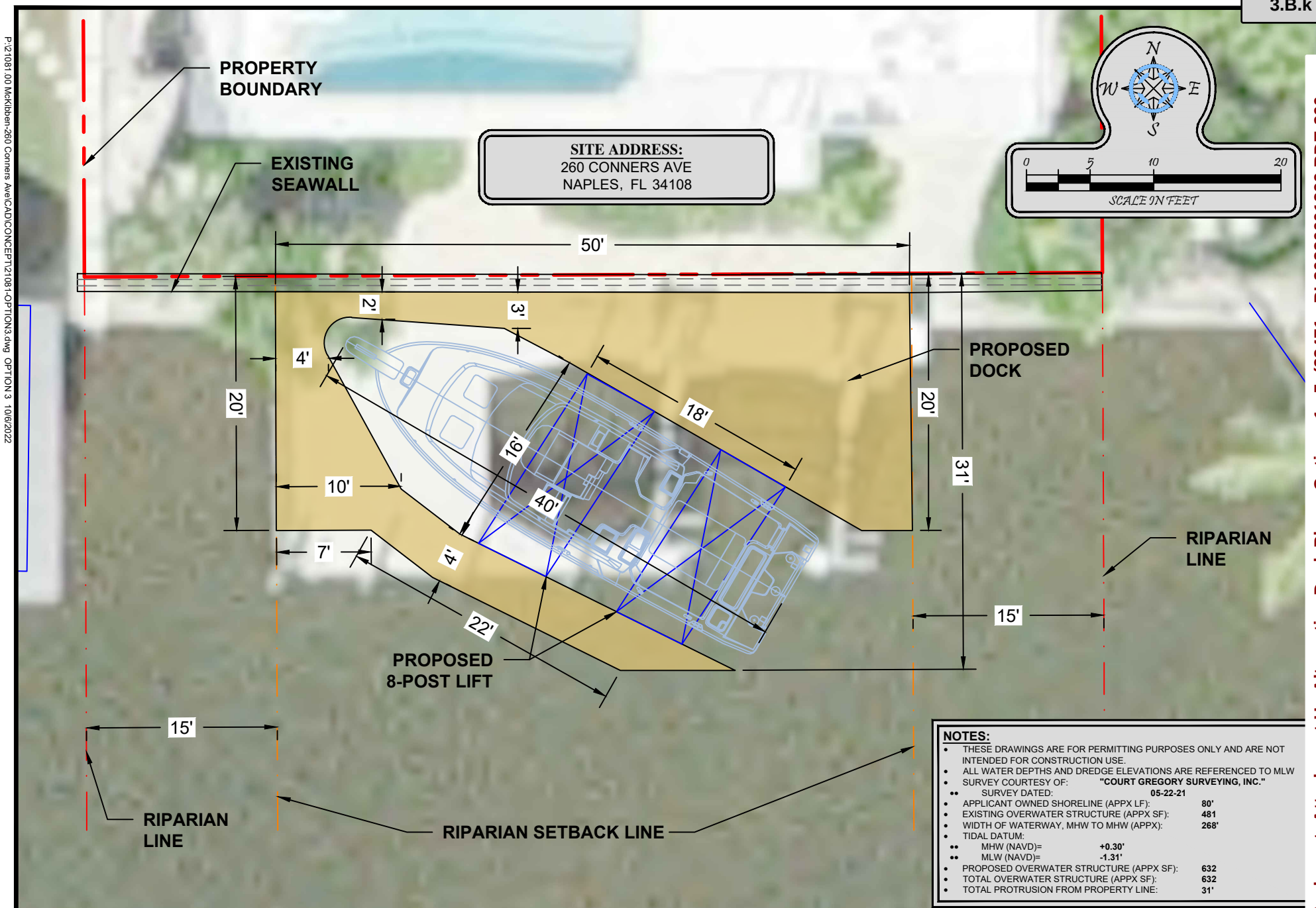
Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260



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- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **632**
- TOTAL OVERWATER STRUCTURE (APPX SF): **632**
- TOTAL PROTRUSION FROM PROPERTY LINE: **31'**

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

260 CONNERS AVE

OPTION 3

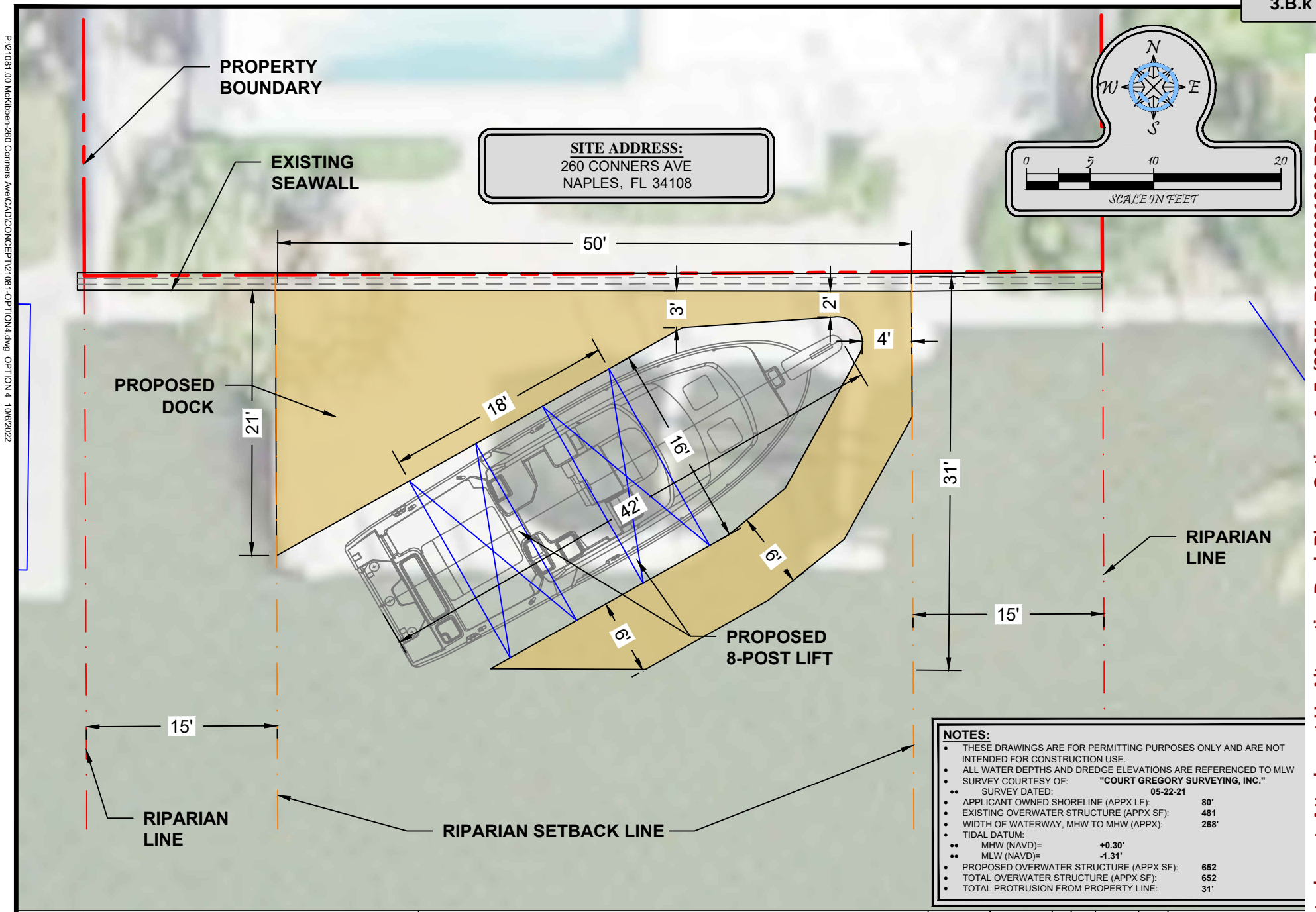
RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-16-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01 OF 01	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21081.00 McKibben-260 Conners Ave\CAD\CONCEPT\21081-OPTION4.dwg OPTION 4 10/6/2022



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  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **652**
- TOTAL OVERWATER STRUCTURE (APPX SF): **652**
- TOTAL PROTRUSION FROM PROPERTY LINE: **31'**

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

260 CONNERS AVE

OPTION 4

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-16-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260

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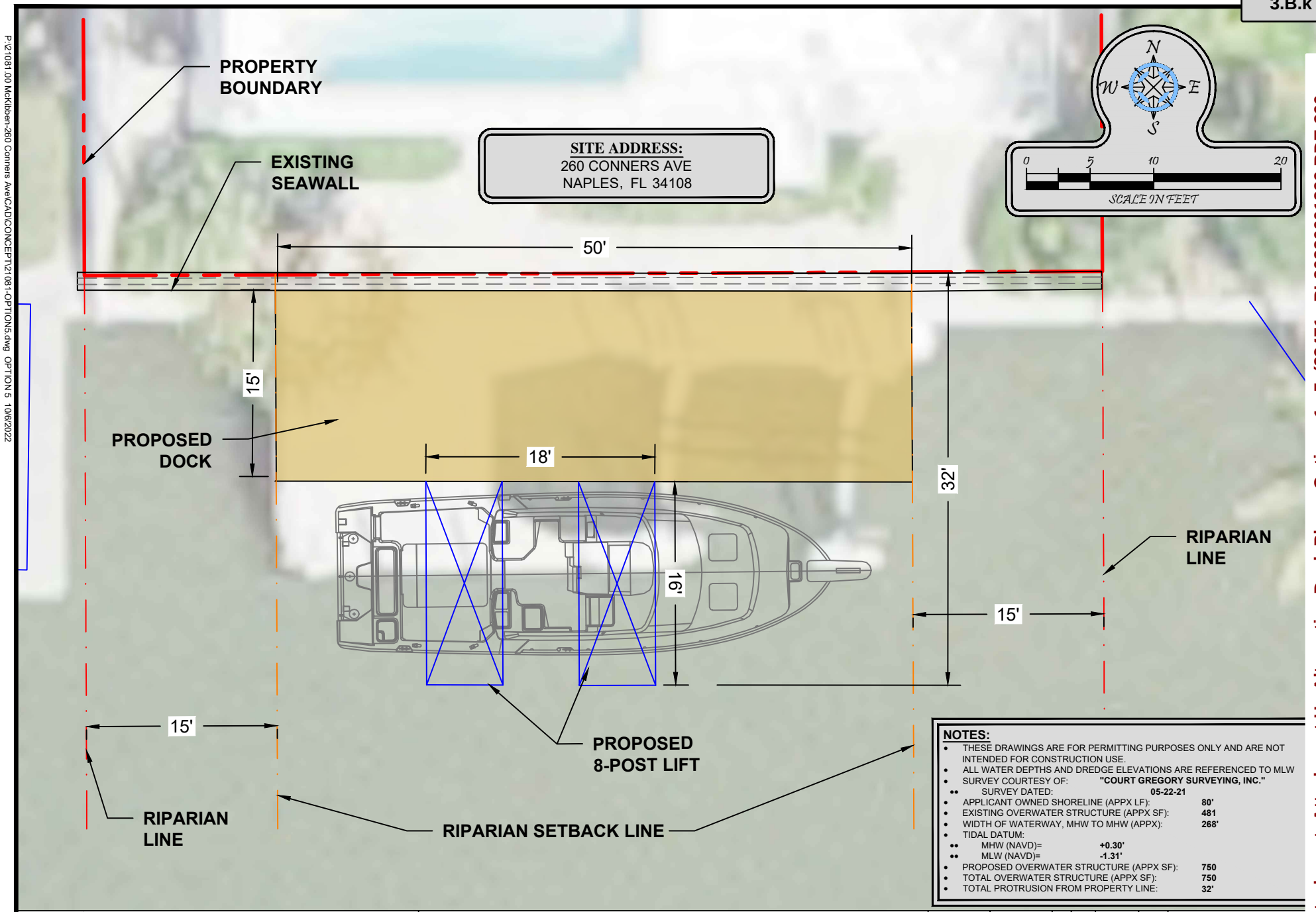

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- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-22-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **481**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **268'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **750**
- TOTAL OVERWATER STRUCTURE (APPX SF): **750**
- TOTAL PROTRUSION FROM PROPERTY LINE: **32'**

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

260 CONNERS AVE

OPTION 5

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	09-16-22	3.	-	-	-	-
JOB NO.:	21081	4.	-	-	-	-
SHEET NO.:	01	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment H - Alternative Dock Plans, Options 1 - 5 (23471 : PL20220001299 BDE 260

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: Petition No. VA-PL20220001686 - 1411 North Alhambra Cir - Request for a 3.2-foot variance from the 10-foot accessory structure rear yard setback required by Section 4.02.03.D of the Collier County Land Development Code to allow an attached swimming pool screen enclosure to be constructed 6.8 feet from the northern property line of an existing single-family dwelling, located within a Residential Single-Family-6 (RMF-6) zoning district, at 1411 N. Alhambra Circle, also described as a portion of Lot 9, Block 6, First Addition to Naples Twin Lakes, in Section 15, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

Meeting Date: 10/13/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/22/2022 4:16 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/22/2022 4:16 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/23/2022 6:22 PM
Zoning	Ray Bellows	Review Item	Completed	09/25/2022 2:57 PM
Zoning	Mike Bosi	Division Director	Completed	09/26/2022 4:48 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/13/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: OCTOBER 13, 2022

SUBJECT: PETITION VA-PL20220001686; 1411 NORTH ALHAMBRA CIRCLE

PROPERTY OWNER/APPLICANT:

Kenneth G. Kelly, Jr.
1411 N. Alhambra Cir.
Naples, FL 34103

AGENT:

Same

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) approve a 3.2-foot variance from the 10-foot accessory structure rear yard setback required by Section 4.02.03.D of the Collier County Land Development Code (LDC), to allow an attached swimming pool screen enclosure to be constructed 6.8 feet from the northern property line of an existing single-family dwelling located within the Residential Multi-Family-6 (RMF-6) zoning district.

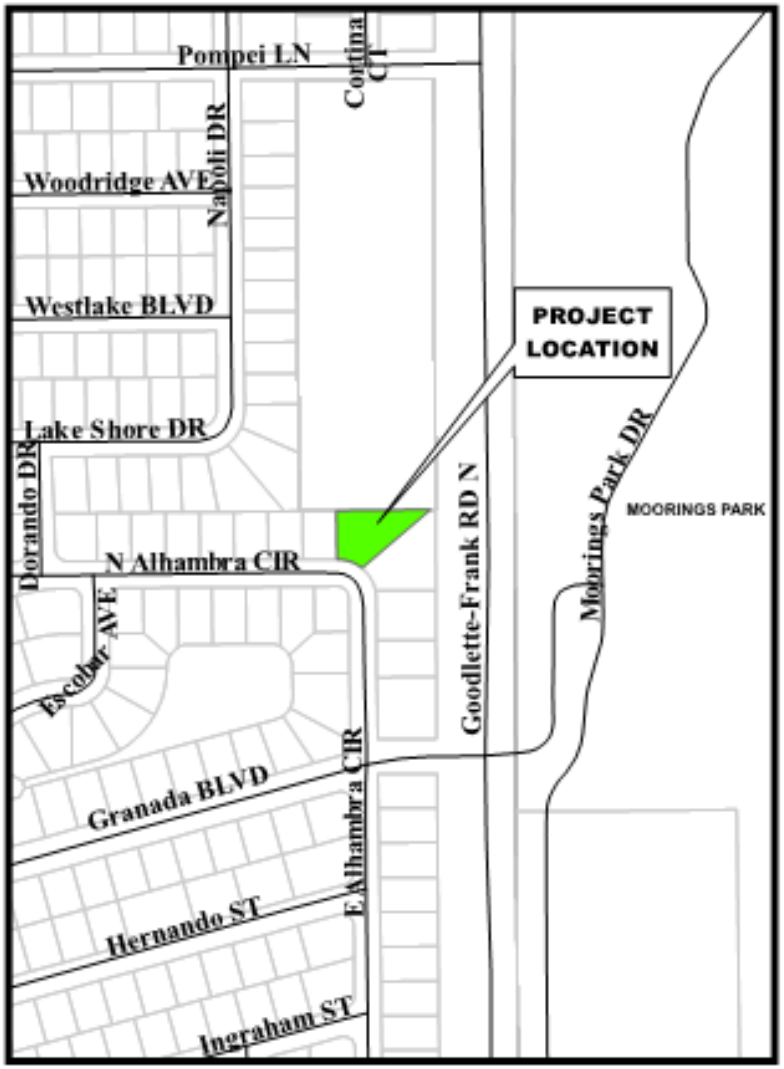
GEOGRAPHIC LOCATION:

The subject property is located at 1411 North Alhambra Circle, also described as a portion of Lot 9, Block 6, First Addition to Naples Twin Lakes, in Section 15, Township 49 South, Range 25 East, Collier County, Florida, consisting of 0.28± acres *(See location map on page 2)*.

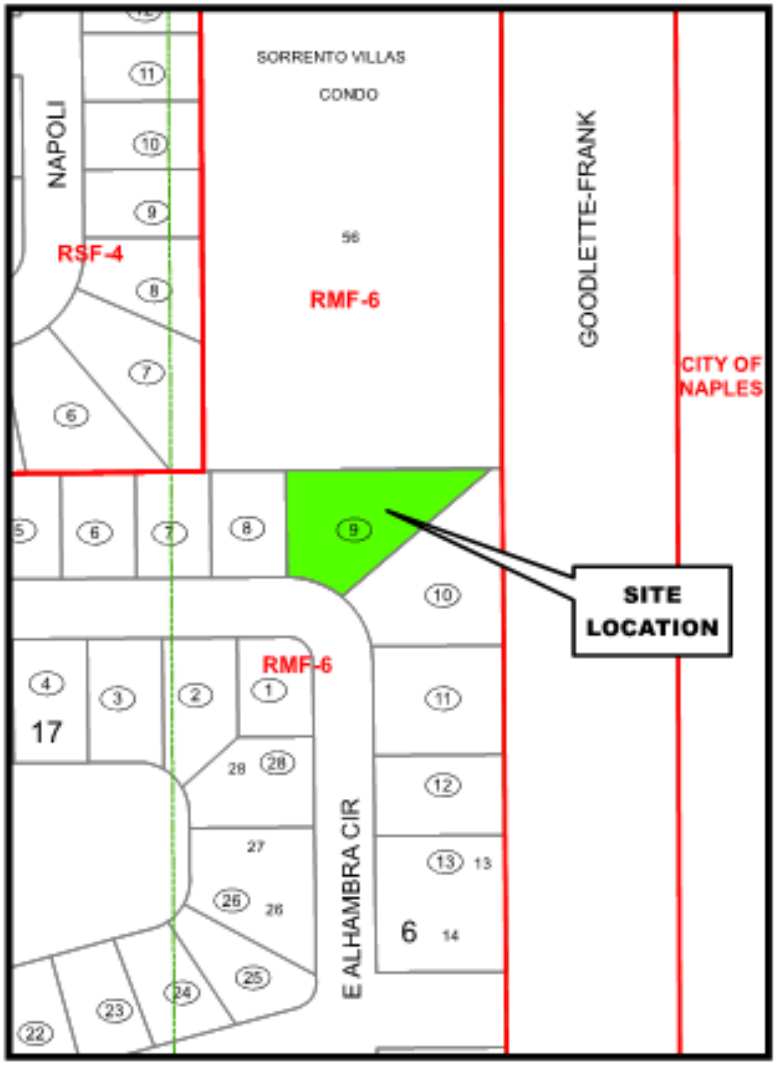
PURPOSE/DESCRIPTION OF PROJECT:

The property owner/applicant desires to replace a screen pool enclosure in the same footprint as it previously existed before being destroyed by Hurricane Irma. The original screen enclosure was constructed by means of Building Permit No. 910004415 for which the approved plans reveal a 15-foot rear yard setback; see Attachment C. Neither staff nor the current property owner can explain the discrepancy; however, as the screen enclosure has been removed in its entirety, any potential claim of legal nonconforming status was lost.

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)



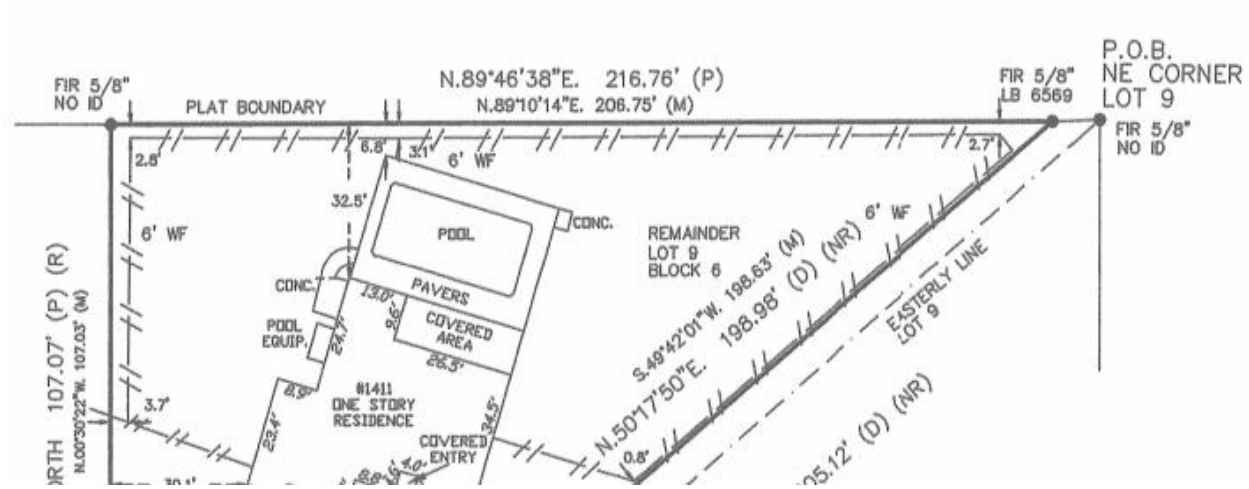
Location Map



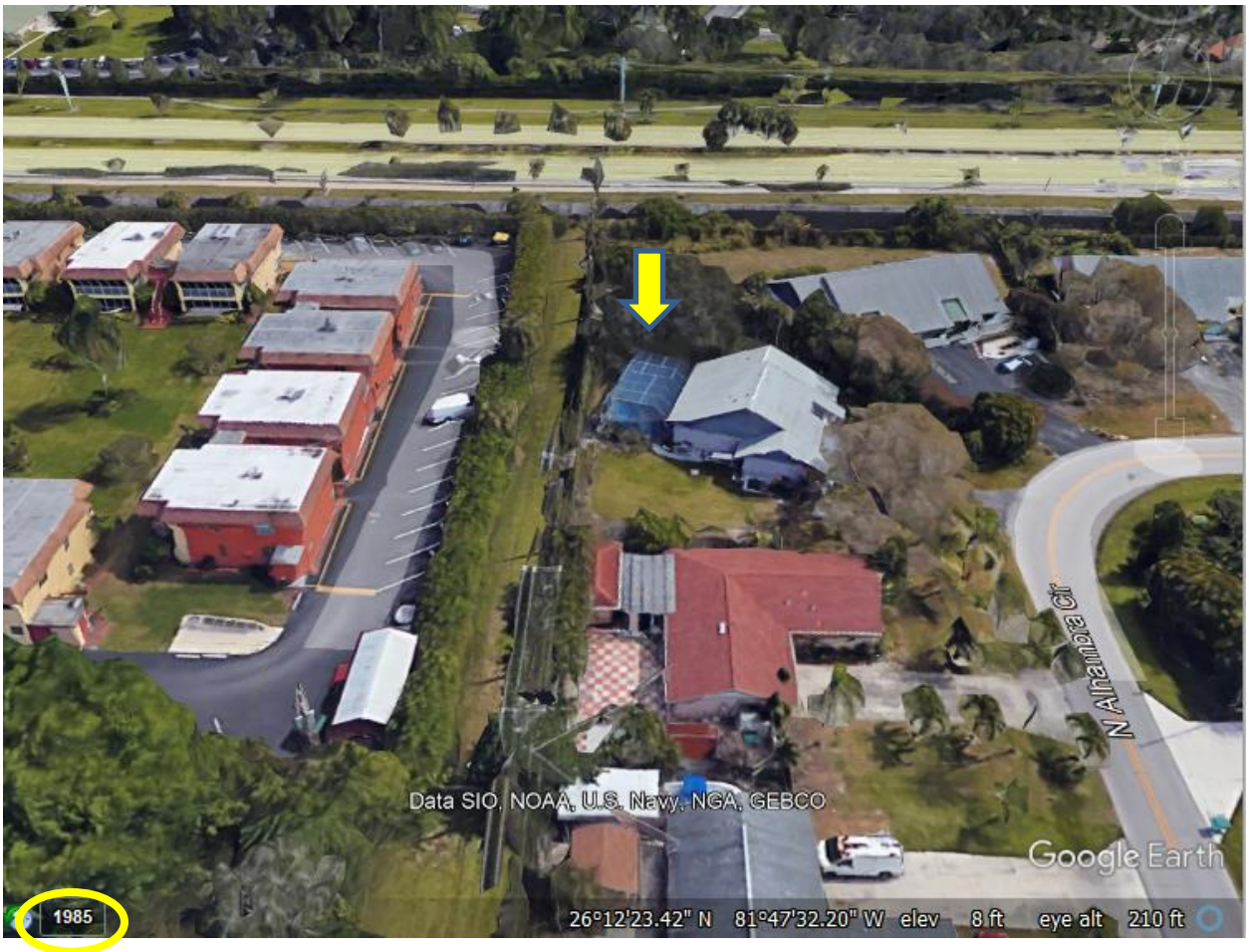
Zoning Map

Petition Number: PL20220001686

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)



Copy of portion of Survey contained within Attachment C - NTS



Google Earth – 1985 Aerial Photo

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

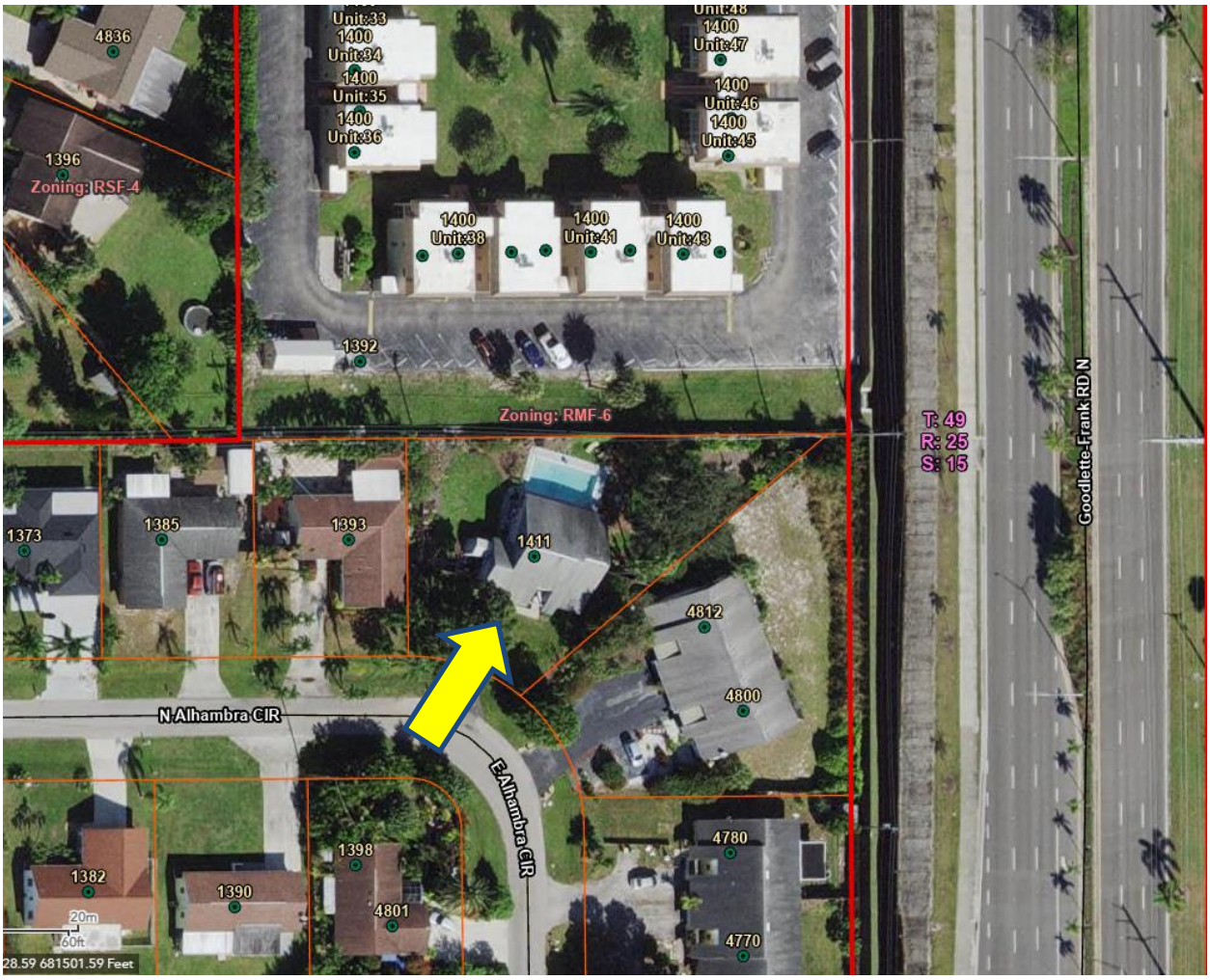
SURROUNDING LAND USE AND ZONING:

North: Multi-family dwellings (Sorrento Villas) within a Residential Multi-Family-6 (RMF-6) zoning district

East: Single-family dwelling within a Residential Multi-Family-6 (RMF-6) zoning district

South: North and East Alhambra Circle (Right-of-Way) then a single-family dwelling within a Residential Multi-Family-6 (RMF-6) zoning district

West: Single-family dwelling within a Residential Multi-Family-6 (RMF-6) zoning district



Collier County GIS

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is within the Urban – Mixed Use District, Urban Residential Subdistrict, of the Future Land Use Map of the GMP. The GMP does not address individual Variance requests but deals with the larger issue of the actual use. The existing single-family use is consistent with the FLUM of the GMP. The requested variance does not have any impact on this property's consistency with the County's GMP.

ZONING DIVISION ANALYSIS:

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

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

Yes, the subject property is of an atypical shape and was initially developed prior to ownership of the property by the existing owner/applicant. Staff notes that the front property line forms an arc; staff has measured setbacks involving arcs differently over the years, presently the front measurement is taken from a chord drawn between the front corners of the property.

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, the residence was constructed in accord with Building Permit No. 840002368, issued on 09/12/1984 for which a Certificate of Occupancy was issued on 01/11/1985. A pool was subsequently permitted as an accessory structure and yet another permit, No. 910004415 was issued for a screen pool cage, issued on 04/30/1991 and for which a Certificate of Occupancy was issued on 06/27/1991; the corresponding approved site plan depicts the cage as being 15 feet from the northern property line. The current property owner/applicant purchased the property on May 23, 2012, and was able to provide a copy of a Survey dated 04/19/12 that depicts the screen enclosure having been 6.7 feet from the north property line. The approved site plans for the listed permits appear to be consistent and therefore neither staff nor the applicant can explain the inconsistency pertaining to the rear yard; see Attachment C. As the prior pool cage was destroyed by hurricane Irma and has since been completely removed staff is looking at this petition as a variance request for a new pool cage and not the replacement of a potentially legal nonconforming structure.

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

Yes, the property owner/applicant states: “The issue at hand was not known to me when I purchased the residence, and I want to make use of an otherwise perfectly good pool. After considering my options and finances it is not financially feasible for me to relocate the pool to incorporate the screen enclosure that is necessary to protect me from biting insects that

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

could have a negative consequence given my weakened immune system." Staff recognizes both the financial argument and issues related to health as being valid concerns and therefore concurs.

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

Yes, the property owner/applicant states: "I am only requesting the minimum variance to make the most reasonable use of the small section of property. Due to my chronic liver and kidney disease, the screen will provide much needed reduction of the traffic dust from Goodlette Road, reduction of insect bites and to keep the disease ridden vermin at bay. Although I have a fence with a locked gate around the entire back property, the enclosure would be an added level of security, for the health, safety, and welfare for all including wildlife." Staff concurs as all other setbacks are maintained and sufficient deck area is maintained for safe use of the pool; additionally, the use of a screen pool enclosure will reduce the potential for disease spread by mosquitoes and other insects.

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 development standard. As such, other properties facing a similar hardship would be entitled to make a similar request and would be conferred equal consideration on a case-by-case basis.

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

Yes, the property owner/applicant states: "Replacing the pool enclosure in the same footprint that it existed in twenty plus years before my purchase in 2012, I believe the variance will be in harmony with the intent and purpose of the zoning code. I also believe the enclosure will not be injurious to my neighborhood nor any of my neighbors. It is not detrimental to public welfare. In fact, it is an extra layer of security and aesthetics for all." Given that the rear yard of the subject property abuts green space and parking for a multiple-family housing project, staff concurs.

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, there is a 6-foot wood privacy fence along the western property enclosing the entire rear yard of the subject property.

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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 preserve area, the EAC did not hear this petition.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve variance petition VA-PL20220001686, to reduce the required rear yard side setback for one-family screen pool enclosure from 10 feet to 6.8 feet to allow for the replacement of such a structure that was destroyed by Hurricane Irma with the condition that the property owner/applicant must satisfy permitting requirements for the issuance of Building Permit Application No. PRBD20171146585 and obtain a Certificate of Completion once built.

Attachments:

Attachment A – Survey Sketch of Boundary Survey, 06/29/2022
Attachment B – Public Hearing Sign Posting
Attachment C – Applicant's Backup, Application and Supporting Documents

Attachment: Staff Report 09202020 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

SURVEY SKETCH *OF BOUNDARY SURVEY*

FOR REPLACING POOL CAGE

ELEVATIONS SHOWN ARE IN NAVD DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/– 0.4'

IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED

NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN

THE LINES ON THIS SKETCH DO NOT CONSTITUTE
COPYRIGHT 2022: F.L.A. SURVEYS CORP.

STREET ADDRESS :

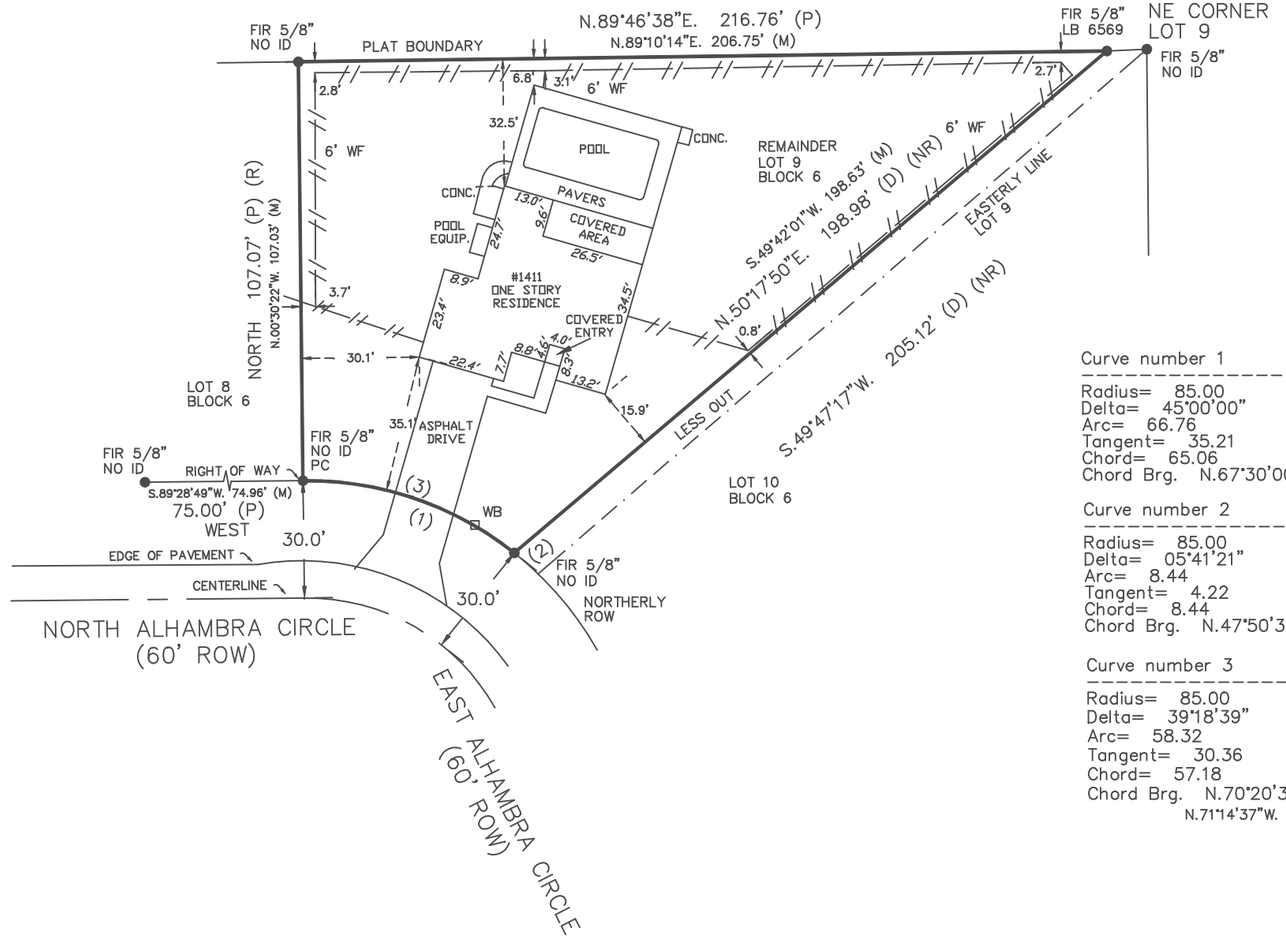
1411 N ALHAMBRA CIR
NAPLES, FLORIDA

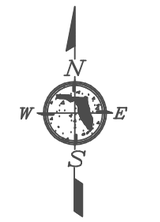
CERTIFIED TO :

KENNETH G. KELLY JR

LEGAL DESCRIPTION :

LOT 9, BLOCK 6, FIRST ADDITION TO NAPLES TWIN LAKE, AS RECORDED IN PLAT BOOK 4, PAGES 52 AND 53, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PORTION OF SAID LOT 9, BLOCK 6:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 6; THENCE ALONG THE EASTERLY LINE OF SAID LOT 9, BLOCK 6, S49°47'13"WEST 205.12 FEET TO THE NORTHEASTERLY RIGHT–OF–WAY LINE OF EAST ALHAMBRA CIRCLE; THENCE ALONG THE NORTHEASTERLY RIGHT–OF–WAY LINE OF EAST ALHAMBRA CIRCLE 8.44 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, RADIUS 85.00 FEET, CHORD BEARING NORTH 47°50'39" WEST 8.44 FEET; THENCE NORTH 50°17'50" EAST 198.98 FEET TO THE NORTH LINE OF SAID LOT 9, BLOCK 6, THENCE ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 6, NORTH 89°46'38" EAST 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 6 AND THE PLACE OF BEGINNING.





SCALE 1" = 40'

Curve number 1
Radius= 85.00
Delta= 45°00'00"
Arc= 66.76
Tangent= 35.21
Chord= 65.06
Chord Brg. N.67°30'00"W. (D)

Curve number 2
Radius= 85.00
Delta= 05°41'21"
Arc= 8.44
Tangent= 4.22
Chord= 8.44
Chord Brg. N.47°50'39"W. (D)

Curve number 3
Radius= 85.00
Delta= 39°18'39"
Arc= 58.32
Tangent= 30.36
Chord= 57.18
Chord Brg. N.70°20'39"W. (D)
N.71°14'37"W. 57.28' (M)



MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE) AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.

QUALITY CONTROL

BY : MEF DATE : 06/29/2022

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX. LOCATION ONLY)

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
FLORIDA STATUTE 5J–17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION
NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

CERTIFICATION :

I HEREBY CERTIFY THIS SURVEY WAS MADE UNDER MY RESPONSBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J17.05–052, FLORIDA ADMINSTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.



F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS–LB 6569

3884 PROGRESS AVE., SUITE 104
NAPLES, FL 34104
239–404–7129 239–250–5730
239–250–2795 239–370–1900
239–370–1139

9220 BONITA BEACH ROAD, STE 200
BONITA SPRINGS, FL 34135

DRAWN BY:	SVJ	PARTY CHIEF:	SOSA

NOTE:
IN COMPLIANCE WITH F.A.C. 5J–17.052 (2) (d) (4) (IF LOCATION OF EASEMENTS OR RIGHT–OF–WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

BY : Leland F DySard SURVEY DATE : 06/28/2022

CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

REVISIONS

PROJECT NO:
22-25730-SRC

Attachment: Attachment A - Survey Sketch of Boundary Survey 06292022 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

SURVEY SKETCH OF BOUNDARY SURVEY

NOT FOR FENCE CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR DESIGN

PHOTO PAGE





F.L.A. SURVEYS CORP.

PROFESSIONAL LAND SURVEYORS & MAPPERS - LB 6569

3884 PROGRESS AVE., SUITE 104

NAPLES, FLORIDA 34104

239-403-1600 FAX 403-8600

9220 BONITA BEACH ROAD, STE. 200

BONITA SPRINGS, FLORIDA 34135

239-403-1600 FAX 403-8600

REVISIONS

PROJECT NO.

22-85789

DRAWN BY: LFD | PARTY CHIEF: | N/A

Attachment: Attachment A - Survey Sketch of Boundary Survey 06292022 (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

PAGE 3 OF 3
NOT VALID WITHOUT PAGES 1 AND 2 OF 3

GENERAL NOTES
ABSTRACT NOT REVIEWED

N = NORTH
S = SOUTH
E = EAST
W = WEST, OR ANY COMBINATION THEREOF

1. ° = DEGREES
2. ‘ = MINUTES WHEN USED IN A BEARING
3. “ = SECONDS WHEN USED IN A BEARING
4. ‘ = FEET WHEN USED IN A DISTANCE
5. “ = INCHES WHEN USED IN A DISTANCE
6. ± = “MORE OR LESS” OR “PLUS OR MINUS”
7. A = ARC DISTANCE
8. AC = ACRES
9. A/C = AIR CONDITIONING PAD
10. AE = ACCESS EASEMENT
11. B.E. = BUFFER EASEMENT
12. BM = BENCHMARK
13. BOB = BASIS OF BEARING
14. BRG = BEARING
15. C# = CURVE NUMBER
16. C = CALCULATED
17. CB = CATCH BASIN
18. CHB = CHORD BEARING
19. CHD = CHORD
20. CLF = CHAINLINK FENCE
21. CM = CONCRETE MONUMENT
22. C0 = CLEAN OUT
23. CONC = CONCRETE
24. CP = CONCRETE PAD
25. CSW = CONCRETE SIDEWALK
26. CTV= CABLE TV RISER
27. CUE= COLLIER COUNTY UTILITY EASEMENT
28. D = DEED
29. DE= DRAINAGE EASEMENT
30. DH = DRILL HOLE
31. DI = DROP INLET
32. ELEC= ELECTRIC
33. EOP = EDGE OF PAVEMENT
34. EOR = EDGE OF ROAD
35. EOW = EDGE OF WATER
36. F= AS LABELED OR FOUND IN THE FIELD
37. F.A.C. = FLORIDA ADMINISTRATIVE CODE
38. FCC = FOUND CROSS CUT
39. FCM = FOUND CONCRETE MONUMENT
40. FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
41. FDH = FOUND DRILL HOLE
42. FFE = FINISH FLOOR ELEVATION
43. FH = FIRE HYDRANT
44. FIP = FOUND IRON PIPE
45. FIR = FOUND IRON ROD
46. FN = FOUND NAIL
47. FND = FOUND
48. FPK = FOUND PK NAIL
49. FPK&D = FOUND PK NAIL AND DISC
50. GTE = TELEPHONE RISER
51. ILLEG. = ILLEGIBLE LB OR PSM NUMBER
52. LB = LICENSED BUSINESS
53. LBE = LANDSCAPE BUFFER EASEMENT
54. LME = LAKE MAINTENANCE EASEMENT
55. LP = LIGHT POLE
56. M = MEASURED
57. ME = MAINTENANCE EASEMENT
58. MH = MANHOLE
59. NAVD 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988
60. NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
61. NO ID = NO IDENTIFYING MARKINGS
62. (NR) = NON-RADIAL
63. NTS= NOT TO SCALE
64. OHP= OVERHEAD POWER
65. OHU = OVERHEAD UTILITY LINE
66. O.R. = OFFICIAL RECORD BOOK
67. P = PLAT
68. PC = POINT OF CURVATURE
69. PCC = POINT OF COMPOUND CURVATURE
70. PCP = PERMANENT CONTROL POINT
71. PG = PAGE
72. PI = POINT OF INTERSECTION
73. PK&D = PARKER KALON NAIL AND DISC
74. PLS = PROFESSIONAL LAND SURVEYOR
75. POB = POINT OF BEGINNING
76. POC = POINT OF COMMENCEMENT
77. PP = POWER POLE
78. PRC = POINT OF REVERSE CURVE
79. PRM = PERMANENT REFERENCE MONUMENT
80. PSM= PROFESSIONAL SURVEYOR AND MAPPER
81. PU & DE = PUBLIC UTILITY & DRAINAGE EASEMENT
82. PUE = PUBLIC UTILITY EASEMENT
83. (R) = RADIAL
84. R = RADIUS
85. RING = ITEM DETECTED BY METAL DETECTOR BUT NOT RECOVERED
86. RNG= RANGE
87. ROW = RIGHT-OF-WAY
88. RR SPK = RAILROAD SPIKE
89. SAT= SATELLITE DISH
90. SEC = SECTION
91. SPK&D = SET PK WITH DISC WITH LB NUMBER
92. SIR = SET 5/8" IRON ROD WITH LB NUMBER
93. TBM = TEMPORARY BENCH MARK
94. TECO= TAMPA ELECTRIC COMPANY
95. TEL = TELEPHONE FACILITIES
96. TOB = TOP OF BANK
97. TP = TRANSMITTER PAD
98. TUE = TECHNOLOGY UTILITY EASEMENT
99. TVR= TELEVISION RISER
100. TWP= TOWNSHIP
101. UE = UTILITY EASEMENT
102. VF = VINYL FENCE
103. W = WATER SERVICE
104. WB = WATER BOX
105. WF= WOOD FENCE
106. WPP= WOOD POWER POLE
107. WREC= WITHLACOOCHEE RIVER ELECTRIC COMPANY
108. Δ = DELTA OR CENTRAL ANGLE OF CURVE
109. DIMENSIONS ARE IN FEET AND IN DECIMALS THEREOF
110. ELEVATIONS SHOWN HEREON ARE NAVD 1988 UNLESS OTHERWISE STATED
111. ALL PHYSICAL IMPROVEMENTS SHOWN WITHOUT DIMENSIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THAT THEY DO EXIST, BUT WERE NOT NECESSARILY MEASURED IN THE FIELD.
112. NOTE: LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.
113. EASEMENTS AND RIGHT OF WAYS SHOWN ARE PER RECORDED PLAT OR AS FURNISHED BY THE CLIENT
114. FOUNDATION LINE BELOW THE SURFACE OF THE GROUND IS NOT REFLECTED
115. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNDER ANY CONDITION UNLESS OTHERWISE STATED
116. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED
117. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN
118. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE AS DELINEATED ON THIS PLAT OF SURVEY
119. TIES ARE TO FIELD LINES UNLESS OTHERWISE NOTED
120. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
121. FENCES MEANDER ON AND OFF LINE, APPROXIMATE LOCATION ONLY UNLESS STATED OTHERWISE.
122. THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP
123. THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY UNLESS STATED OTHERWISE.
124. FLORIDA STATUTE : TWO SITE BENCHMARKS ARE REQUIRED FOR CONSTRUCTION.
125. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
126. 121. F.E.M.A. FLOOD HAZARD MAPPING: THIS DATE PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES. CALL 1-877-FEMAMAP OR EMAIL A MAP SPECIALIST AT: HTTP://WWW.FEMA.GOV/PLAN/PREVENT/FHM/TSD_EMAP.SHT PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION
127. IN COMPLIANCE WITH F.A.C. 5J-17.052(2)(D)(4) – IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.
128. IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES (APPROXIMATE LOCATION ONLY)
129. ARCHITECTURAL FEATURES, SUCH AS FURRING STRIPS, SIDING, CORNICES, STUCCO, ETC., OUTSIDE THE LINE OF THE STRUCTURE HAVE BEEN TAKEN INTO ACCOUNT WHEN GIVING TIES FROM THE STRUCTURE TO THE LOT LINES.
130. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

KellyJohn

From: KellyJohn
Sent: Monday, October 3, 2022 5:04 PM
To: KellyJohn
Subject: VA-PL20220001686 - 1411 N. Alhambra Cir - HEX Sign Posting 10/3/2022
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on October 13, 2022, at approximately 1:25PM this date. Said sign was posted to the front of the subject property immediately adjacent to the nearest public right-of-way as evidenced by 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 - Public Hearing Sign Posting (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)





Attachment: Attachment B - Public Hearing Sign Posting (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Kenneth G. Kelly, Jr.

Name of Applicant if different than owner: _____

Address: 1411 N. Alhambra Circle **City:** Naples **State:** FL **ZIP:** 34103

Telephone: 239-580-9022 **Cell:** 239-580-9022 **Fax:** _____

E-Mail Address: KGKJRbama@aol.com

Name of Agent: N/A

Firm: _____

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

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

E-Mail Address: _____

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

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County

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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: 63450360104 **Section/Township/Range:** 15 / 49 / 25

Subdivision: Naples Twin Lakes 1st Addition **Unit:** 1 **Lot:** 9 **Block:** 6

Metes & Bounds Description: _____ **Total Acreage:** .28

Address/ General Location of Subject Property: 1411 N. Alhambra Circle, Naples, FL 34103

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RMF-6	Single Family Residential
S	RMF-6	Single Family Residential
E	RMF-6	Single Family Residential
W	RMF-6	Single Family Residential

Minimum Yard Requirements for Subject Property:

Front: _____ **Corner Lot:** Yes ☐ No ■

Side: _____ **Waterfront Lot:** Yes ☐ No ■

Rear: 10'

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 - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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ASSOCIATIONS

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

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

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

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

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

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

NATURE OF PETITION

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

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

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. **No**

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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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 C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County

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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 - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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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

Kenneth G. Kelly, Jr.
Printed Name

7/25/22
Date

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County
Growth Management Department

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliercountyfl.gov or submit in person to the Addressing Section at the address listed below. This form must be signed by Addressing personnel *prior* to the pre-application meeting. **Please allow 3 business days for processing**.

Not all items will apply to every project. Items in **bold** 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 Permit)
- ☐ 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 Legal Description - 15-49-25 NAPLES TWIN LAKES 1ST ADD, BLK 6 LOT 9 LESS BEG AT NE CNR OF LOT 9, S 49DEG W 205.12FT,8.44 FT ALG CURVE, N 50DEG E

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

63450360104

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

1411 N. Alhambra Circle, Naples, FL 34103

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way
- SURVEY (copy – only needed 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 # _____

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County
Growth Management Department

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 ☐ Personally picked up

Applicant Name: Kenneth G. Kelly, Jr.

Phone: (239) 580-9022 **Email:** KGKJRBAMA@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 63450360104

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: Annis Moxam **Date:** 7/26/22

Updated by: **Date:**

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

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

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize _____ 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 3/3/2022

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 3rd day of March, 2022, by (printed name of owner or qualifier) Kenneth G. Kelly, 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: _____

NOTARY PUBLIC STATE OF FLORIDA

SHERRIE ODE
Commission # GG 316615
Expires July 31, 2023
Bonded Thru Budget Notary Services

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

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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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
Kenneth G. Kelly, Jr.	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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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 6/15/2018

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

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

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

6/10/22
Date

Kenneth G. Kelly, Jr.
Agent/Owner Name (please print)

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

INSTR 5574482 OR 5523 PG 3896 E-RECORDED 6/20/2018 4:26 PM PAGES 3
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $560.00 REC $27.00
CONS $80,000.00

Prepared by and return to:
Leo J. Salvatori
Attorney at Law
Salvatori Law Office, PLLC
5150 Tamiami Trail North, Suite 304
Naples, Florida 34103
239-308-9191

Consideration: $80,000.00

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 15th **day of June, 2018** between **KENNETH G. KELLY, JR.**, a single man and **SHERRIE D. ODE**, a single woman, whose post office address is 1411 N. Alhambra Circle, Naples, Florida 34103, grantor, and **KENNETH G. KELLY, JR.**, a single man, whose post office address is 1411 N. Alhambra Circle, Naples, Florida 34103, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County**, **Florida** to-wit:

Lot 9, Block 6, First Addition to NAPLES TWIN LAKES, as recorded in Plat Book 4, Pages 52 and 53, Public Records of Collier County, Florida, less the following described portion of said Lot 9, Block 6:

Beginning at the Northeast corner of said Lot 9, Block 6; thence along the Easterly line of said Lot 9, Block 6, S 49°47'13" West 205.12 feet to the Northeasterly Right-of-Way line of East Alhambra Circle; thence along the Northeasterly Right-of-Way line of East Alhambra Circle 8.44 feet along the arc of a circular curve concave to the Southwest, radius 85.00 feet, chord bearing North 47°50'39" West 8.44 feet; thence North 50°17'50" East 198.98 feet to the North line of said Lot 9, Block 6, thence along the North line of said Lot 9, Block 6, North 89°46'38" East 10.00 feet to the Northeast corner of said Lot 9, Block 6 and the PLACE OF BEGINNING.

Parcel Identification Number: 63450360104

Subject to restrictions, covenants, conditions, limitations, reservations, encumbrances and easements common to the subdivision; and real estate taxes for the current year, and all subsequent
years.

NOT CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Carrie L. Moore

Witness Name: Lynda Morton Roach

Kenneth G. Kelly, Jr.

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 15th day of June, 2018 by Kenneth G. Kelly, Jr. He [✓] is personally known to me or [_] has produced a driver's license as identification.

[Notary Seal]

CARRIE L. MOORE NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES June 22, 2018 #FF 130651 Bonded thru Budget Notary Services

Notary Public

Printed Name: Carrie L. Moore

My Commission Expires: _____

WEB CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Witness Name: Carrie L. Moore

Witness Name: Lynda Marleen Roach

Sherrie D. Ode

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 5th day of June, 2018 by Sherrie D. Ode. She [✓] is personally known to me or [_] has produced a driver's license as identification.

[Notary Seal]

CARRIE L. MOORE
MY COMMISSION EXPIRES
June 22, 2018
#FF 134651
Bonded thru
Budget Notary Services
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: Carrie L. Moore

My Commission Expires: _____

NOT A CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

NATURE OF PETITION

This is my request to reduce the rear yard accessory setback from 10 feet to 6.8 feet for a swimming pool screen enclosure pursuant to LDC section 4.02.03.D for a property located at 1411 Alhambra Circle North, also described as a portion of Lot 9, Block 6, First Addition to Naples Twin Lake, in Collier County, Florida. Staff has determined that the Permit Number provided for the pool enclosure is in fact the pool permit and is inaccurate; the Pool Enclosure was constructed and received a Certificate of Occupancy/Completion by means of Permit No. 910004415, issued on 4/30/1991. The site plan accompanying this permit indicates the pool enclosure was to be 15 feet from the northern (rear) property The County did not require spot surveys to be submitted at the time this structure was built.

I purchased the home on May 23, 2012, with a pool enclosure attached. In September of 2017, Hurricane Irma damaged the pool enclosure beyond repair and was removed due to safety reasons. Shortly thereafter, I contracted with Exceptional Aluminum, Inc. to replace the pool enclosure in the same location it existed before Hurricane Irma. Exceptional Aluminum, Inc. applied for the permit to replace the pool enclosure at the location it previously existed, and the permit was denied due to an encroachment of approximately 3.2 feet of the required 10 feet rear setbacks on the north side of the screen enclosure. Honestly, when I found this out, I did not have the money to go through this variance process at that time. Now, five years later after being diagnosed with chronic liver and kidney disease, my immune system is not good. Due to the location near Goodlette Road, the amount of traffic dust is not good for me and not to mention the bug bites. I am very susceptible to infection. Now I have the means to go through this variance process to replace/construct the said pool enclosure, I would like to do so. Furthermore, I have not done any site alterations including any dredging and filling.

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

VARIANCE CRITERIA

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

Response: Given the atypical shape of the subject lot it creates the 3.4 feet encroachment on the north side. Additionally, the pool enclosure was located on the subject property prior to my purchase of the same on May 23, 2012, and pre-dates my current ownership of the subject property. The pool enclosure was damaged beyond repair from Hurricane Irma in September of 2017 and at that time, I was informed that there was an encroachment of the rear setback upon attempting to replace the pool enclosure. It is my understanding the Pool Enclosure was constructed and received a Certificate of Occupancy/Completion by means of Permit No. 910004415, issued on 4/30/1991.

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

Response: The pool enclosure pre-dates my current ownership of the property. I purchased the subject property on May 23, 2012, with the pool enclosure already constructed.

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.

Response: The issue at hand was not known to me when I purchased the residence, and I want to make use of an otherwise perfectly good pool. After considering my options and finances it is not financially feasible for me to relocate the pool to incorporate the screen enclosure that is necessary to protect me from biting insects that could have a negative consequence given my weakened immune system.

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

Response: Yes, I am only requesting the minimum variance to make the most reasonable use of the small section of property. Due to my chronic liver and kidney disease, the screen will provide much needed reduction of the traffic dust from Goodlette Road, reduction of insect bites and to keep the diseased ridden vermin at bay. Although, I have a fence with locked gates around the entire back property, the

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

enclosure would be an added level of security, for the health, safety, and welfare for all including wildlife.

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

Response: Consider the position of the house and pool which borders a county drainage ditch with apartments beyond that on the north side and three neighbors, I do not believe that granting the variance request will provide me with special privilege that is denied by the 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.

Response: Replacing the pool enclosure in the same footprint that it existed in twenty plus years before my purchase in 2012, I believe the variance will be in harmony with the intent and purpose of the zoning code. I also believe the enclosure will not be injurious to my neighborhood nor any of my neighbors. It is not detrimental to public welfare. In fact, it is an extra layer of security and ascetics for all.

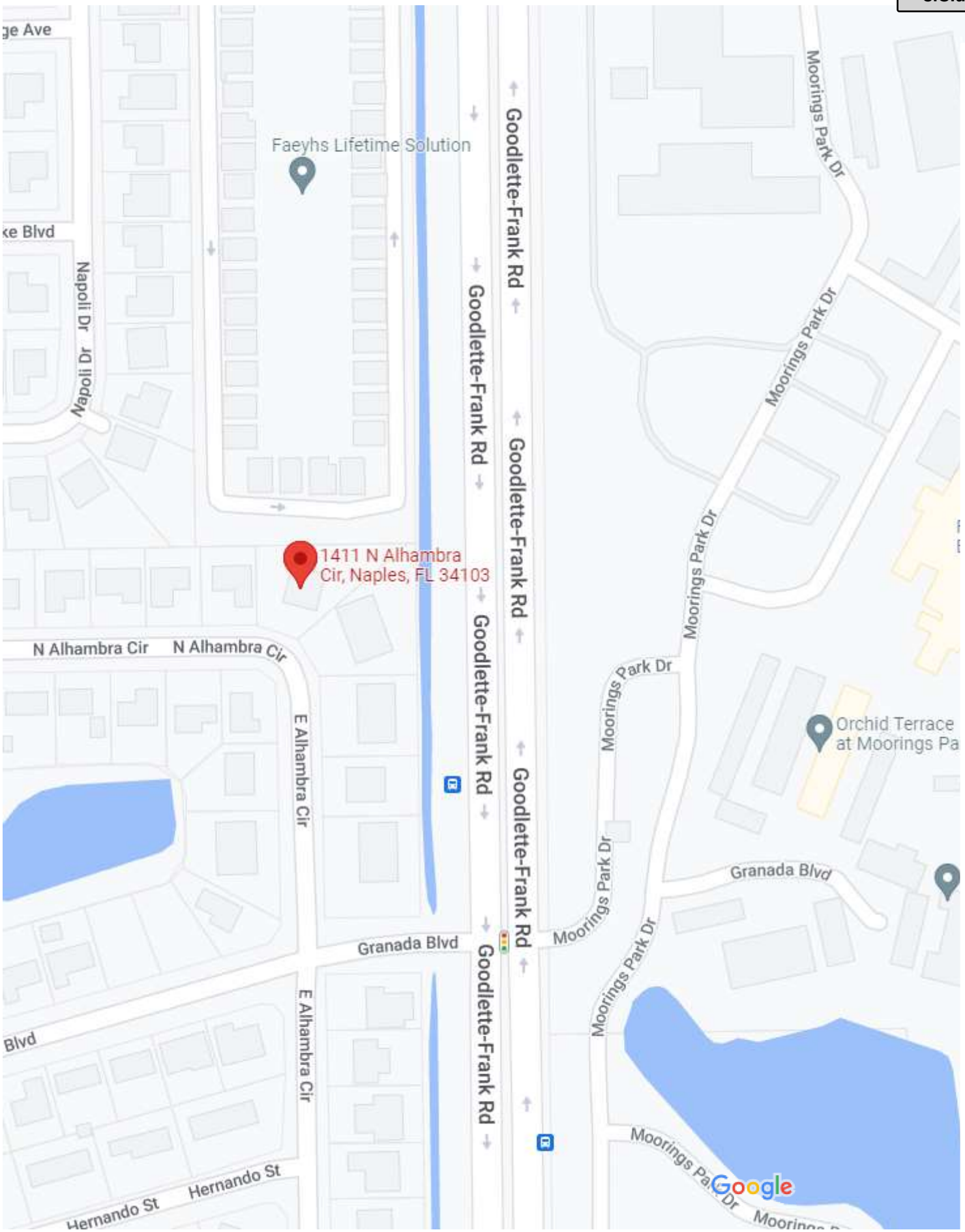
g) Are there natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulations such as natural preserves, lakes, golf course, etc.

Response: The property line borders a county ditch that flows to Goodlette Road. Other than that, there are no natural conditions or physically induced conditions that ameliorate the goals and objections of the regulations. There are no natural preserves, lakes, golf course, etc. that will be affected. The property has a 6-foot wooden property fence enclosing the entire back yard.

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

Response: I believe the County has a wonderful robust Growth Management Plan. As I understand the GMP pertains to actual land uses and not accessory structures or variances only impacting dimensional standards for structures.

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)



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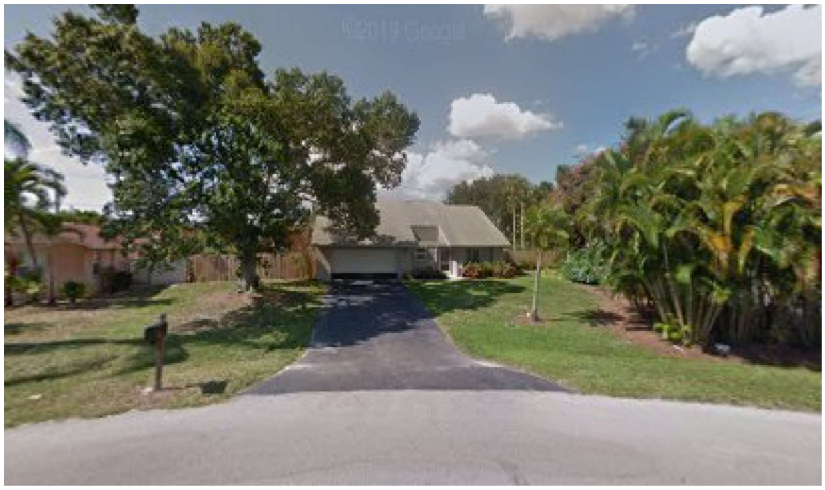


1411 N Alhambra Cir

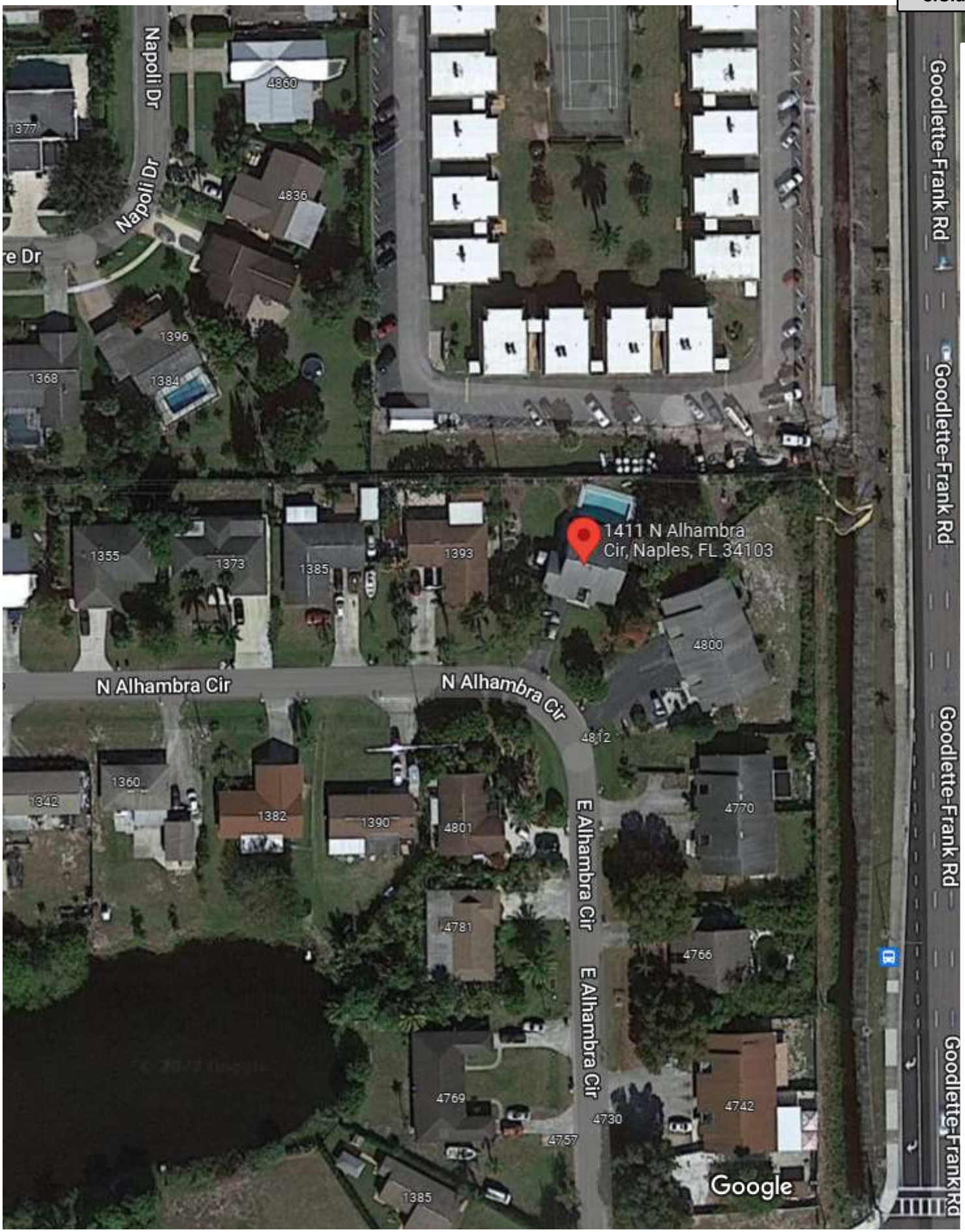
Building

Directions | Save | Nearby | Send to your phone | Share

1411 N Alhambra Cir, Naples, FL 34103

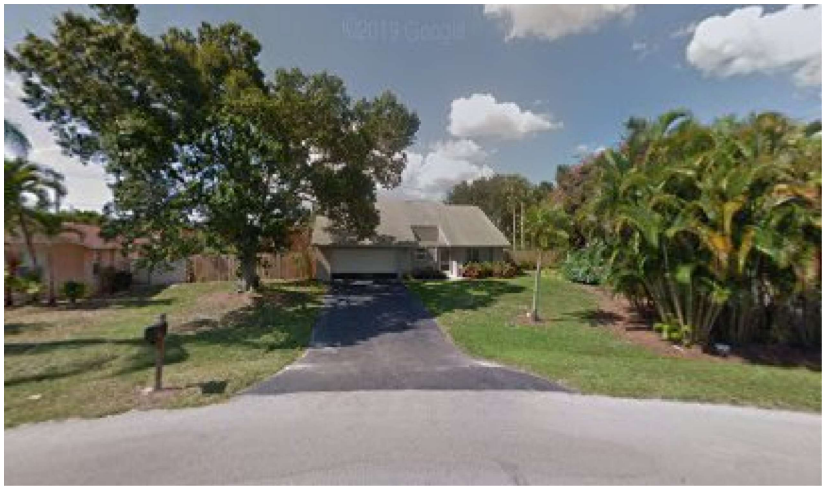
Photos

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 100 ft

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)



1411 N Alhambra Cir

Building

Directions | Save | Nearby | Send to your phone | Share

1411 N Alhambra Cir, Naples, FL 34103

Photos

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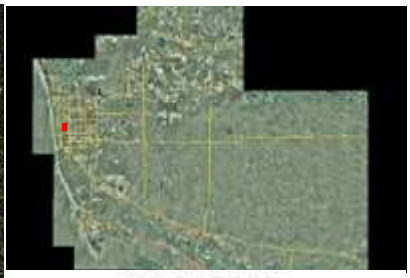
AERIAL MAP





MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2021 Urban [6IN]
- Aerials 2021 Rural [2FT]
- Collier County

Folio Number: 63450360104
Name: KELLY JR, KENNETH G
Street# & Name: 1411 N ALHAMBRA CIR
Build# / Unit#: 6 / 9
Legal Description: NAPLES TWIN LAKES 1ST ADD, BLK 6 LOT 9 LESS BEG AT NE CNR OF LOT 9, S 49DEG W 205.12FT, 8.44 FT ALG CURVE, N 50DEG E

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

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Permit Tracking and Inspection

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
PERMIT HISTORY REPORT

PERMIT NBR: 910004416 **JOB DESC:** POOL **STATUS:** COED

JOB LOCATION: 1411 ALHAMBRA CIR N **FOLIO NUMBER:** 0000063450360104

SUBDIVISION: 1289 / Naples Twin Lakes 1st Addition **BLOCK:** 6 **LOT:** 9

MASTER NBR: 0 **TRS:** 49-25-15 **TAZ:** X

COA: **FLOOD ZONE:** D

OWNER NAME: REDDIES TR, ANGES H **JOB PHONE:**

CERT NBR: 14772 **DBA:** NASSAU POOLS CONSTRUCTION,INC. **JOB VALUE:** $0.00

CONTACT NAME: KATHY **CONTACT PHONE:** (941)643-0990

SETBACKS: **FRONT:** **REAR:** **LEFT:** **RIGHT:** **SPECIAL:**

UNIT: **TRACT:** NONE **WATER:** **SEWER:**

Important Dates:

APPLY	APPROVE	ISSUED	CO	EXPIRE	CANCEL	EXT-EXPIRE
04/30/1991	04/30/1991	04/30/1991	03/26/1992	10/30/1991		

SubContractors:

CERT NBR	SUB STATUS	START DATE	END DATE	STATUS	SUB CLASS	DBA

SubPermits:

PERMIT NBR	STATUS	TYPE	CERT_NBR	DBA	JOB DESC

FEE SCHEDULE:

FEE CODE	STATUS	DESCRIPTION	WAIVE	AMOUNT DUE	ENTER DATE
08BPNP	POSTED	BLDG PERMITS - NAPLES	N	$62.00	

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Inspection History:

REQ	CLASS	DESCRIPTION/REMARKS	PRI	REQ DATE	RES CODE	RES DATE	INSPECTOR

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

INSPECTION HISTORY

JOB LOCATION-001-NORTH NAPLES
SUBDIVISION-NAPLES TWIN LAKES
JOB ADDRESS- 1411 ALHAMBRA CIRCLE N

DWELLING UNITS-00000
CONTRACTOR-THRELKELD, THOMAS L.
PHONE- NO-

S.D.C. RECEIPT-
WATER-
SEWER-
COASTAL ZONE
USE/OCC-R/STRUC OTHER THAN BUILDINGS
STRUCTURE-POOL ENCLOSURE
COMMENTS-
CONTACT PERSON-KATHY PHONE- 643/099-0000

PERMIT NO-910004415
MAIN PERMIT NO-
OWNER-DAVID

DATE ISSUED- 4/30/91
DATE APPROVED- 4/30/91

SECTION	TOWNSHIP	RANGE	MAP/ARI
15	49	25	

BLOCK	LOT/PARCEL	UNIT	TRACT
			000

FLOOD EL-
BENCH MARK-
LOCATION-

****

******** INSPECTION HISTORY *********

LINE #	NOTE LINE	910004415		DATE	TY
115	FINAL BUILDING	INSP-BALLARD, JE	.00	6/26/91	PA
C.O. ISSUED- /00/00		TOTAL FEES-	.00		

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

COLLIER COUNTY QUALITY GROWTH AND QUALITY SERVICE

APPLICATION DATE
4/30/91

PERMIT NUMBER
910004415

OWNER-
DAVID
1411 N ALHAMBRA CIRCLE
NAPLES 000000000

CONTRACTOR-
THRELKELD, THOMAS L.
3420 WESTVIEW DRIVE
NAPLES FL 339420000

PROJECT NAME-POOL ENCLOSURE
JOB ADDRESS- 1411 ALHAMBRA CIRCLE N

GEN LOCATION-NORTH NAPLES
SUBDIVISION-NAPLES TWIN LAKES
SECTION-15 TWP-49 RANGE-25 MAP/AREA-
LEGAL

GEO-CODE-
TRACT-000
BLK- LOT/PARCEL- UNIT-

PERMIT TYPE- SCREEN ENCLOSURE 1&2 FAMILY
COST OF CONSTRUCTION- $4,000 APPROVAL DATE- 4/30/91

CONTACT PERSON-KATHY
CONTACT PHONE #- 643/099-0000

The above application has been examined and is hereby approved subject to the payment of $ 42.- , as provided by the Collier County Building Code and Ordinances.
Payment Received by: VNS Date Issued: 4/30/91 Receipt No. 61685

All work under the approved building permit shall comply with all applicable laws, codes, ordinances and additional stipulation and/or Conditions of Permit. The approved permit expires if work authorized is not commenced within six (6) months from da of issue. The permit fee will be doubled, plus a maximum daily penalty of $500.00 if work is started without an approved permi The permitee further understands that only licensed contractors may be employed and that the structure shall not be used or occupi until a Certificate of Occupancy is issued.

Signature of Contractor: Thomas L Threlkeld

COLLIER COUNTY

White - Customer
Yellow - Records Room
Pink - Property Appraiser
Gold - Lobby File

WARNING TO OWNER: YOUR FAILURE TO RECORD NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOU PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORN[illegible] RECORDING YOUR NOTICE OF COMMENCEMENT.

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

61685

OFFICIAL RECEIPT

PLEASE MAKE CHECKS PAYABLE TO:

BOARD OF COUNTY COMMISSIONERS

COLLIER COUNTY, FLORIDA 33962

PERMIT NUMBER 91-4415

APPLICANT NAME T. Thornhill

APPLICANT ADDRESS _____

CHECK NUMBER 2-2966 TELEPHONE _____

ACCOUNT NO.	AMOUNT	CODE	DESCRIPTION	ACCOUNT NO.	AMOUNT	CODE	DESCRIPTION
345-156401-363994	$	46	REGIONAL PARK IMPACT FEES	113-138911-321210	$	73	CONTRACT. COMP. LICENSE
361-156411-363995	$	25	COMM. PARK IMPACT FEES M. IS.	113-138911-321220	$	74	CONTRACT. EXAM FEE__/__/__
362-156412-363995	$	43	COMM. PARK IMPACT FEES N. N.	111-138910-354400	$	29	CODE ENFCMNT. BD. FINES
363-156413-363995	$	44	COMM. PARK IMPACT FEES G. G.	113-138900-322420	$	75	SUBDIVISION REVIEW
364-156414-363995	$	42	COMM. PARK IMPACT FEES E. N.	113-138900-322430	$	76	SUBDIVISION INSPECTION
365-156415-363995	$	26	COMM. PARK IMPACT FEES IMMOK.	113-138900-323700	$	77	UTILITY REVIEW
366-156416-363995	$	30	COMM. PARK IMPACT FEES S. N.	113-138900-323710	$	78	UTILITY INSPECTION
367-156417-363995	$	31	COMM. PARK IMPACT FEES URBAN	113-138900-329450	$	79	WATER MGMT. REVIEW
355-156190-363992	$	48	LIBRARY IMPACT FEES UNINCORP	113-138900-329200	$	80	R.O.W. PERMIT
BS 113-209_____	$	49	_____FD IMPACT FEE	113-138900-329400	$	81	EXCAVATION PERMIT
__-163650_____	$	50	ROAD IMPACT FEE	113-138900-329300	$	82	BLASTING PERMIT
113-138900-322110	$ 42	51	BLDG. PERMIT—NAPLES	113-138900-343950	$	83	DEV. PLAN (FINAL)
113-138900-322120	$	52	BLDG. PERMIT—IMMOKALEE	113-138900-341960	$	84	BD. ADJUST. APPEAL
113-138900-322490	$	53	REINSPECTION FEE	113-138900-341240	$	85	REZONE
BS 113-208500	$	54	SEPTIC	113-138900-341241	$	86	PUD
113-138900-341250	$	55	SIGN	113-138900-341242	$	87	DRI REVIEW
113-138900-343930	$	56	1 YR. TEMP. ZONING	113-138900-341230	$	88	PROVISIONAL USE
113-138900-343940	$	57	SPEC. EVENT—TEMP. ZONING	113-138900-341280	$	89	ZONING VARIANCE
113-138900-341350	$	58	MAPS & PUBLICATIONS	113-138900-341290	$	90	PUD AMENDMENT
113-138900-341380	$	59	ZONING ORDINANCE	113-138900-343990	$	91	DEV. PLAN (PRELIM.)
113-138900-341410	$	60	POSTAGE/DOCUMENTS	113-138900-343901	$	92	BOAT DOCK PETITION
113-138900-341440	$	61	COPIES/MICROFILM	113-138900-341220	$	93	FAIR/CIRCUS PERMIT
BS 113-209100	$	62	NORTH NAPLES F.D.	113-138900-343915	$	94	SUBDIV. MASTER PLAN
BS 113-209200	$	63	EAST NAPLES F.D.	113-138900-341210	$	95	ADMIN. APPEAL
BS 113-209300	$	64	MARCO ISLAND F.D.	113-138900-341260	$	96	TREE PERMIT
BS 113-209400	$	65	GOLDEN GATE F.D.	113-138900-343920	$	UC	UTIL. CON. REC. REIMB
BS 113-209500	$	66	BONITA/LITTLE HICKORY F.D.	113-138900-343913	$	98	ST. REVIEW
BS 113-209700	$	67	CORKSCREW F.D.	113-138900-343902	$	99	CCCU VARIANCE
BS 113-209600	$	68	IMMOKALEE F.D.	675-220015	$	36	IMPACT FEE ESCROW FUND
BS 113-208800	$	69	RADON GAS		$		
113-138900-322270	$	70	WELL PERMIT		$		
111-138911-343908	$	72	LOT MOWING/CLEAN/DEMO		$		

Operator: [illegible] Receipt #: 0061685
Date: 4/30/2021
CHECK

TOTAL $ 42 PREPARED BY NP

DATE 4-30-91

White—Customer Yellow—Finance Pink—IA Gold—File

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

COLLIER COUNTY CERTIFICATE OF OCCUPANCY

PERMIT NO- 910004415 CONTRACTOR-THRELKELD, THOMAS L.

OWNER- DAVID

JOB ADDRESS- 1411 ALHAMBRA CIRCLE N GEO CODE-

TRACT- 000 LOT- BLOCK- 1 UNIT-

SUBDIVISION- NAPLES TWIN LAKES

TYPE OF OCCUPANCY- R/STRUC OTHER THAN BUILDINGS DWELLING UNITS

PROJECT NAME-POOL ENCLOSURE

YOU ARE HEREBY AUTHORIZED TO OCCUPY AS NOTED ABOVE.

DATE- 6/27/91

ISSUED BY-E.T. MAGUIRE PE
DEVELOPMENT COMPL
SUPERVISOR

Attachment: Attachment C - Applicant's Backup and

3.C.d

Screen

EXPRESS

APPLICATION FOR BUILDING PERMIT - COLLIER COUNTY, FLORID

PERMIT NO. 91- 4415 PUD NO. _____ MBP NO. MSPP0002

Application Date 4-30-91 Approved Date 4-30-91 CSA NP

___ 300 A/C Replacement
___ 308 Chickee 1 & 2 Family
___ 310 Combust Liquid Storage Tank
___ 301 Construction Trailer
___ 302 Dock & Davits/Residential
___ 303 Demolition
___ 304 Driveways
___ 329 Electrical Repair/Alterations
___ 305 Exhaust Hood Systems
___ 306 Fences
___ 332 Fireplace
___ 307 Fire Alarm System
___ 309 Fire Suppression Systems
___ 336 Flagpole
___ 338 Interior Partition
___ 311 Lawn Sprinklers
___ 312 Minor Electrical Work
___ 330 Plumbing Repair/Modifications
___ 313 Propane Gas
___ 314 Propane Gas Tanks
___ 315 Refrigeration
___ 316 Reroofs (No pitch change)
___ 317 Residential Interior Wall
___ 318 RV Slabs
___ 319 Satellite Dish
X 320 Screen Enclosure 1 & 2 Family
___ 321 Seawall
___ 322 Septic Tanks
___ 323 Sewer Taps
___ 324 Signs
___ 331 Site Improvement (Parking lots, tennis courts etc.)
___ 335 Sliding Glass Dr Windows
___ 325 Solar Heat
___ 326 Storage Sheds ___ Residential
___ 327 Swimming pools 1 & 2 Family
___ 328 Temp. Electric F
___ 334 Tents
___ 337 Underground W Tanks
___ 333 Wood Deck

RESIDENTIAL - USE/OCC CODE

___ 328 Other Residential Buildings sheds/barns/boathouses/storage garages
Specify: _____

X 329 Structures other than Buildings pool/seawall/dock/fence
Specify: Screen Enclosure

___ 998 Express Residential Other

NONRESIDENTIAL - USE/OCC CODE

___ 528 Other Nonresidential Buildings - cooler/freezer/shed/trailer/carport
Specify: _____

___ 529 Structures other than buildings - fence/dish/pool seawall/dock/tank/tower/sprinkler/roof structure
Specify: _____

___ 999 Express Nonresidential Other

Construction Address 1411 N. Alhambra Circle

Section 15 Township 49 Range 25 Map/Area _____

Block 6 Lot/Parcel 9 Unit _____ Tract _____

General Location: (1) 2 3 4 5 6 7 8 9 10 11

GPIN _____ Zoning _____

Subdivision Naples Twin Lakes

Owner Mr. & Mrs. Roy C. DAvid

Address 1411 N. Alhambra Circle

City Naples State FL Zip 33942

Private legal covenants may exist regulating this property. It is the owner's obligation to ensure that this construction would not violate these covenants (Resolution 82-51).

CONTRACTORS: ~~COMP. CARD NO. 826482~~ STATE OR LOCAL REGISTRATION NO. COMP. CARD NO.

Licensed Contractor Nassau Pools Const. (Please Print Name) _____ 204SC

Address 3420 Westview Dr. Naples, Fl. Zip Code 33942

Contractor Phone # 643-0990 Owner/Bldg SS # _____

Person to Contact kathy Kalley Phone # 643-0990 Contractors Estimated Cost 4000

(if owner/builder)

All work under the approved building permit shall comply with all applicable laws, codes, ordinances and additional stipulations and/or Condition of Permit. Th approved permit expires if work authorized is not inspected within six (6) months from date of issue. The permit fee will be doubled, plus a maximum daily pe of $500.00 if work is started without an approved permit. The permitee further understands that only licensed contractors may be employed.

Signature of Contractor Thomas L Schofield

WARNING - WORK IN RIGHT- OF WAY

This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right-of-way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable ar drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from Project Review Services (643-8475).

INSPECTIONS

___ Footings
___ Slab
___ Tin Tab
___ Framing
___ Electrical Rough
___ Final Electrical
___ Sewer Tap
___ Fire
___ Tie Down
___ Pool Steel & Grooud
___ Plumbing Rough
___ Final Plumbing
___ Mechanical Rough A/C
___ Final Mechanical A/C
✓ Final Building
___ Final Roof
___ Final Gas
___ Water
___ Spot Survey

REVIEWED FOR CODE COMPLIANCE - COUNTY DEPTS.

	Initials	Date	Fee
ZONING/BUILDING	NB	4/30/91	$ 42-
ENGINEERING		/ /	$
UTILITIES		/ /	$
FIRE		/ /	$
		TOTAL PERMIT FEE	$ 42

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS." FS 713-135.

6/90

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

APPLICATION FOR BUILDING PERMIT COLLIER COUNTY, FLORIDA

'he approved permit and/or permit application expires if not commenced within six (6) months from date of issue. The ›ermit or application fee will be doubled, if work is started without an approved permit. The permittee further under- tands that only licensed contractors may be employed and that the structure shall not be used or occupied until a :ertificate of Occupancy is issued.

hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the onstruction will conform to regulations in the Building Code, the Zoning Ordinance, and other provisions of the codes ·f Collier County.

'he processing of the attached Permit Application is contingent upon the swearing of the facts below:

'he below signed affiant swears that the below listed contractors of record on Permit #_____ are the ontractors of fact that are being used on this project. Below signed affiant also swears that if any change from 'e below listed contractors or sub-contractors is desired, the affiant will first provide the necessary notarized :tters and a new affidavit.

'we further swear that I understand that the review and issuing of this permit does not exempt me from ›mplying with all County Codes and Ordinances.

ONTRACTORS:		STATE REGISTRATION NO.	CARD NO.
en'l Contractor	Nassau Pools Construction, Inc.	CPC026492	204SC
ddress	3420 Westview Drive Naples, FL	Zip Code	33942
ect. Contractor	N/A		
mb. Contractor			
C Mech. Contr.			
›ofing Contr			
vner/Builder SS #			

NOTICE - BE-AWARE-THAT:

›rida Statute #837.06 - False Official Statements Law states that:

/hoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of : official duty shall be guilty of a misdemeanor of the second degree," punishable as provided by a fine to a maximum $500.00 and/or maximum of a sixty day jail term.

ıapter 489 of the Florida State Licensing Laws and Collier County Ordinance #85-42, Section 4.1.10 - state that it is a ›lation to "Do any Fraudulent Act as a Contractor by which another is substantially injured." Violations of these Laws : punishable by the State and County Contractors Licensing Boards, in addition to the criminal courts.

'ATE OF (FLorida)
)UNTY OF (Collier)

Thomas L Threlkeld
Signature of Qualifier or Owner-Builder

Thomas L. Threlkeld, President
NAME - (Typed or Printed)

SWORN to and subscribed before me this 29 day of April, 19 91 under the penalty of law.

(COMMISSION EXPIRES:

Notary Public
State of Florida at Large
My Commission Expires Aug. 16, 1992

Kathleen Kelly
Notary Public

ACKNOWLEDGEMENT OF POSSIBLE DEED RESTRICTIONS OR RESTRICTIVE COVENANTS

: land subject to this permit may be subject to deed, and other restrictions that may limit or impair the landowner's ıts. Collier County is not responsible for enforcement of these restrictions, nor are Collier County employees author- l to provide legal or business advice to the public relative to these restrictions. The landowner or any applicant acting ›chalf of the landowner is cautioned to seek professional advice.

_____ Signature

_____ Date

ilding Permit No._____ Comments_____

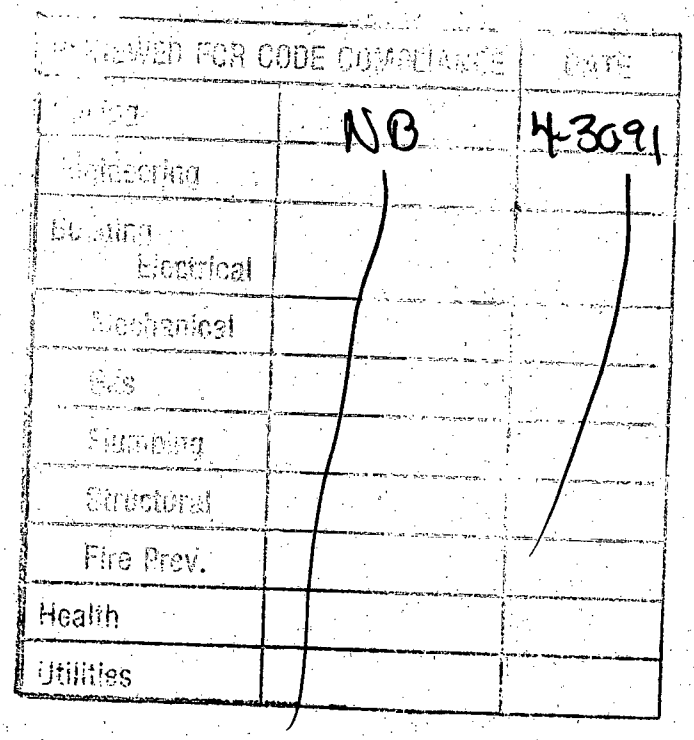
Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

91-4415

BUILDING DEPT. COPY

91-4415



Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

ORIGINAL FILE
Property of Code Compliance
Department, Collier County, Florida
Please return to records section.

84-2368

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North

RECEIVED
AUG 22 1984
BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA

Contr. Lic. _____

Permit No. 84 2368

TO THE APPLICANT: Please complete the following form by typing or printing

Application Date 8/22/84
Name of Owner HENKE HOMES INC.
Project Name THE OAKS OF NAPLES
Job Address 1411 N. ALHAMBRA
Water Management Engineer _____ Telephone Number _____
Architect _____ Telephone Number _____
Engineer (Structural) _____ Telephone Number _____

CONTRACTORS':

		STATE REGISTRATION NO.	COMPETENCY CARD NO.
General Contractor: Name	HENKE HOMES INC.	CRC 012737	
General Contractor's Address	2475 TAMIAMI BLVD		
Person to Contact	BRUCE T. HENKE Phone 597-5555		
Electrical Contractor: Name	ROSEMAN ELEC.	ER 000 2408	ME214
Plumbing Contractor: Name	CAMPBELL & SONS	RF 0038412	017MP
A/C-Mech. Contractor: Name	MORGAN AIR	CAC 008096	
Roofing Contractor: Name	BULLDOG	RC 0041565	048 RS

GENERAL LOCATION: (Check One) 1 (2) 3 4 5 6 7 8 9 10 11
(See Reverse Side)

LEGAL:
Subdivision Name TWIN LAKES OR Complete Description: UNIT #1
Tract _____ Lot 9
Block 6 1ST ADD
(Private legal covenants may exist regulating this property. It is the owner's obligation to ensure that this construction would not violate these legal covenants.--Resolution 82-51-) ☐ ✓ if attached sheets

TYPE OF STRUCTURE: (Circle One) (Single Family) . Mobile Home . Duplex . Multi-Family . Church . Motel/Hot
Commercial . Industrial . Service Station . Office/Bank . School . Hospit
Pool/Spa . Seawall/Dock . Miscellaneous

CONSTRUCTION: (Circle One) (New) ... Alteration ... Additon

PURPOSE OF CONSTRUCTION:
Explain: CBS Electrical: 125 Ar
(Examples: Frame Home, Concrete Block Structure (CBS), Interior Partitions, Bath Addition, Room Addition, Enclose Porch, etc.)

No. of New Residential Dwelling Units 1 Maximum Height of Proposed Structure _____ No. of Stories 1

SEWER: (Circle One) (Septic) . Collier County . City of Naples . Private System Name _____

WATER: (Circle One) Well . Collier County . (City of Naples) . Private System Name _____

OCCUPANCY CLASSIFICATION:

Residential			
Living Area	1176 Sq. Ft.	Assembly	Sq. Ft.
Porch Areas	260 Sq. Ft.	Business	Sq. Ft.
Carport Areas	294 Sq. Ft.	Educational	Sq. Ft.
Garage	505 Sq. Ft.	Storage	Sq. Ft.
Total	2056 Sq. Ft.	Hazardous	Sq. Ft.
		Mercantile	Sq. Ft.
		Factory Industrial	Sq. Ft.
		Institutional	Sq. Ft.
		Total	Sq. Ft.

ENERGY CODE: E.P.I. Number 68.7
Contractor's COST OF CONSTRUCTION $ 46,024

FLOOD INSURANCE INFORMATION
1. Flood Zone _____ Bench Mark Elevation _____ Location _____
2a. A Zone -- lowest habitable floor elevation: _____
2b. V Zone -- lowerst horizontal support member elevation: _____
Date Permit Approved ___/___/___ by _____ Date Permit Issued ___/___/___ by _____

All work under the approved building permit shall comply with all applicable laws, codes, ordinances and additional stipulations and/or Conditions of Perr
The approved permit expires if work authorized is not commenced within six (6) months from date of issue. The permit fee will be quadrupled, plus a maxim
daily penalty of $500.00 if work is started without an approved permit. The permittee further understands that only licensed contractors may be employed
that the structure shall not be used or occupied until a Certificate of Occupancy is issued.

Sworn to and Subscribed before me
this ___ day of _____, 19___.

_____
Notary Public

Signature of Contractor Bruce T. Henke OK

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS." FS 713.135

Building Code Compliance
3-19-84

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411

Permit Number: 84-02368
General Location: Two
Subdivision: Twin Lakes
Job Address: 1411 North Alhambra
Project Name: The Oaks of Naples
Type of Structure: Single-Family
Purpose: CBS residence - 125 amps
Owner: Henke Homes, Inc.,
General Contractor: Henke Homes, Inc.
General Contractor's Phone No. 597-5525
Tract: Lot: 9 Block: 6 Unit: 1

Date Permit Issued: 9/12/84
Date Permit Approved: 09/12/84
Water: City of Naples
Sewer: Septic
S.D.C. Receipt No.:
S.D.A. Number:
Number of Dwelling Units: 1

Flood Zone:
Bench Mark Elevation:
Bench Mark Nail in:
Legal:

	DATE REC'D	TIME REC'D	TIME READY	CALLED IN BY	DATE PASSED	REINSP. FEE	INSPECTOR
STRUCTURAL							
Footings:							
Slab:	9/26/84	2:31	Thur	Bruce	Reject	10.00	Herb D.
Reject - 9/27/84 Not complete, rebar not all tied.							
RE Slab:	9/27/84	4:20	Fri	Bruce	9/28/84		Herb D.
Tie Beam:	10/9/84	12:05	wed	Bruce	10/10/84		Herb D.
Columns:							
Framing:	10/26/84	12:58	mon	Bruce	Reject	10.00	Herb D.
Reject - 10/29/84 Windows not in.							
Re Framing:	10/29/84	3:00	tue	Bruce	10/30/84		Herb D.
Insulation:	10/31/84	2:29	Thur	Bruce	11/1/84		Herb D.
ROOFING							
Tin Tab:	10/26/84	12:58	mon	Bruce	10/29/84		Herb D.
MECH							
Rough A/C:	10/26/84	12:58	mon	Bruce	10/29/84		Frank T.
PLUMBING							
Rough:	9/25/84	3:29	Wed	Bruce	9/26/84		Frank T.
Tub Set:	10/26/84	12:58	mon	Bruce	10/29/84		Frank T.
Stack Test:							
ELECTRICAL							
Temporary Pole:	9/25/84	3:32	wed	Sean	9/26/84		Larry B.
Called Power Co. on: 9/27/84							
Rough:	10/26/84	12:58	mon	Bruce	10/29/84		Larry B.
FINAL							
Roofing:	11/29/84	8:45	Fri	Larry	11/30/84		Herb D.
Plumbing:	12/17/84	3:57	tue	Bruce	12/18/84		Frank T.
Mech-A/C:	12/17/84	3:57	tue	Bruce	12/18/84		Frank T.
Electrical:	12/10/84	1:06	Mon	Larry	12/10/84		Larry B.
Called Power Co. on: 1/11/85							
Building:	12/17/84	3:57	tue	Bruce	12/18/84		Herb D.
Zoning Dept:					1/10/84 BT		
Health Dept:					12/3/84		
Engr. Dept:					1/4/85 WAS		
C.O. Issued on:	1/11/85						
Total Reinspection Fee:						20.00 PD.	

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411

BUILDING PERMIT

COLLIER COUNTY Florida

Permit Number:	84-02369
Application Date	08/22/84
Last Name of Owner	Henke Homes, Inc.
First Name	
Middle Initial	
Project Name	The Oaks of Naples
Job Address	1411 North Alhambra
Geo-Code	
General Contractor	Henke Homes, Inc.
Contractor's Address	2475 J & C Blvd.
Person to Contact	Bruce T. Henke
Telephone Number	597-5525
General Location	Two
Subdivision	Twin Lakes
Tract	
Lot	9
Block	6
Unit	1
Legal Description	
Type of Structure	Single-Family
Construction	New
Purpose of Construction	CBS residence - 125 amps
Number of Dwelling Units	1
Sewer	Septic
Water	City of Naples
Occupancy Class	Residential
Cost of Construction	$36,000
Flood Zone	
Bench Mark Elevation	
Bench Mark Nail in	
Date Permit Approved	09/[illegible]/84

The above application has been examined and is hereby approved subject to the payment of $ 440.10, as provided by the Collier County Building Code.
Payment Received by: [illegible] Date Issued: 9/12/84 Receipt No. 7151

All work under the approved building permit shall comply with all applicable laws, codes ordinances and additional stipulations and/or Conditions of Permit. The approved permi expires if work authorized is not commenced within six (6) months from date of issue. Th permit fee will be quadrupled, plus a maximum daily penalty of $500.00 if work is starte without an approved permit. The permittee further understands that only licensed contractor may be employed and that the structure shall not be used or occupied, until a Certificate o Occupancy is issued.

Signature of Contractor Bruce T. Henke

White	Applicant
Green	Property Appraiser
Yellow	Record Section
Pink	Environmental Health
Goldenrod	Lobby File

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMEN

Building Code Compliance
1-10-83

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents

BUILDING PERMIT APPLICATION

Permit Number:	84-02368
Application Date	08/22/84
Last Name of Owner	Henke Homes, Inc.
First Name	
Middle Initial	
Project Name	The Oaks of Naples
Job Address	1411 North Alhambra
Geo-Code	
General Contractor	Henke Homes, Inc.
Contractor's Address	2475 J & C Blvd.
Person to Contact	Bruce T. Henke
Telephone Number	597-5525
General Location	Two
Subdivision	Twin Lakes
Tract	
Lot	9-14
Block	6
Unit	1
Legal Description	
Type of Structure	Single-Family
Construction	New
Purpose of Construction	CBS residence - 125 amps
Number of Dwelling Units	1
Sewer	Septic
Water	City of Naples
Occupancy Class	Residential
Cost of Construction	$30,000
Flood Zone	
Bench Mark Elevation	
Bench Mark Nail in	
Date Permit Approved	

ZONING:

Preliminary Approval

Land Zoned: RMF-6
Proposed Use: A.A.
Approved by: A.A. Date 8/23/

Final Approval

2

Lot Area: 74,180#+
Front Yard Set Back: 35'
Rear Yard Set Back: 30'+
Side Yards Set Back: 30'+
Parking Spaces:
Inspection Required: Yes ☑ No ☐
Approved By: A.A. Date 8/23/8

PUBLIC WORKS DIVISION

Water Management Department
Water Management Permit $ —
Inspection Required: Yes ☒ No ☒
Approved By: [illegible] Date 9/11/

Engineering Department
Right-of-Way Permit $ 320.10
Inspection Required: Yes ☒ No ☐
Approved By: [illegible] Date 9/12/

Seawall/Dock Permit $
Inspection Required: Yes ☐ No ☐
Approved By: Date / /

440.10

Building
Planning
Public Works 9/21/84

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411

COLLIER COUNTY

CERTIFICATE OF OCCUPANCY

Permit No. 84-02368 General Contractor: Henke Homes, Inc.

Owner: Henke Homes, Inc. Project Name: The Oaks of Naples

Job Address: 1411 North Alhambra Geo Code: 103000R

Tract: Lot: 9 Block: 6 Unit: 1 Subdivision: Twin Lakes

or legal description:

Type of Occupancy: Single-Family No. of Dwelling Units: 1

Purpose: CBS residence - 125 amps

YOU ARE HEREBY AUTHORIZED TO OCCUPY AS NOTED ABOVE.

Date: 01/11/85 Issued By: L. B. Woodcock
Building Code Compliance Director

BUILDING CODE COMPLIANCE DEPT.
11-30-82

Attachment: Attachment C - Applicant's Backup and Supporting Documents

84-2368
↓
2372

BUILDING DEPT. COPY

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[illegible]		
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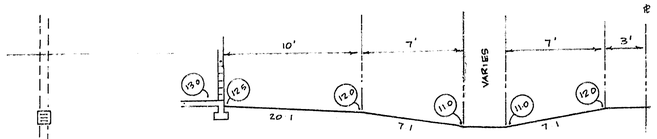
[illegible]	[illegible]	8-23
[illegible]	[illegible]	8-23
[illegible]		
[illegible]	[illegible]	8-23
[illegible]	[illegible]	8-23
[illegible]		
[illegible]		
[illegible]		

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

SECTION "A - A"



7:1 SLOPE TYPICAL FOR SOUTH & NORTH PROPERTY LINE RETENTION AREAS ALSO.

SCALE 1" = 5'

FRANK ROAD SOUTH BOUND LANE

2' VALLEY GUTTER

P.P. & GUY

INV. 7.62

INV. 8.10

P.P. & GUY

INV. 6.73'

℄ OF "V" DITCH

12' CONC. HEADWALL INV. 6.79'

INV. 6.98'

110'-4'X6' CONC. PIPE

11'

S0° 17' 31.5"W 505.54'

198.91'

84.63'

76'

BLOCK G

"A"

"B"

"C"

"D"

"E"

"F"

"G"

84-2380

84-2371

84-2372

84-2368

84-2369

(TYP. FOR DOUBLE UNITS)

78.0'

OVERFLOW PIPE Ø 11.2

18" C.M.P.

RIP RAP

TOP OF SLOPE

SETBACK LINE

S 44° 47' 13" E

N 89° 46' 36" E

216.74'

30'

16' (TYP.)

SEPTIC DRAINFIELD 750 G.

ASPHALT DRIVE (TYP.)

CONTOUR LINE (EXISTING)

BENCH MARK TOP OF H.W. ELEV = 11.47'

TEL. BOX

FND. C.M.

FND. N & D.

SET 5/8" I.R.

NORTH 107.07'

EAST 130.76' (M)

130.95' (P)

130.35' (M)

130.60' (P)

129.84' (M)

130.28' (P)

129.97' (P)

129.55' (M)

129.66' (P)

129.17' (M)

EAST

SOUTH

R=45'

A=90°0'0"

L=70.69'

TYP. F.F.E. = 13.0

36" CONC. PIPE

12' DRAINAGE EASEMENT PER RECORD PLAT

3' bldg. reg'd.

7' tree reg'd.

2-10' CONC. HEADWALLS

312.63'

RE-GRADE EXISTING SWALE

HATCH EXISTING GRADE

SWALE

WATER LINE (EXISTING)

EAST ALHAMBRA CIRCLE

364.95' (M) 364.80' (P)

1248.93' (M) 1248.38' (P)

36" CONC. PIPE

20'-14" C.M.P.

18" C.M.P.

DRAINAGE JUNCTION BOX.

GRANADA BLVD.

2' VALLEY GUTTER

4' "V" DITCH

N 89° 46' 36" E

107.07'

SET 5/8" I.R.

SET 5/8" I.R.

P.P.

TOP OF SLOPE

TOP OF SLOPE

35' MIN. ROAD R/W

LEGAL DESCRIPTION:

LOTS 9, 10, 11, 12, 13 AND 14, BLOCK 6, FIRST ADDITION TO NAPLES TWIN LAKES SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGES 52 AND 53, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. SUBJECT TO EASEMENTS OF RECORD, IF ANY.

NOTES:

- 11.4 DENOTES EXISTING ELEVATIONS
- (12.5) DENOTES PROPOSED ELEVATIONS
- DENOTES EXISTING CONTOURS
- (11.0) DENOTES PROPOSED CONTOURS
- DENOTES WATER RUNOFF DIRECTION

DRAINAGE RETENTION TABLE ONE *

BASIN	AREA (SQ FT)	LENGTH (L) OR DEPTH (D)	VOLUME
A	1360	0.2' (D)	272 CU FT
B	3182	1.2' (D)	3818 CU FT
	5.04	500' (L)	2520 CU FT
C	260	0.2' (D)	52 CU FT
D	0.88	100' (L)	88 CU FT
E	7.2	50' (L)	360 CU FT
	10.08	60' (L)	605 CU FT
F	0.88	100' (L)	88 CU FT
G	1129.5	1.2' (D)	1355 CU FT
	5.04	250' (L)	1260 CU FT
TOTAL RETENTION			10,418 CU FT

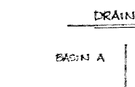
*SEE TABLE TWO FOR AREA CALCULATIONS.

DRAINAGE COMPUTATIONS: TABLE TWO

BASIN A

AREA INSIDE 11.0 CONTOUR $\left(\frac{32 \times 85'}{2}\right)$ = 1360 SQ FT

BASIN B



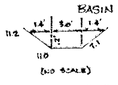
B_1 AREA INSIDE 10.0 CONTOUR $\left(\frac{33' \times 90'}{2}\right) + \left(25' \times 25'\right) + \left(\frac{33' \times 25'}{2}\right) + \left(\frac{22' \times 60'}{2}\right)$ = 3182 SQ FT

B_2 AREA BETWEEN 10.0 AND 11.2 $\left(\frac{84' \times 1.2'}{2}\right)$ = 5.04 SQ FT

BASIN C

AREA INSIDE 11.0 CONTOUR $\left(\frac{13' \times 40'}{2}\right)$ = 260 SQ FT

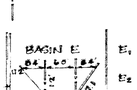
BASIN D & F



AREA INSIDE 11.0 CONTOUR AREA BETWEEN 11.0 AND 11.2 $\left(\frac{14' \times 2'}{2}\right) \times 2$ = .28 SQ FT

$(3') \times (2')$ = 0.6 SQ FT.
+ 0.28 SQ FT.
0.88 SQ FT

BASIN E



E_1 AREA INSIDE 10.0 CONTOUR $(6') \times (12')$ = 72 SQ FT

E_2 AREA BETWEEN 10.0 AND 11.2 $\left(\frac{84' \times 1.2'}{2}\right) \times 2$ = 10.08 SQ FT

BASIN G

G_1 AREA INSIDE 10.0 CONTOUR $\left(\frac{33 \times 33}{2}\right) + \left(65 \times 9\right)$ = 1129.5 SQ FT

G_2 AREA BETWEEN 10.0 AND 11.2 SEE B_2 5.04 SQ FT

REQUIRED RETENTION = DEPTH OF RAINFALL x AREA OF SITE
6,382 CU FT = 1 IN÷12 IN/FT x 76,583 SQ FT

RETENTION VOLUME OFFERED BY THIS PLAN:
10,418 CU FT (SEE TABLE ONE)

AUG. 15, 1984

RECEIVED
AUG 22 1984
BUILDING DEPARTMENT

FOR:

BRUCE HENKE
2475 J & C BLVD
NAPLES, FLORIDA

BY:

ADVANCED SURVEYING & ENGINEERING INC.
9282 VANDERBILT DR
NAPLES, FL 33963
(813) 597-4472

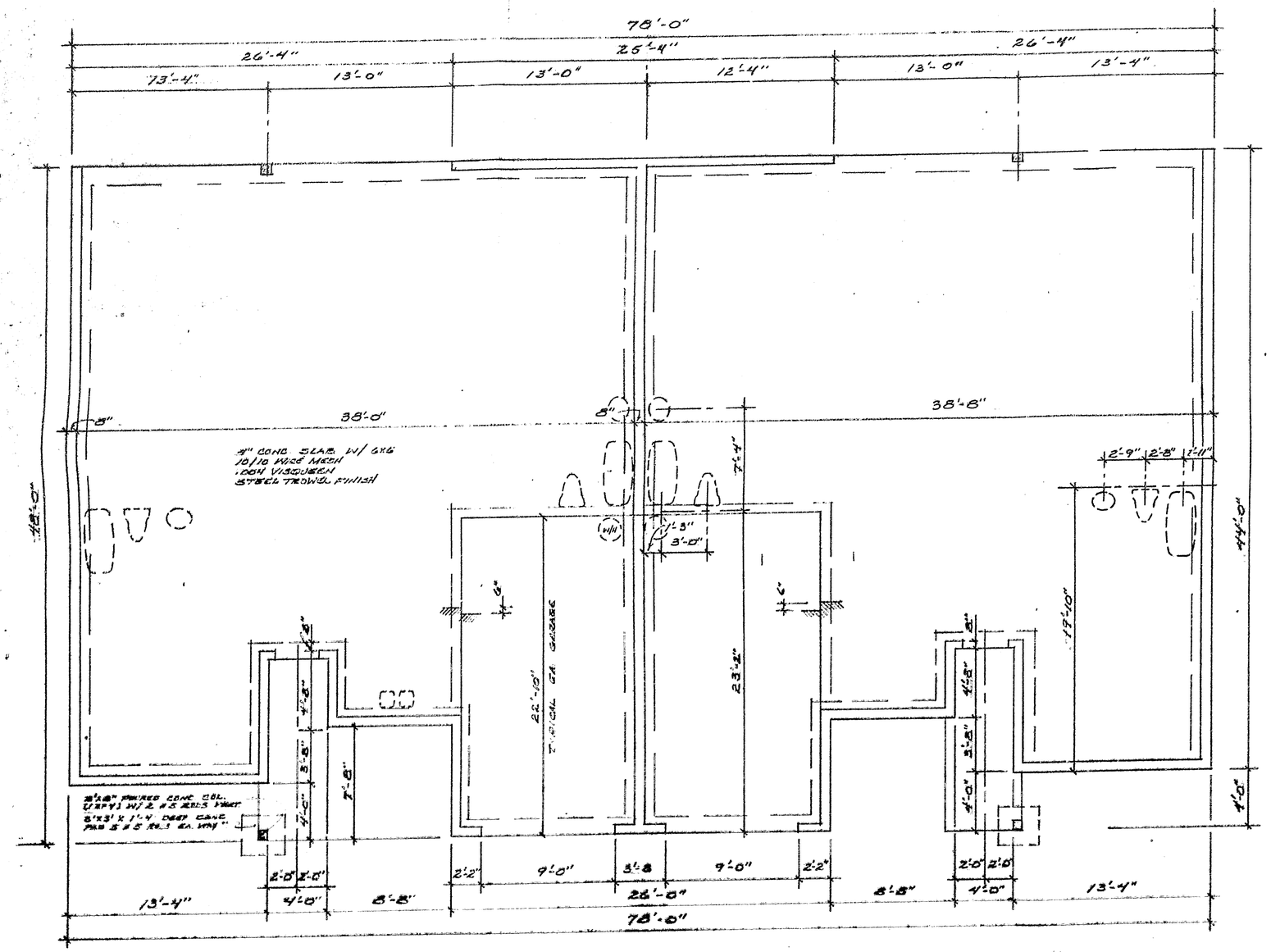
"THIS SURVEY MEETS THE TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA."
THIS IS TO CERTIFY THAT THE PROPOSED CONSTRUCTION WILL NOT CAUSE ANY SIGNIFICANT AMOUNT OF RUNOFF TO THE ABUTTING PROPERTIES.

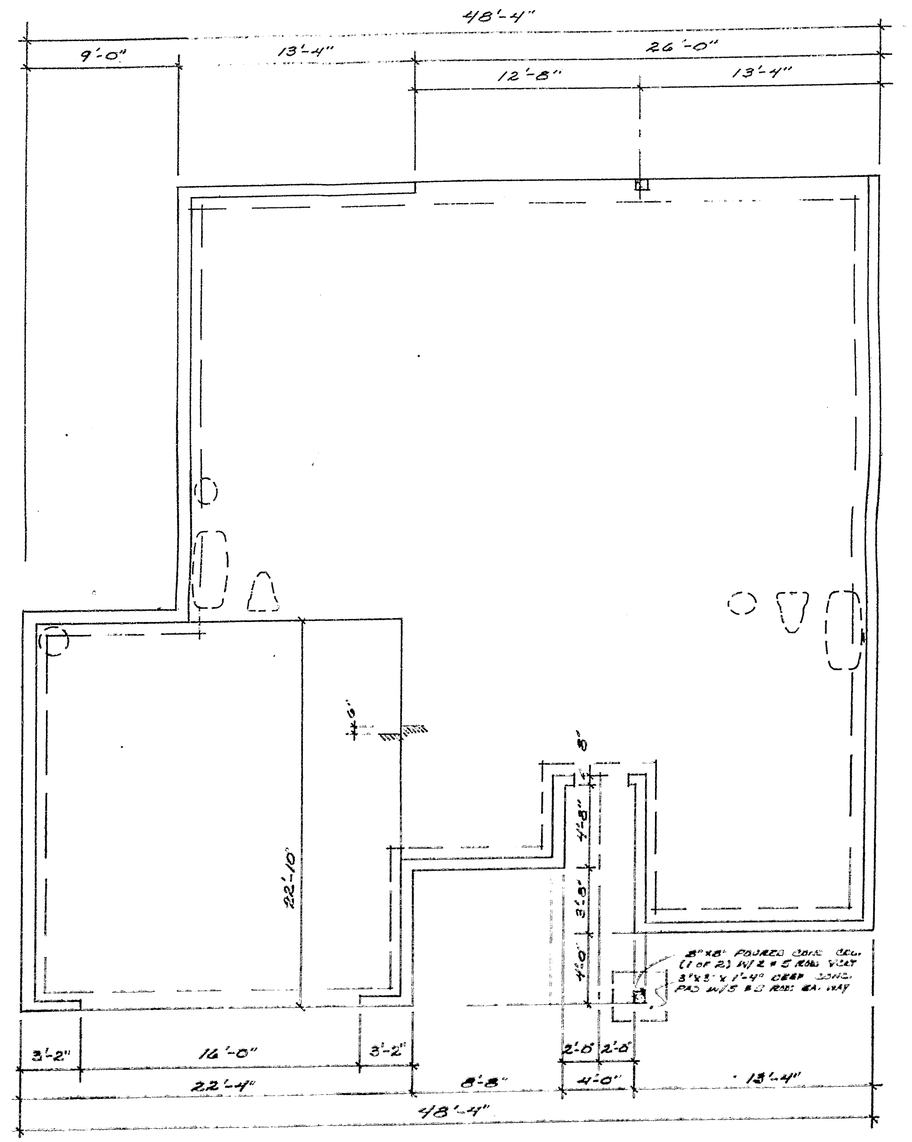
ROBERT SOUTH
FLORIDA LAND SURVEYOR 2068

JESSE R. STAHL
FLA CIVIL ENGINEER NO. 32154

SITE PLAN & PRE-CONSTRUCTION SURVEY

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)





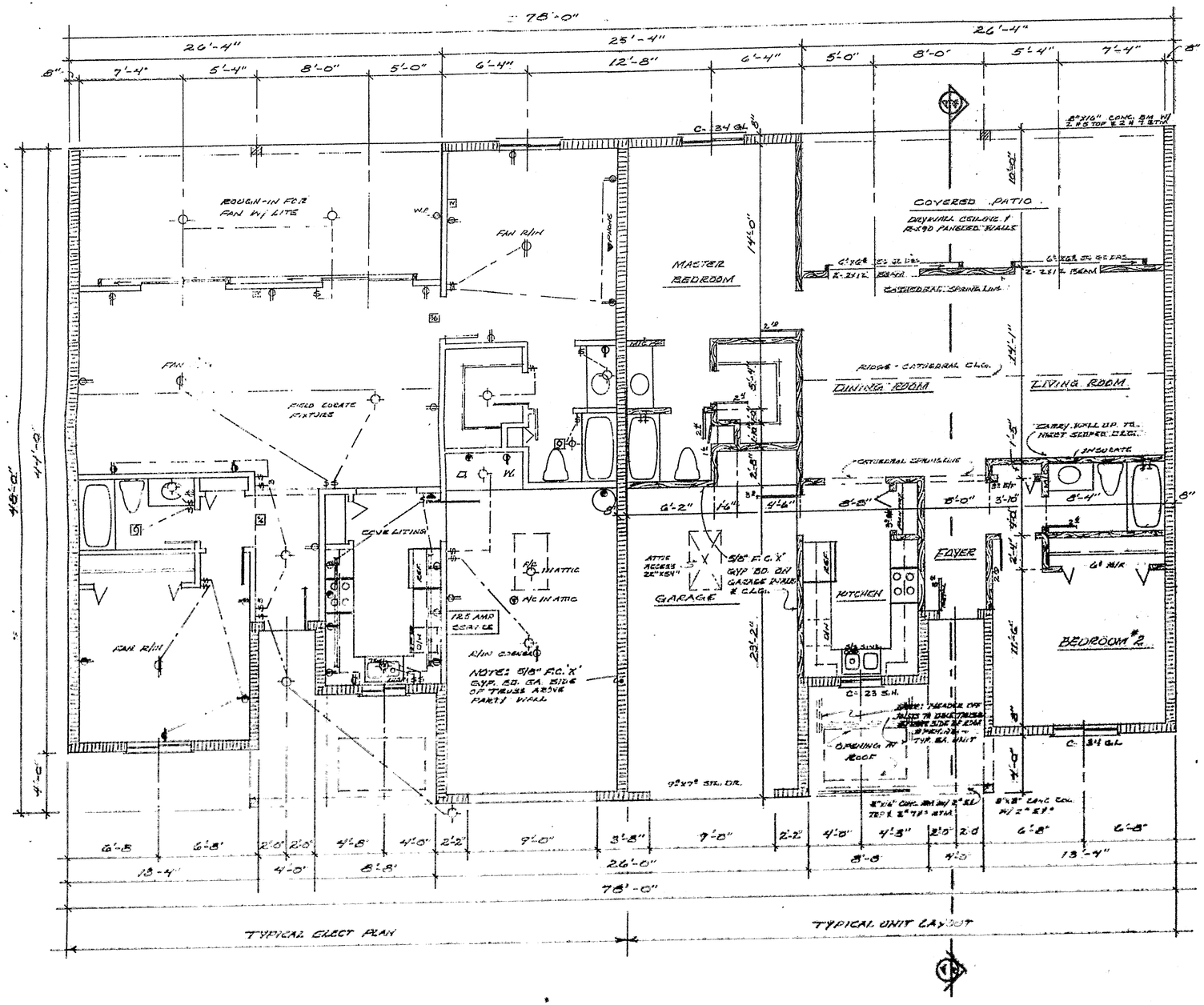
EQUNDATION PLAN 1/4" = 1'-0"

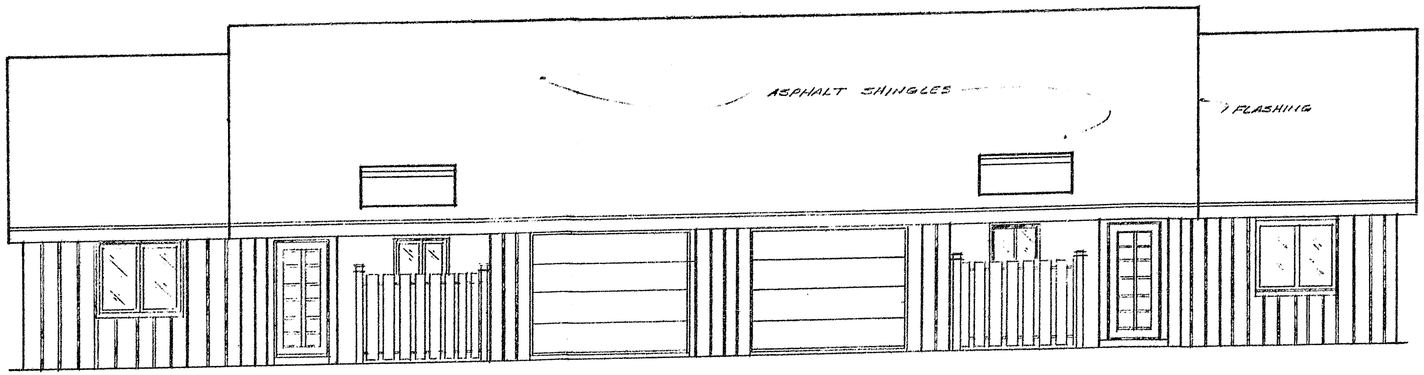
Henke Homes

1

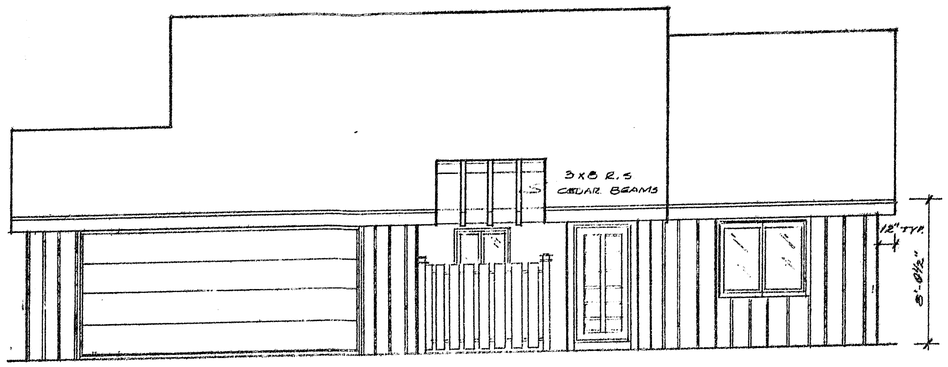
Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

3.C.d

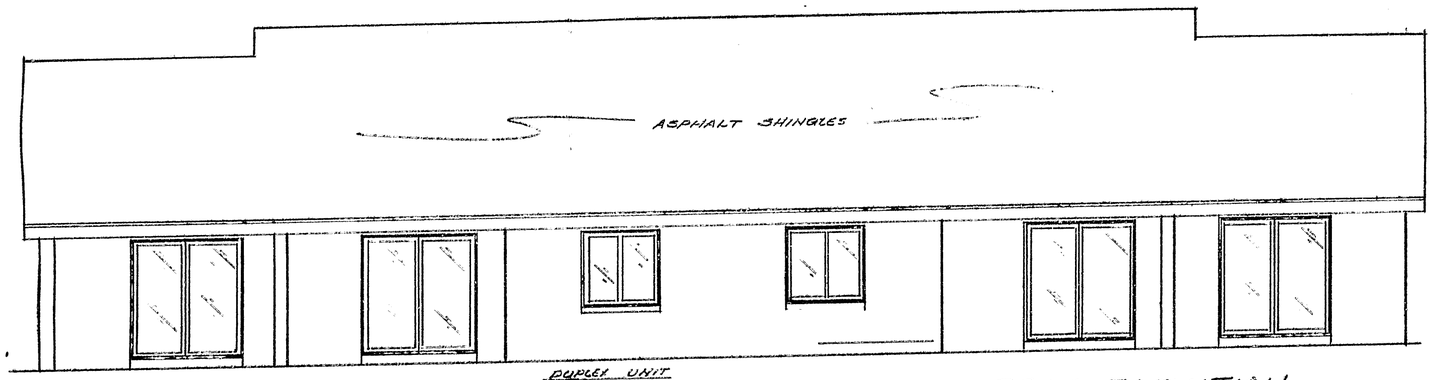

78'-0"
26'-4"
25'-4"
26'-4"
7'-4"
5'-4"
8'-0"
5'-0"
6'-4"
12'-8"
6'-4"
5'-0"
8'-0"
5'-4"
7'-4"
8"
8"
C. 34 GL.
8"X16" CONC. GM W/ 2 #5 TOP & 2 #4 BTM
ROUGH-IN FOR FAN W/ LITE
W.P.
FAN R/IN
MASTER BEDROOM
14'-0"
COVERED PATIO
DRYWALL CEILING W/ R-30 PANELED BEAMS
10'-0"
C. 14 GR. 24" O.C. EXP.
2-2x12 BEAM
2-2x12 BEAM
CATHEDRAL SPRINK LINE
FAN
FIELD LOCATE FIXTURE
RIDGE - CATHEDRAL CLG.
DINING ROOM
LIVING ROOM
CARRY WALL UP TO MEET SLOPED CLG.
INSULATE
CATHEDRAL SPRINK LINE
G'-2"
1/4"
4'-6"
8'-8"
8'-0"
3'-10"
8'-4"
6" AIR
COVE LITING
ATTIC ACCESS 22"X54"
5/8" F.C. 'X' GYP. BD. ON GARAGE WALL & CLG.
GARAGE
KITCHEN
EAFER
BEDROOM #2
23'-2"
11'-4"
9'-0"
125 AMP SERVICE
R/IN CONDUIT
NOTE: 5/8" F.C. 'X' GYP. BD. GA. SIDE OF TRUSS ABOVE PARTY WALL
C. 23 S.H.
C. 34 GL
OPENING AT ROOF
9'-0"
9'-0"
9'-0"



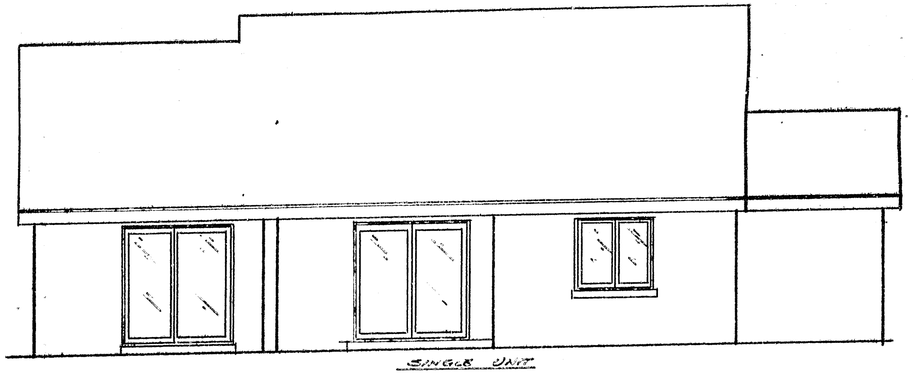
DUPLEX ELEVATION
1/4" = 1'-0"

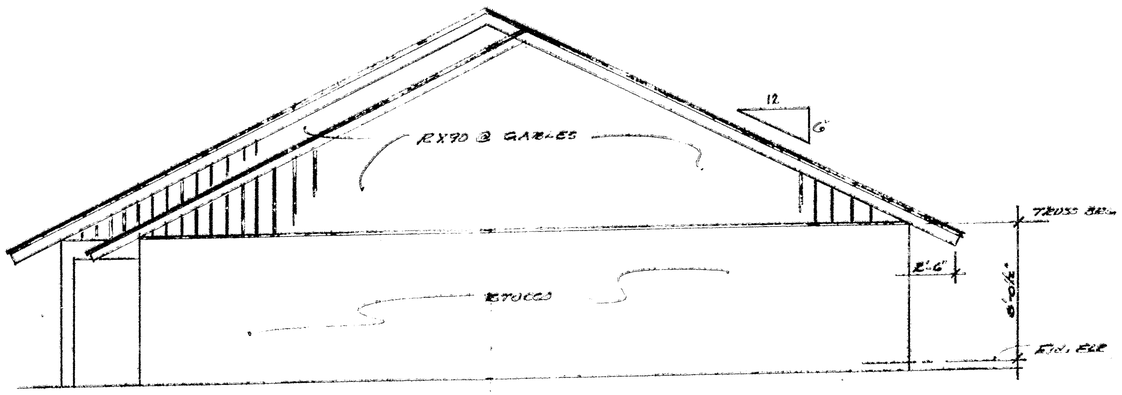


SINGLE UNIT ELEVATION

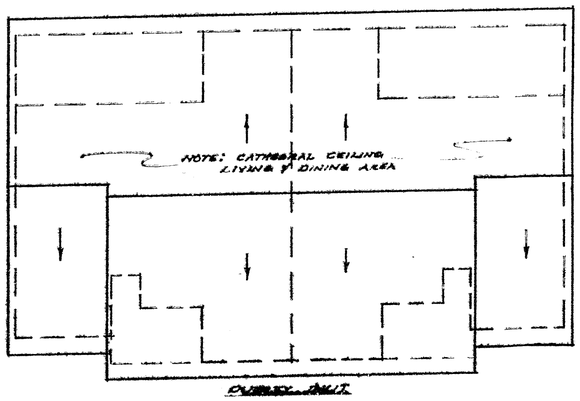


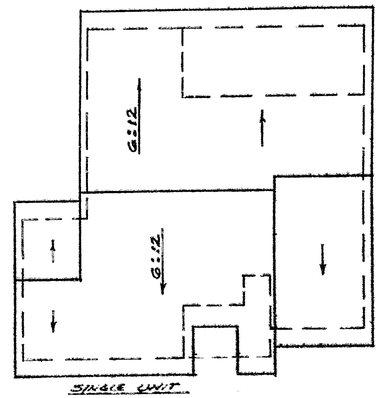
REAR ELEVATION
1/4" = 1'-0"





RIGHT SIDE ELEVATION
1/4" = 1'-0"

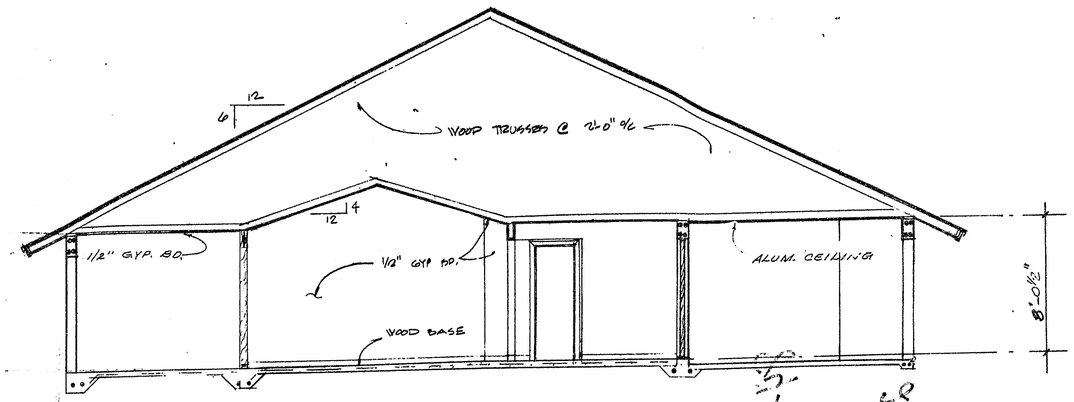




ROOF PLAN
1" = 10'

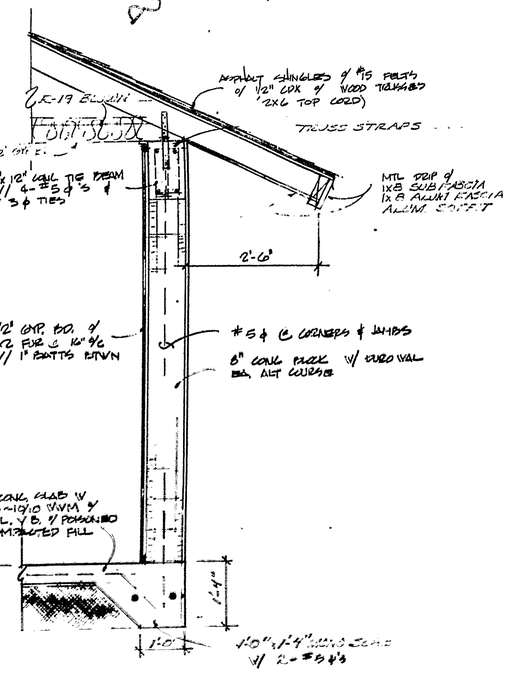
Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

3.C.d



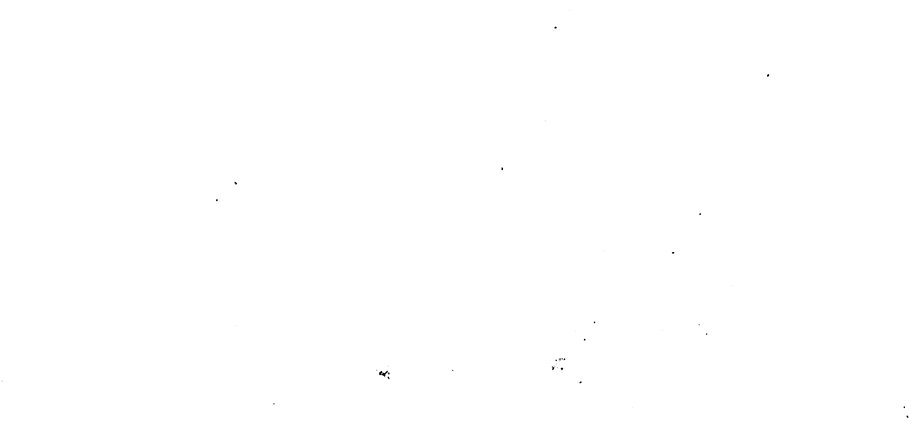
BUILDING CROSS SECTION (A/4)

1/4" = 1'-0"



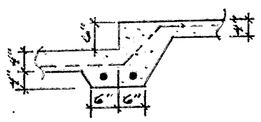
TYPICAL WALL SECTION

3/4" = 1'-0"



LOTS 9-14, BLK 6
1ST ADD TO NAPLES
TWIN LAKE

PLOT PLAN



TYPICAL RISER

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

COLLIER COUNTY GOVERNMENT

GROWTH MANAGEMENT DIVISION / BUILDING REVIEW & INSPECTION
2800 N. Horseshoe Drive, Naples FL 34104 * Phone (239) 252-2400

Outstanding Corrections

Date: November 29, 2017
Contact Name: BRITTON ALUMINUM, LLC (DBA) EXCEPTIONAL ALUMINUM SALES & SERVICE
Address: 8628 YUKON CT
City, State Zip: SAINT JAMES CITY, FL 33956
Fax: <NO FAX NUMBER>

PERMIT NO: PRBD2017114658501
APPLICATION NO: PRBD20171146585

JOB SITE ADDRESS: 1411 N Alhambra CIR

Email:EXCEPTIONALALUMINUM@OUTLOOK.COM

Dear Applicant:

Plans submitted with the referenced permit have been reviewed. We are unable to approve your permit application for the reason(s) indicated below.

Important information for Commercial Building Permits:

- An approved site plan is required for approval of a commercial building permit. Correction comments will be provided until the approved site plan is submitted to the Building Plan Review and Inspection Division through the standard correction process.
- Please be aware that fees identified in the Growth Management Department Development Services Fee Schedule and the Schedule of Fire Prevention and Control Fees will be applied, as applicable, to each correction submittal of the building permit application. Please coordinate correction submittals carefully to minimize the fees incurred.

For Applications Submitted on Paper:

- Review the corrections below to identify each document you will need to submit.
- All corrections must be clouded.
- Corrections to *paper documents* must be submitted in person; the GMD office receiving corrections is open until 4:30 pm.
- Submit 2 sets of corrected documents.
- Submit 2 copies of the Letter of Response summarizing the changes made to address each correction comment below.

JOB DESCRIPTION: REPLACING POOL ENCLOSURE DAMAGED BY IRMA W/NEW STRUCTURE IN EXISTING FOOTPRINT.
1411 N ALHAMBRA CIR

Rejected Review: Zoning Review
Reviewed By: Lisa Blacklidge
Phone:239-252-2758 Email:LisaBlacklidge@colliergov.net

Correction Comment 1: Proposed improvements do not meet setbacks. Rear setback is 10' for pool enclosures. In order to construct screen enclosure in current location you may be required to obtain a variance. Please contact the zoning department for more information. The main number is 239-252-2400 or the front zoning desk is 239-252-5603.

ATTENTION:
Collier County Plan Review and Inspections routinely reviews all outstanding permit applications in order to determine their status. The review process includes appropriate responses from the permit applicant when the permit cannot be approved. When the applicant is advised of deficiencies and does not respond within **180 days** with corrected plans or an appeal to the Code Enforcement Board, the permit application will be canceled as per ***Collier County Ordinance 2002-01, Section, 104.5.1.1 to 104.5.1.4 (as amended).***

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County
Growth Management Department

BUILDING PERMIT APPLICATION

2800 N. HORSESHOE DR., NAPLES, FL 34104 | TEL: (239)252-2400

Directions: Applicants must complete all fields. Please follow the Building Permit Application Instructions to complete this Application.

Section A. Permit Number

A.1. Permit # *(Staff to provide)*: PRMB 20171146585

Section B. General Permit Information

B.1. Primary Permit # *(if any)*: _____ B.2. Master Permit # *(if any)*: _____

B.3. Building Type: ⊘ 1 & 2 Family dwelling/Townhouse ○ Mobile/Manufactured home ○ Residential 3+ units/Multi-family ○ Commercial

B.4. Permittee Type: ⊘ Contractor ○ Design Professional ○ Owner Builder

Property Information

B.5. Parcel/Folio #: 60345036010 4

B.6. Job Street Address: 1411 N Alhambra Cir Naples FL 34103

B.7. Owner Name: Ken Kelly

B.8. Owner Phone: 239-580-9022

B.9. Subdivision: Naples Twin Lakes 1st Addition

Lot/Block/Unit: Lot 9, Blk 6, Unit 1

B.10. SDP/PL#: _____

B.11. *PL# Filename: _____

*Optional – Search existing Filenames on CityView Portal.

Contractor Information

B.12. License #: SCC131151944

B.13. Company Name: Exceptional Aluminum Sy

B.14. Qualifier Name: Ryan Van Tassell

B.15. Contact Name: Scarlett Britton

B.16. Company Address: 7627 Yukon ct St James City, FL 3356

B.17. Company Phone: 239-245-3693

B.18. Fax #: _____

B.19.a. **Email 1: exceptionalaluminum@outlook.c

B.19.b. **Email 2: _____

☐ ***Do not use Email(s) as primary contact method.*

Section C. Application Information

C.1. Subcontractors: ☐ ELEC ☐ PLUMB ☐ MECH ☐ Roof ☐ Septic ☐ Low Voltage ☐ Shutters ☐ ELECT from house ☐ Gas

C.2. Permit Type: Screen Enclosure pool

C.3. Fire Permit Type:

C.4. Construction Type:

C.5. Occupancy:

C.6. Water Service:

C.7. Sewer Service:

C.8. Fire Sprinkled:

C.9. Permit by Affidavit:

C.10. Private Provider:

C.11. Threshold Building:

C.12. Vegetation Clearing:

C.13. Related to DAMAGES INCURRED BY HURRICANE IRMA: ⊘ Yes ○ No

Section D. Project Information

D.1. Description of Work *(provide below)*: Replacing Pool enclosure damaged by IRMA w/new structure in existing footprint

D.2. Project Name *(if any)*: _____

D.3. Declared Value: $ 9707.00

D.4. Residential Sq. Ft.:	D.4.a. New Const.	D.4.b. Work Area (Sq. Ft.)	D.4.c. Work Area (Sq. Ft.)	D.4.d. Totals by Area
New Const. *(Complete D.4.a. & D.4.b.)*	# Stories:	D.4.b.i. Living:	D.4.c.i. Living:	TOTAL Living: 0
Addition *(Complete D.4.a. & D.4.b.)*	# Units:	D.4.b.ii. Non-living: 1797	D.4.c.ii. Non-living:	TOTAL Non-living: 0
Alteration *(Complete D.4.c.)*	# Bedrooms:	TOTAL: 0	TOTAL: 0	
	# Bathrooms:			

D.5. Commercial Sq. Ft.:	D.5.a. New Const.	D.5.b. Work Area (Sq. Ft.)	D.5.c Work Area (Sq. Ft.)
New Const. *(Complete D.5.a. & D.5.b.)*	# Stories:	Interior:	Interior:
Addition *(Complete D.5.a. & D.5.b.)*	# Units:	Exterior:	Exterior:
Alteration *(Complete D.5.c.)*		TOTAL: 0	TOTAL: 0

Section E. Staff Section

E.1. Final Review Date: _____ E.2. Number of Plan Sets: 2 E.3. Review Days: WT 1 5 10 15

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

NOTICE OF COLLIER COUNTY ADDITIONAL REGULATIONS

NOTICE OF ADDITIONAL RESTRICTIONS: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required from other governmental entities such as the Water Management District, State agencies, or Federal agencies.

WARNING OF POSSIBLE DEED RESTRICTIONS: The land subject to this permit may be subject to deed, and other restrictions that may limit or impair the landowner's rights. Collier County is not responsible for the enforcement of these restrictions, nor are Collier County employees authorized to provide legal or business advice to the public relative to these restrictions. The landowner or any applicant acting on behalf of the landowner is cautioned to seek professional advice.

WARNING OF WORK IN THE COUNTY RIGHT-OF-WAYS: This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right of way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from the Growth Management Department.

NOTICE OF CLEARING RESTRICTIONS: The issuance of a building permit for a single-family dwelling allows up to one (1) acre of native vegetation to be cleared. Clearing more than one (1) acre may be allowed for accessory structures and requires a separate Vegetation Removal Permit. Properties located in the following zoning district overlays may **not** be allowed to clear one (1) acre: Rural Fringe Mixed Use District (RFMU), Big Cypress Area of Concern (ACSC), and Special Treatment Overlay (ST). There may be additional restrictions related to clearing native vegetation and impacts to wetlands or protected species found on the property. State and Federal agency permits may be required. Contact the Growth Management Department's Environmental Services at (239) 252-2400 for additional information. Issuance of a Demolition Permit for a structure does not authorize removal of vegetation beyond the footprint of the structure. A Demo Permit is not a clearing permit.

By initializing, I am acknowledging that I have read and understand this Notice of Collier County Additional Regulations.

Initials

Owner, or Agent of Owner, or Contractor's initials are required.

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Collier County
Growth Management Department

BUILDING PERMIT APPLICATION

2800 N. HORSESHOE DR., NAPLES, FL 34104 | TEL: (239) 252-2400

ACKNOWLEDGEMENT OF COLLIER COUNTY REGULATIONS

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. The permit or application fee may have additional fees imposed for failing to obtain permits prior to commencement of construction.

The approved permit and/or permit application expires if not commenced within 180 days from the date of issuance. The permittee further understands that only licensed contractors may be employed and that the structure will not be used or occupied until a certificate of occupancy is issued. By signing this permit application, I agree that I have been retained by the owner/permittee to provide contracting services for the trade for which I am listed. Furthermore, it is my responsibility to notify the Building Plan Review and Inspection Division should I no longer be the contractor responsible for providing said contracting services. I further agree that I understand that the review and issuing of this permit does not exempt me from complying with all County Codes and Ordinances. It is further understood that the property owner/permittee is the owner of the permit.

Sign: [signature]
Owner or Agent of Owner

State of FL, in the County of Lee

The foregoing instrument was acknowledged before me this 20 day of Nov, 20 17 by Scarlett Britton (name of person) who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Signature: Marsha Green
Notary (Seal)

Notary Public State of Florida
Marsha Green
My Commission GG 152887
Expires 10/18/2021

Sign: [signature]
Contractor

State of FL, in the County of Lee

The foregoing instrument was acknowledged before me this 20th day of Nov, 20 17 by Ryan Van Tasell (name of person) who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Signature: Marsha Green
Notary (Seal)

Notary Public State of Florida
Marsha Green
My Commission GG 152887
Expires 10/18/2021

For change of contractor, please provide the following: Permit Number: _____

Email: _____ Phone: _____

NOTICE OF COMMENCEMENT INFORMATION

Per Florida Statutes 713.135 a Notice of Commencement (NOC) is required for construction of improvements totaling more than $2,500, with certain exceptions. For A/C Repairs or Replacements a notice of commencement is required for improvements more than or equal to $7,500. The applicant shall file with the issuing authority prior to the first inspection either a certified copy of the recorded NOC or a notarized statement that the NOC has been filed for recording, along with a copy thereof. In order to comply with the state requirement, permits will be placed in inspection hold until proof of the NOC is filed with the building permitting and inspection department. The issuing authority shall not perform or approve subsequent inspections until the applicant files by mail, facsimile, hand delivery, email or any other means such as certified copy with the issuing authority.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

Affidavit in Lieu of Certified Site Plan
to be filed with Permit Application

State of Florida

County of Collier

I, Ryan Van Tasell, do hereby affirm that the work performed under Permit Number PRBD20171146535 shall conform to the applicable setback(s), elevation and easement requirement(s) established by Collier County and/or any other applicable agency.

I hereby agree that should any work performed under this permit result in a nonconformity with any setback(s), elevation or easement requirement(s) established by Collier County or any other applicable agency, I will have no sustainable rebuttal against Collier County Government and will immediately remediate the nonconformity at no expense to Collier County Government.

Signed: _____

Printed Name: Ryan Van Tasell

(Check one) Owner/Builder [ ] Contractor [X] Design Professional [ ]

AFFIRMED AND SUBSCRIBED before me, the undersigned authority, on Nov 20, 2017, by Ryan Van Tasell,

(check one) who is personally known to me [X] or

who provided _____ as identification [ ].

(Seal)

Marsha Green

NOTARY PUBLIC – State of Florida

Printed Name: Marsha Green

My commission expires: 10/18/2021

Notary Public State of Florida
Marsha Green
My Commission GG 152887
Expires 10/18/2021

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

KENNETH G. KELLY, JR.
1411 North Alhambra Circle
Naples, Florida 34103
Telephone No: (239) 580-9022

August 30, 2022

Dear Neighbor:

Please be advised that I have 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:

I am requesting for a 3.2 foot variance from the 10-foot accessory structure rear yard setback required by Section 4.02.03.D of the Collier County Land Development Code to allow an attached swimming pool screen enclosure to be constructed 6.8 feet from the northern property line of an existing single-family dwelling, located within a Residential Single-Family-6 (RMF-6) zoning district, at 1411 N. Alhambra Circle, also described as a portion of Lot 9, Block 6, First Addition to Naples Twin Lakes, in Section 15, Township 49 South, Range 25 East, Collier County, Florida. [PL20220001686]

It is my intent to ask the County to allow me to replace my pool cage on the aforementioned property. In order to provide you an opportunity to become fully aware of my intention, I am providing you notice by way of this letter. In any event, please be advised that I am interested in assuring you that my request should not adversely affect your property interest.

Sincerely,

Kenneth G. Kelly, Jr.

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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.

Kenneth G Kelly

(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 30th day of August, 2022 by Kenneth G. Kelly, Jr., who is personally known to me or who has produced _____ as identification.

(Signature of Notary Public)

Sherrie ODE

Printed Name of Notary

NOTARY PUBLIC STATE OF FLORIDA
SHERRIE ODE
Commission # GG 918615
Expires July 31, 2023
Bonded Thru Budget Notary Services

(Notary Seal)

Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA 1411 North Alhambra Cir Kelly)

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: PL20220001686 | Buffer: 150' | Date: 8/1/2022 | Site Location: 63450360104

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	FOLIO	ADDRESSTYP
ALBERTSON, CAROL S	1400 POMPEI LN APT 54				NAPLES, FL 34103---8973	73982160008	U
ALTRUDA, JOSEPH A	1400 POMPEI LN APT 2				NAPLES, FL 34103---1904	73980080009	U
ARTHUR, ROBERT E & KATHLEEN M	3 SNAPPING BOW				PLYMOUTH, MA 02360---0	73981600006	U
AULAS, ANDREI	2519 GROVE ISLE CT				NAPLES, FL 34109---611	73982280001	U
BLASUCCI, MICHAEL PAUL	26473 LUCKY STONE RD #102				BONITA SPRINGS, FL 34135---0	73982120006	U
BOZOK, ANDREA	1400 POMPEI LN APT 44				NAPLES, FL 34103---1914	73983200006	U
BRATT, DAVID J & SHERRI J	1739 GORDON RIVER LANE				NAPLES, FL 34104---0	73982240009	U
BURKHARD MICHAEL KLEIN TRUST	535 CENTRAL AVE				NAPLES, FL 34102---0	63456160007	U
BURRELL, NANCY M	TERRY R HARRISON	1400 POMPEI LANE UNIT 57			NAPLES, FL 34103---0	73981800000	U
CALLAHAN, KATHLEEN H	6850 10TH AVE N #306				LAKE WORTH, FL 33467---0	73981560007	U
CANARIO, ELIZABETH	1672 GOLDSPIRE RD				TOMS RIVER, NJ 08755---0	73981640008	U
CAROL A TATE LIVING TRUST	4800 E ALHAMBRA CIR				NAPLES, FL 34103---3278	63450360201	U
CERON, JAIME	LUZ MARINA CERON	3480 38TH AVE SE			NAPLES, FL 34117---0	73980120008	U
CHURCH, TAMRE L	1400 POMPEI LN APT 42				NAPLES, FL 34103---8970	73983120005	U
CIRAKOVIC, JAKOV	3757 TAMIAMI TRAIL N				NAPLES, FL 34103---0	73981480006	U
CLARK, PARRISH & KELLY JO	6912 COMPTON LN S				NAPLES, FL 34104---0	73982200007	U
CLARK, PARRISH S & KELLY J	6912 COMPTON LN S				NAPLES, FL 34104---0	73981880004	U
CLAUDIO, JENNA R	7 POMONA CT				CINNAMINSON, NJ 08077---0	73980160505	U
COCHRAN, JAMES	1400 POMPEI LN #80				NAPLES, FL 34103---1923	73980162008	U
COLLINS, ROGER B	1400 POMPEI LN APT 60				NAPLES, FL 34103---1918	73981920003	U
CUSHING, DAVID J	JENNIFER A CUSHING	1400 POMPEI LN APT 68			NAPLES, FL 34103---1920	73981280002	U
CUSHMAN, CHARLENE M	1400 POMPEI LN #33				NAPLES, FL 34103---0	73982600005	U
DAMRATH,COLLEEN T	JOSEPH EDWARD DAMRATH	1400 POMPEI LN #66			NAPLES, FL 34103---0	73981200008	U
DEASON, ANDREA L	1400 POMPEI LN APT 70				NAPLES, FL 34103---8977	73980880005	U
DEL DEBBIO,COLLEEN M	1400 POMPEI LN #67				NAPLES, FL 34103---0	73981240000	U
FILITI, VALERIA V	1382 N ALHAMBRA CIR				NAPLES, FL 34103---3290	63456200006	U
FINE, BRIGITTE	1400 POMPEI LN APT 37				NAPLES, FL 34103---8969	73982920002	U
FORTIN, RUTH A	1400 POMPEI LANE #76				NAPLES, FL 34103---0	73980200009	U
FORTIN, RUTH A	1400 POMPEI LN #76				NAPLES, FL 34103---1922	73980680001	U
GARCIA, MARISA	NICHOLE GENAO	39-26 CLEARVIEW EXPRESSWAY			BAYSIDE, NY 11361---0	73982440003	U
HASCHAK, BRENDA	4801 E ALHAMBRA CIR				NAPLES, FL 34103---3259	63456120005	U
HEINZ, CHARLES F & KATHLEEN A	9040 AUSTIN ROAD				EAST TROY, WI 53120---0	73982520004	U
HOGUE, D KEITH	1530 18TH AVE NE				NAPLES, FL 34120---7484	73982840001	U
HOGUE, KEITH D	1530 18TH AVE NE				NAPLES, FL 34120---7484	73982880003	U
HORNBECK II, HUNTLEY A	PATRICIA A HORNBECK	5039 SEASHELL AVENUE			NAPLES, FL 34103---0	73981320001	U
HUDAK, JANINE M	1400 POMPEI LN #8				NAPLES, FL 34103---0	73980320002	U
IRENE JABS DECLARATION TRUST	C/O CONNOLLY	2 LANSING AVE			WORCESTER, MA 01605---0	73980840003	U
JARA, GERARDO M	1400 POMPEI LN #34				NAPLES, FL 34103---8968	73982640007	U
JARVIS, MARCIA	1400 POMPEI LANE #41				NAPLES, FL 34103---0	73983080006	U
JERONIMO DRIVE LLC	605 FAIRWAY TERRACE				NAPLES, FL 34103---0	63450360405	U
KARANXHA, ERION	3118 35TH ST #5B	1315 OPUNTIA LN			ASTORIA, NY 11106---0	73982400001	U
KELLY JR, KENNETH G	1411 N ALHAMBRA CIR				NAPLES, FL 34103---3287	63450360104	U
KENT EST, JOAN	SUSAN M LANGE	13052 BUTTERCUP CT			HOMER GLEN, IL 60491---0	73980960006	U
LACK, ALICE	DAVID & JENNIFER CUSHING	1400 POMPEI LN APT 20			NAPLES, FL 34103---8964	73981440004	U
LAGO, JUANA	1393 N ALHAMBRA CIR				NAPLES, FL 34103---3291	63450320005	U
LANKTON, DONNIE & BARBARA	1212 RIDGE ST				NAPLES, FL 34103---4277	63450280006	U
LAUGHLIN, JOAN M	1400 POMPEI LN APT 28				NAPLES, FL 34103---8966	73982080007	U
LAWTON, MARTIN E	1400 POMPEI LN APT 39				NAPLES, FL 34103---1913	73983000002	U
LEE, MILENNY	1400 POMPEI LANE #27				NAPLES, FL 34103---0	73982040005	U
LEO, JOSEPH J	5 QUINCY AVENUE				WINTHROP, MA 02152---1516	73981720009	U
LORRAINE SHERRILL TRUST	240 AVIATION DR N #200				NAPLES, FL 34104---0	73980720000	U
LOVETTO, VINCENT C & LISA H	3641 10TH STREET STE A				NAPLES, FL 34103---0	73980600007	U
MAKI, ELIZABETH M	CHRISTIANE TULKKI	MARGARET A PETERSON	818 VISTA CIR		DELANO, MN 55328---0	73981960005	U
MARJORIE C WATSON LIV TRUST	115 DECATUR DR				CEMENT CITY, MI 49233---0	73981040006	U
MARTIN, DENISE	2848 COACHHOUSE LN				NAPLES, FL 34105---0	73981400003	U

Attachment: Attachment C - Applicant's Backup and Supporting Documents (23468 : PL20220001686 VA

MARTIS, JEFFREY W	1400 POMPEI LANE #4			NAPLES, FL 34103---0	73980160000 U
MASE, STEPHEN & KRISTEN E	1400 POMPEI LN APT 13			NAPLES, FL 34103---1907	73981000004 U
MIELE ET UX, R R	3233 CHERRYWOOD DR			WANTAGH, NY 11793---1825	73981680000 U
NABORS, LYNDA S	7625 MEADOW LAKES DR #704			NAPLES, FL 34104---0	73981520005 U
NAVARRO HENRIQUES, LUIZ F	GABRIELA FARGASCH	SAMANTHA FARGASCH HENRIQUES	1400 POMPEI LANE #58	NAPLES, FL 34103---0	73981840002 U
O'CONNELL, JANICE C	3 OAK BROOK CLUB DR APT D203			OAK BROOK, IL 60523---8534	73981360003 U
ODIO, NATHAN AARON	C/O CHRISTINE ODIO	630 97TH AVE N		NAPLES, FL 34108---0	73982680009 U
PANIPINTO, RAYMOND C	1400 POMPEI LN APT 40			NAPLES, FL 34103---1913	73983040004 U
PAVLICK, G MARIE	1887 CRIMSON CT			TOMS RIVER, NJ 08755---0	73982320000 U
PEDRICK SR, DWAYNE ELLIS	7607 MIAMI AVE			CINCINNATI, OH 45243---1953	73981120007 U
PILLING, HEATHER MICHELLE	KATHLEEN JANE VAUGHAN	1396 LAKE SHORE DRIVE		NAPLES, FL 34103---0	81522320009 U
PLANCHER, DUBOSKER	4781 E ALHAMBRA CIR			NAPLES, FL 34103---3259	63457120004 U
PRICE, JOHN L	1400 POMPEI LN APT 15			NAPLES, FL 34103---8963	73981080008 U
RILEY, DEBRA ANN	1400 POMPEI LANE #43			NAPLES, FL 34103---0	73983160007 U
RIVERA, WILMER M	SANDY V ZELAYA	JORDY DAVID RIVERA	1373 N ALHAMBRA CIR	NAPLES, FL 34103---3291	63450240004 U
SCHAAB, BRIAN DAVID & NATASHA	1384 LAKE SHORE DR			NAPLES, FL 34103---0	81522280000 U
SMG LAND TRUST	1400 POMPEI LANE #71			NAPLES, FL 34103---0	73980920004 U
SORRENTO VILLA NO 6 LAND TRUST	2264 CURTIS ST			NAPLES, FL 34112---0	73980240001 U
SQUADRITO, MASSIMILIANO	MELISSA SQUADRITO	6131 SW 158TH WAY		DAVIE, FL 33331---0	73982760000 U
STEPHENS INDUSTRIES LLC	2047 TRADE CENTER WAY			NAPLES, FL 34109---0	73982360002 U
STERLING, FAYE E	1400 POMPEI LN #12			NAPLES, FL 34103---8962	73980800001 U
STRAHLEY, HELEN M	1400 POMPEI LN #9			NAPLES, FL 34103---1906	73980700004 U
SUSAN NICHOLE KESLOV TRUST	966 BONITA CT			MARCO ISLAND, FL 34145---0	73982560006 U
TARPLEY, LARRY STEPHEN	1400 POMPEI LN APT 50			NAPLES, FL 34103---8972	73982480005 U
TATIANA GENNADYEVNA GEARY	LIVING TRUST	1400 POMPEI LN #38		NAPLES, FL 34103---0	73982960004 U
THODHORI, ADRIAN & EDLIRA	1400 POMPEI LN #46			NAPLES, FL 34103---0	73982800009 U
THORSEN, KEVIN J & MICHELE	1400 POMPEI LN #24			NAPLES, FL 34103---8965	73981760001 U
TULKKI, SALLY & PETER	500 MILBERT RD			MINNETONKA, MN 55305---0	73982000003 U
VARGAS, DESIDERIO MORA	MAGDALENA CAMPOS	1400 POMPEI LN #11		NAPLES, FL 34103---8962	73980760002 U
VASQUEZ, EDISON	CHERYL SAURBER	160 17TH STREET SW		NAPLES, FL 34117---0	73980280003 U
VIRGINIA A ERICKSON LIV TRUST	4031 GULF SHORE BLVD N #41			NAPLES, FL 34103---0	73982720008 U
WATRAL, CAROL C	1400 POMPEI LN APT 73			NAPLES, FL 34103---8978	73980560008 U
WILLIAMS FAM PROTECTION TRUST	124 PLANTING FIELD RD			MARSHFIELD, MA 02050---0	73980161504 U
JOVICEVIC, VESELIN	339 ACALA CR			MISSISSAUGA L5A 3E4 CANADA	73980040007 F
NICHOLSON, PAUL	KATHARINA VARGA	1110 WALDEN CIRCLE #802		MISSISSAUGA L5J 4R3 CANADA	73980161009 F
STIEN, THERESE	MARC STIEN	18 LAKESHORE UNIT 105		POINTE CLAIRE H9S 5X9 CANADA	73980640009 F
THERIAULT, JEAN-NOEL	DIANE BERGERON	1096 RUE DES HUARDS		LEVIS G6K 1R4 CANADA	73981160009 F
SORRENTO VILLAS A CONDOM	INIUM				61943560002





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Attachment: Attachment C - Applicant's Backup and Suppoerting Documents (23468 : PL20220001686 VA

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Item Summary: Petition No. BDE-PL20220003152 - 1521 Gordon River Ln - Request for a 2-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow for the widening of the internal portion of an existing U-shaped dock and the addition of a 60 square foot floating dock that will protrude a total of 22 feet into a waterway that is 122± feet wide, pursuant to LDC Section 5.03.06. The subject property is located at 1521 Gordon River Lane and is further described as Lot 19, Nature Pointe, in Section 35, Township 49 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 4

Meeting Date: 10/13/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/22/2022 4:28 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/22/2022 4:28 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/23/2022 6:40 PM
Zoning	Ray Bellows	Review Item	Completed	09/25/2022 3:10 PM
Zoning	Mike Bosi	Division Director	Completed	09/26/2022 4:41 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/13/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION - ZONING SERVICES SECTION

HEARING DATE: OCTOBER 13, 2022

SUBJECT: BDE-PL20220003152, 1521 GORDON RIVER LANE

PROPERTY OWNER/APPLICANT:

Florida 4 Figs, LLC
15224 Hideaway Ridge Rd.
Rogers, AR 72758

AGENT:

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

REQUESTED ACTION:

The petitioner requests a 2-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow for the widening of the internal portion of a U-shaped boat docking facility protruding a total of 22 feet into a waterway that is 122± feet wide, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC), for the benefit of the subject property.

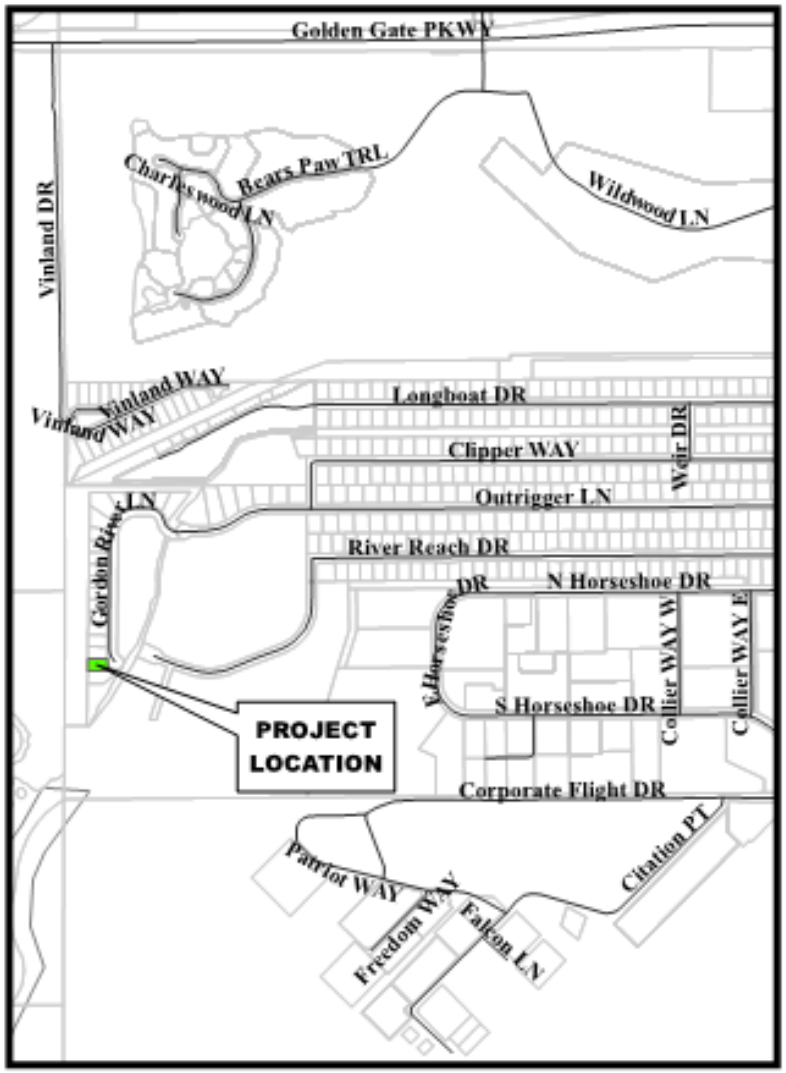
GEOGRAPHIC LOCATION:

The subject property is located at 1521 Gordon River Lane, further described as Lot 19, Nature Pointe, in Section 35, Township 49 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

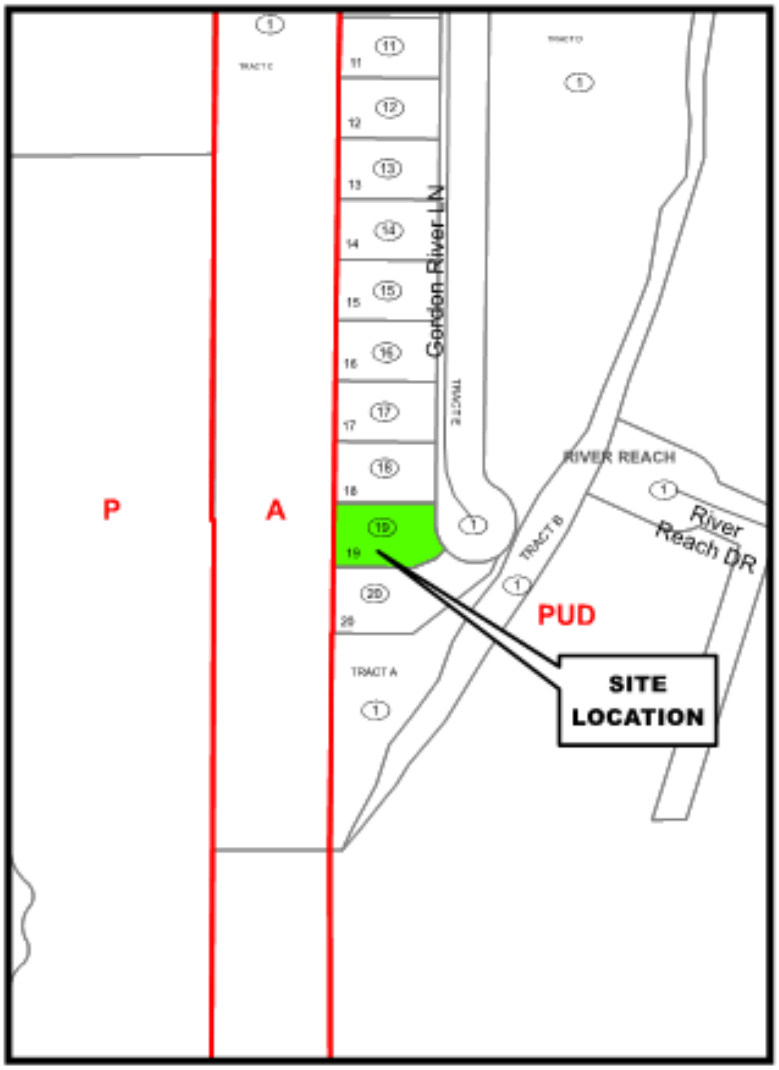
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is located within a residential component of the River Reach Planned Unit Development (PUD), Ordinance 85-71, as amended. The subject PUD only references private docks as being an allowable accessory use in conjunction with a single-family residence; therefore, setbacks default to the Collier County Land Development Code (LDC), Ordinance 04-41, as amended. Said property is improved with a single-family dwelling, comprises 0.21 acres, and has 80 feet of water frontage. The dock facility is presently existing and was constructed in accordance with Building Permit Nos: 2001080650 and PRBD20130100857; see Attachments E and F.
(Continued on Page 3)

Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)



Location Map



Zoning Map

Petition Number: PL20220003152

Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs

Purpose/Description of Project (Continued)

The property owner/applicant recently engaged a contractor to increase the internal width of the existing docking facility and to add a 5-foot by 12-foot floating dock for recreational use. The contractor proceeded to obtain a building permit to perform said work; however, it became apparent that a Certificate of Completion couldn't be issued as the most current survey reveals a protrusion of 22 feet from the property line (the most restrictive point). Researching the previously issued permits reveals the protrusion issue was caused during the initial construction of the dock facility as the site plan correctly depicts a 20-foot protrusion, whereas the As-Built Survey indicates a protrusion of 20.7 feet. At this time, the applicant desires to remedy the protrusion issue by means of the subject BDE; the only modifications being proposed are to shave off interior portions of the U-shaped dock to allow for the mooring of a wider vessel and to add a 5-foot by 12-foot floating dock to the north side.

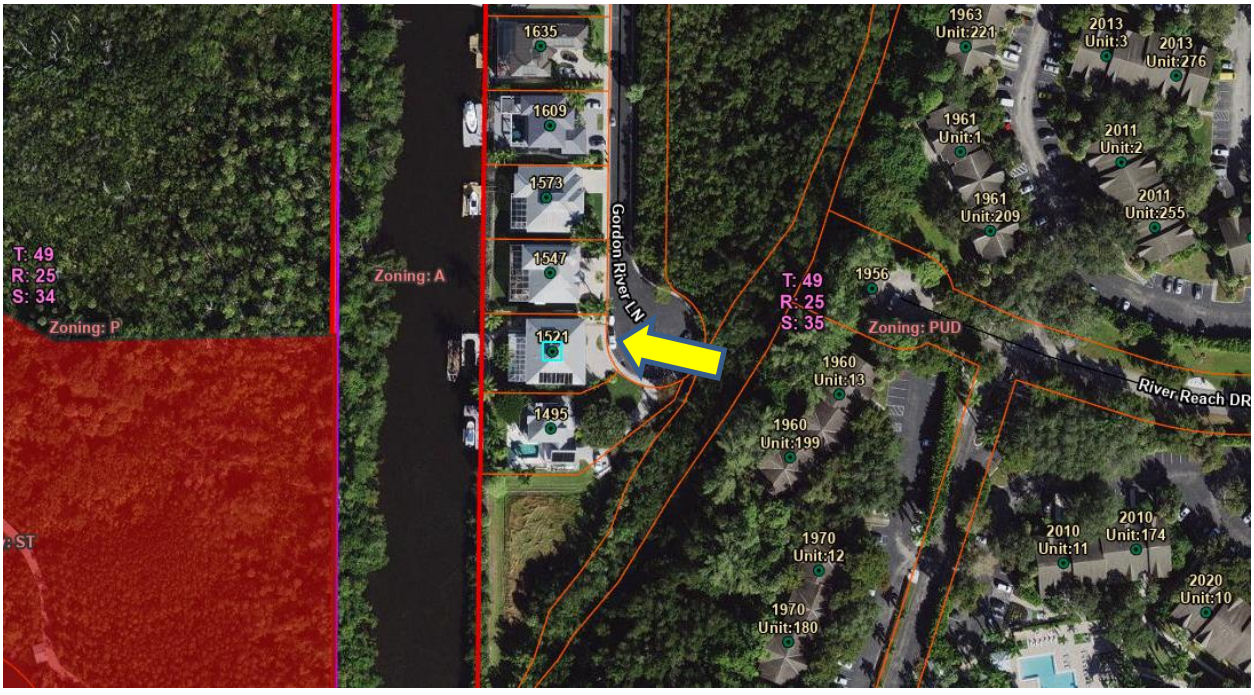
SURROUNDING LAND USE & ZONING:

North: Single-family dwelling within Tract M-1 of the River Reach PUD

East: Gordon River Lane cul-de-sac (Right-of-Way) then Tract P (Park)/Preserve area located within the River Reach PUD

South: Single-family dwelling within Tract M-1 of the River Reach PUD

West: Golden Gate Canal, located within an Agricultural (A) Zoning District, followed by the Gordon River Greenway which is located within a Public (P) Zoning District.



GIS

Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. Existing dock, upon completion of work as built survey revealed that dock extended past 20 feet. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. BDE Exhibits sheet 4 of 7 provides an aerial with a note stating that no seagrasses were observed within 200 feet.

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within the residential development area of a Planned Unit Development (PUD). Section 2.03.B.1 specifically calls out private boat docks as a permitted accessory use to single-family dwellings; however, no development criteria are provided therefore we default to the LDC. LDC Section 5.03.06.H.1.a. indicates the typical number of slips for a single-family use should be no more than two. The petitioner desires to construct a dock facility with a single slip with a floating dock for recreational use.

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 the survey should establish that the water depth is too shallow to allow launching and mooring of the vessel(s) described without an extension.)**

   Criterion met. The applicant's agent states: "See attached survey and associated BDE exhibits illustrating the existing shoreline and associated base of riprap. At the 20-foot protrusion line when taken from the platted property line there are just not sufficient water depths to accommodate the dock and average vessel beam width of 10 feet. The dock has

Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

been brought into the shoreline as much as possible and the outer walkway of the dock has been minimized down to less than 2 feet wide is smaller than what is recommended for safe routine access to the vessel but that is what is existing. Overall, there are insufficient water depths to moor a vessel or provide safe access to the docking facility within the 20-foot protrusion mark for the average-sized vessels in today's boat market." Zoning staff 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 proposed dock facility will only protrude 22 feet from the platted property line and 18 feet from the MHWL into the subject waterway that is approximately 122± feet wide from MHWL to MHWL. The entire waterway is used for navigation as there are no navigational markers indicating the exact thread of navigation. The proposed docking facility allows adequate space for navigation as there will be no docks constructed along the opposite shore.

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 proposed dock facility will protrude 22 feet from the platted property line and 18 feet from the MHWL into the subject waterway that is approximately 122± feet wide from MHWL to MHWL thus the dock will occupy 14.75 percent of the waterway which leaves 85.25 percent open for navigation.

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

Criterion met. The primary dock facility has been in place since 2001, the only addition is a 60-square-foot floating dock to the north which has been located 15 feet from the side/riparian line as required. Said dock will not extend any further south than it already does and is 21 feet from the south side/riparian line.

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 the type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)**

Criterion met. The applicant's agent states: "The proposed dock facility was primarily governed by the County guidelines and the approved PUD for the River Reach. The one

Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

special condition for the property which is not unique is the fact that the property line is the most restrictive and therefore there is approximately 4 feet of the dock that is not even over the water being landward of the MHWL. Additionally, with a rip-rap shoreline, the dock and associated boatlift/slip must protrude further out into the waterway to avoid being located over rock. These factors again are not unique for just this property but are part of the design criteria one must consider when proposing a dock design." Zoning staff concurs.

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

   Criterion met. The applicant's agent states: "The proposed dock facility has been minimized in order to meet the County dock building guidelines, the approved PUD, and be constructed within the 25% width of the waterway. The proposed/existing dock design is consistent with the other existing dock along the subject shoreline some of which have been approved for BDEs in the past. Additionally, the design does provide adequate and safe access to and from the vessel while still allowing room for other recreational use like fishing and kayak/paddle access and storage on the dock." Staff concurs.

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

   Criterion not met. The subject property has 80 feet of water/canal frontage, and the proposed dock facility has been designed to moor a single 30-foot vessel which equates to 37.5 percent of said waterfrontage.

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

   Criterion met. There should be no greater impact to views than that which previously existed as a result of the previously permitted dock facility which has been in place since 2001.

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

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

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

Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

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

CONCURRENT LAND USE APPLICATIONS:

None.

APPEAL OF BOAT DOCK EXTENSION:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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-PL20220001854, to allow for the widening of the internal portion of the existing U-shaped dock and the addition of a 60 square foot floating dock as depicted within the plans contained within Attachments A and B, with the condition the applicant must re-activate Building Permit No. PRBD20210626117 and obtain a Certificate of Completion upon finishing construction.

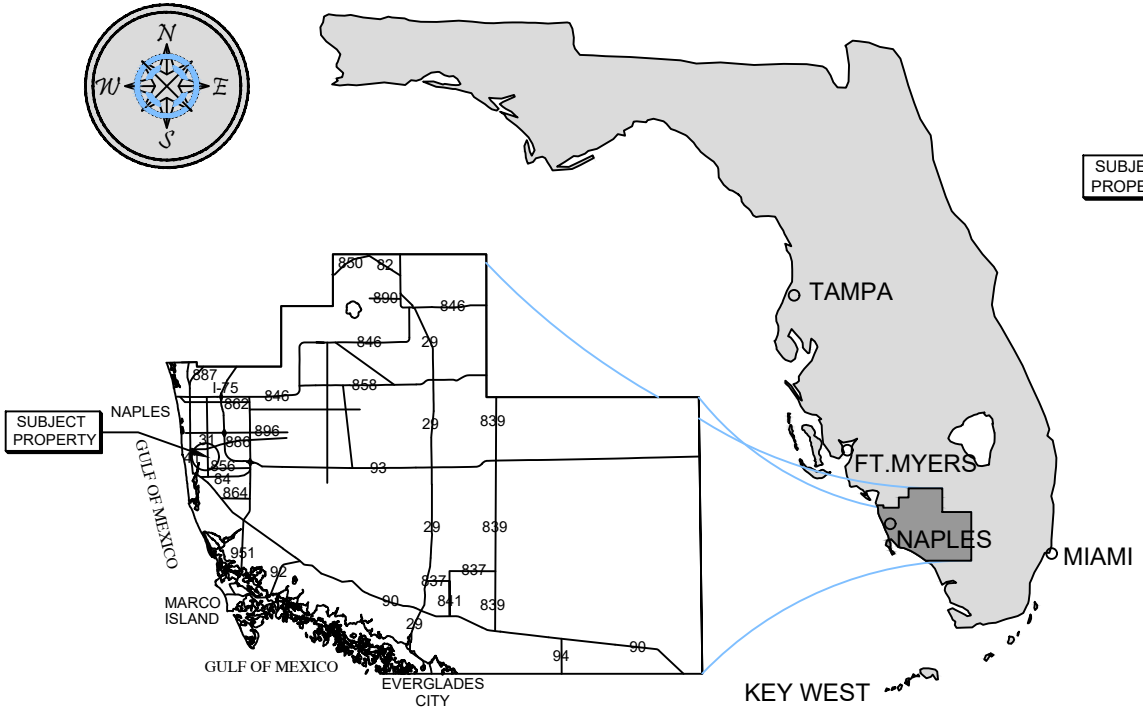
Attachments:

A) Proposed Site and Dock Plans
B) Map of Boundary Survey – Proposed Dock Site Plan
C) Public Hearing Sign Posting
D) Building Permit Info – PRBD20210626117
E) Building Permit Info – 2001080650
F) Building Permit Info – PRBD20130100857
G) Applicant's Backup – Application and Supporting Documents

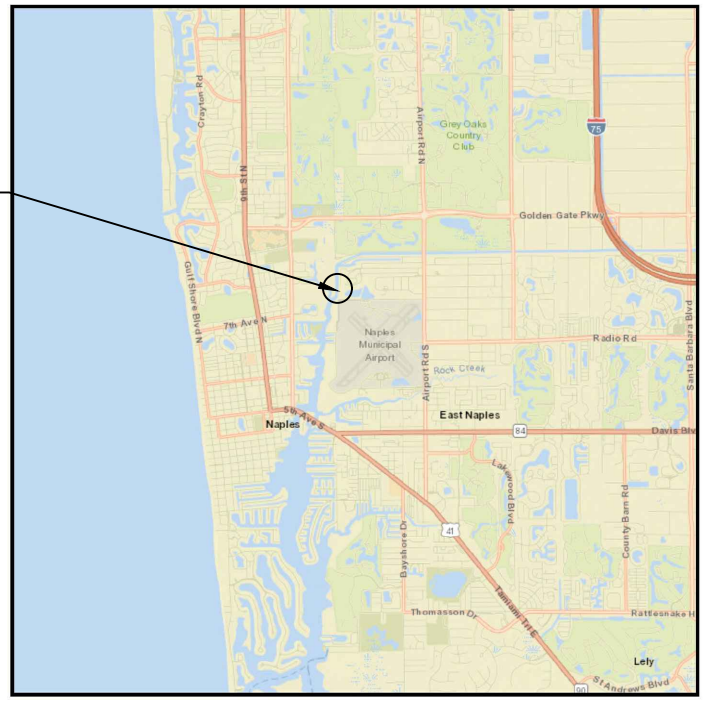
Attachment: Staff Report 09202022 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

P:\22070.00 Figerskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg LOCATION MAP 6/23/2022

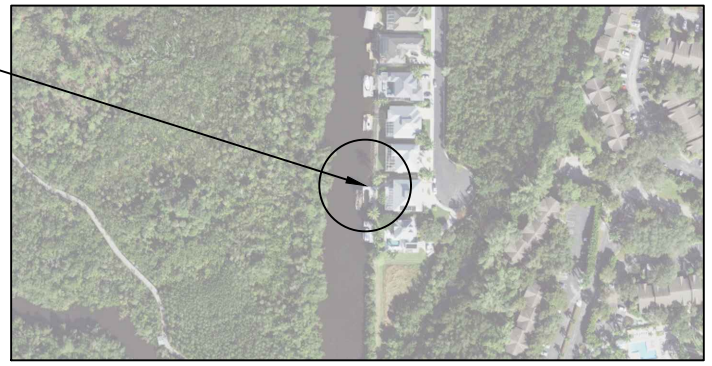
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 1521 GORDON RIVER LN
NAPLES, FL 34104

<> LATITUDE: N 26.162616
<> LONGITUDE: W -81.782468

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

1521 GORDON RIVER LN

LOCATION MAP

RY NO. 5875

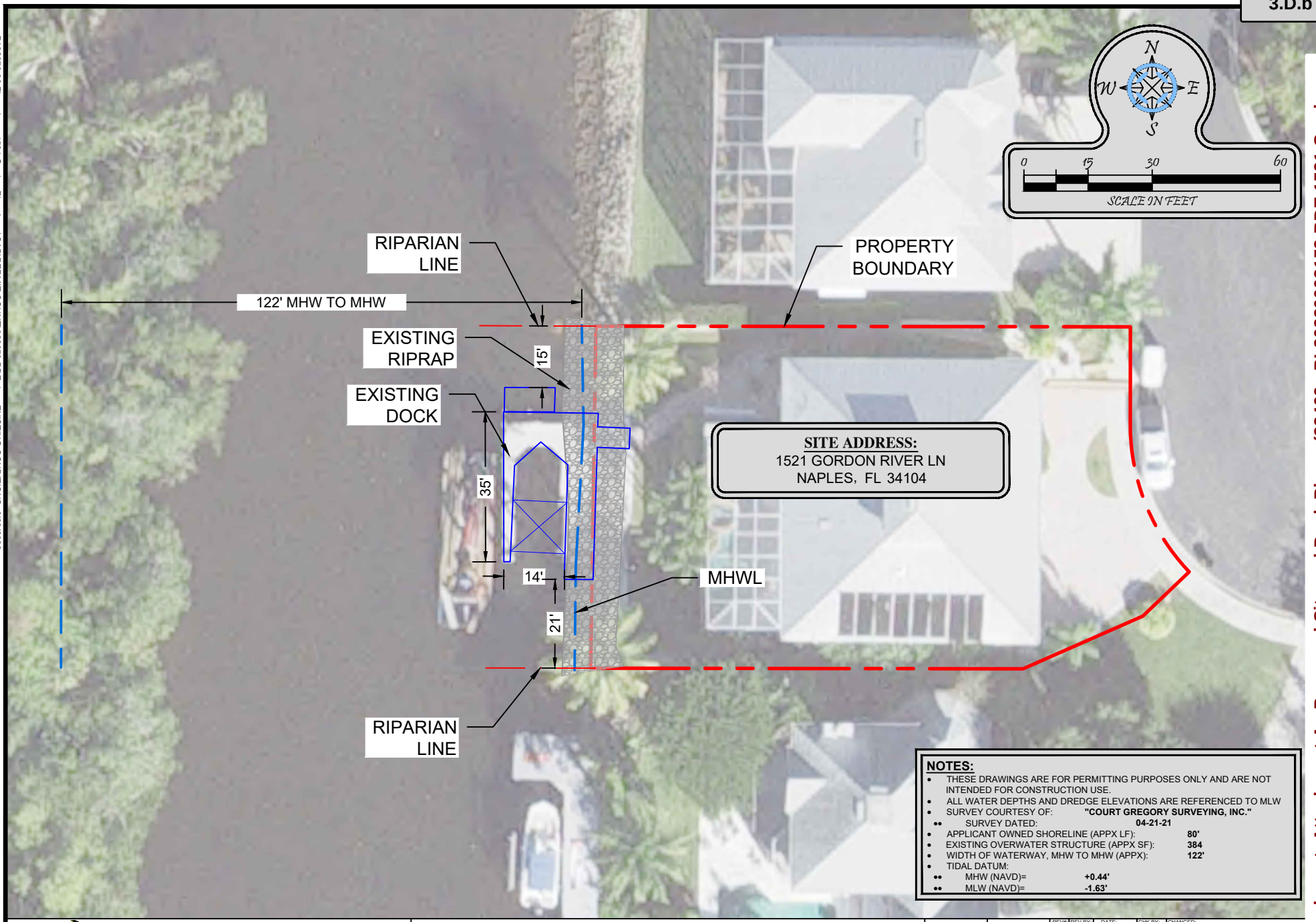
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg EXISTING CONDITIONS 6/23/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **04-21-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **384**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **122'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.63'**

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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

1521 GORDON RIVER LN

EXISTING CONDITIONS

RY NO. 5875

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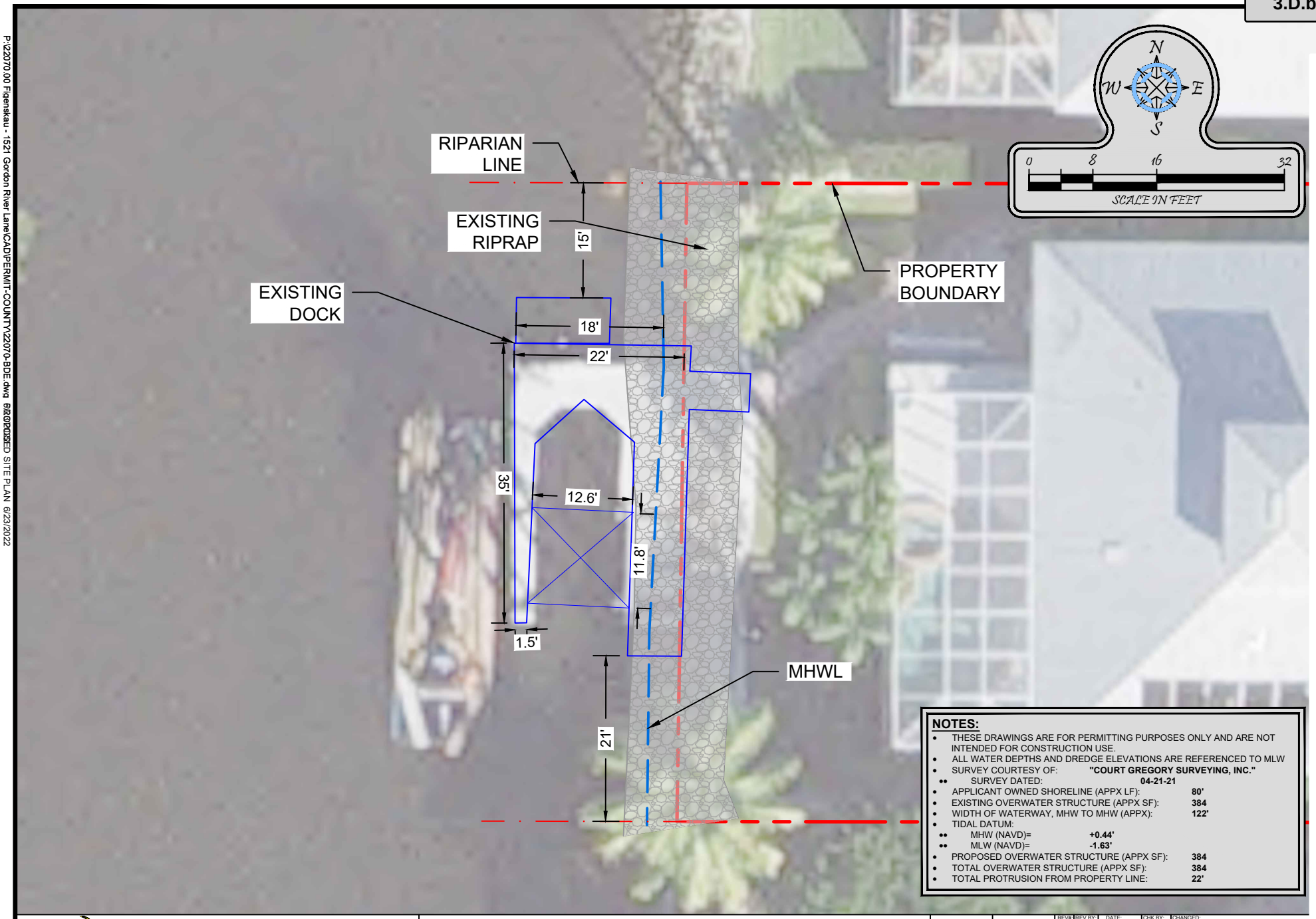
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon



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: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **04-21-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **384**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **122'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **384**
- TOTAL OVERWATER STRUCTURE (APPX SF): **384**
- TOTAL PROTRUSION FROM PROPERTY LINE: **22'**

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

1521 GORDON RIVER LN

PROPOSED SITE PLAN

RY NO. 5875

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

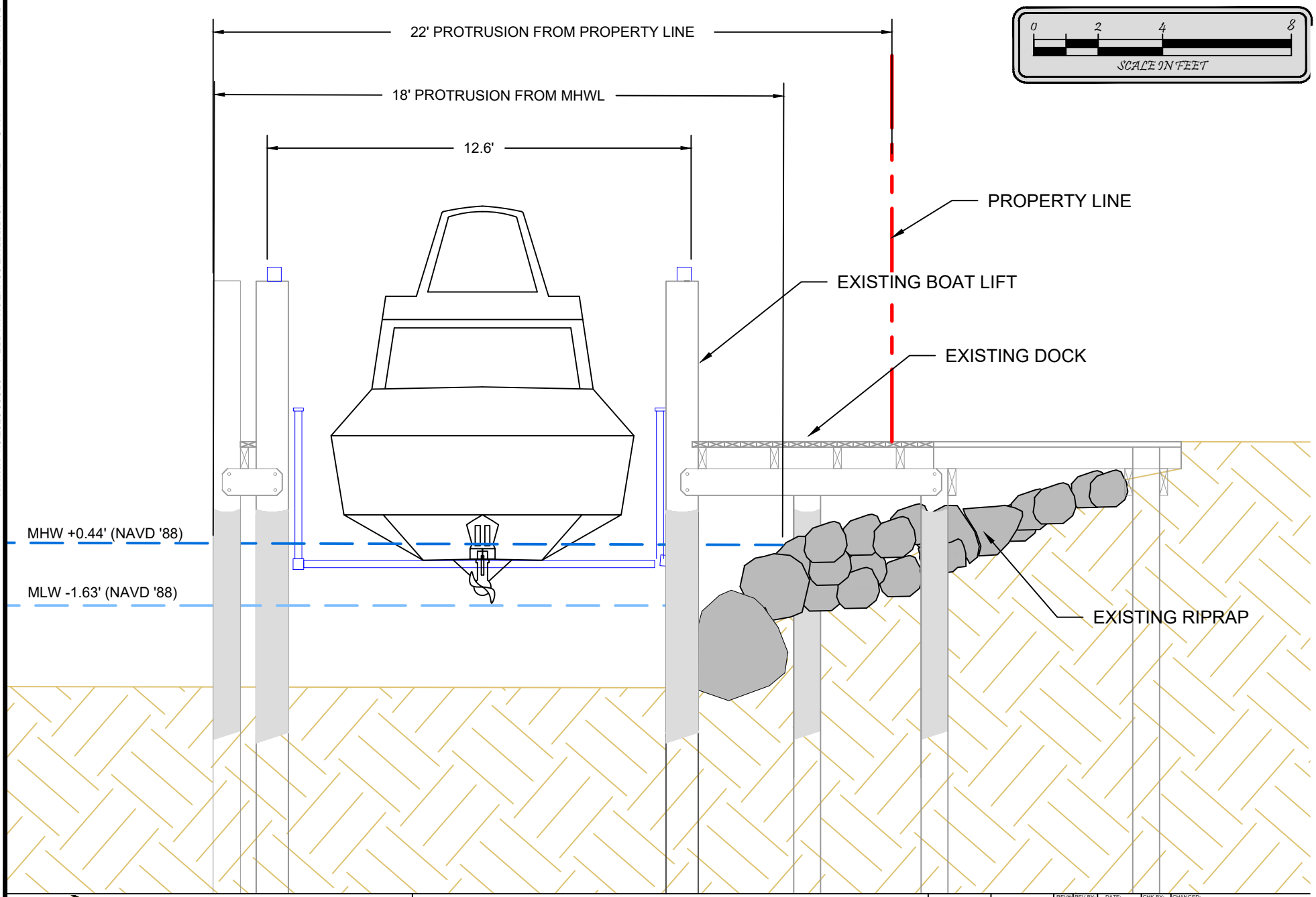
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION-35 TOWNSHIP-49S

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg 6/23/2022 PROPOSED SITE PLAN 6/23/2022

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg CROSS SECTION 6/23/2022



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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

1521 GORDON RIVER LN

CROSS SECTION

RY NO. 5875

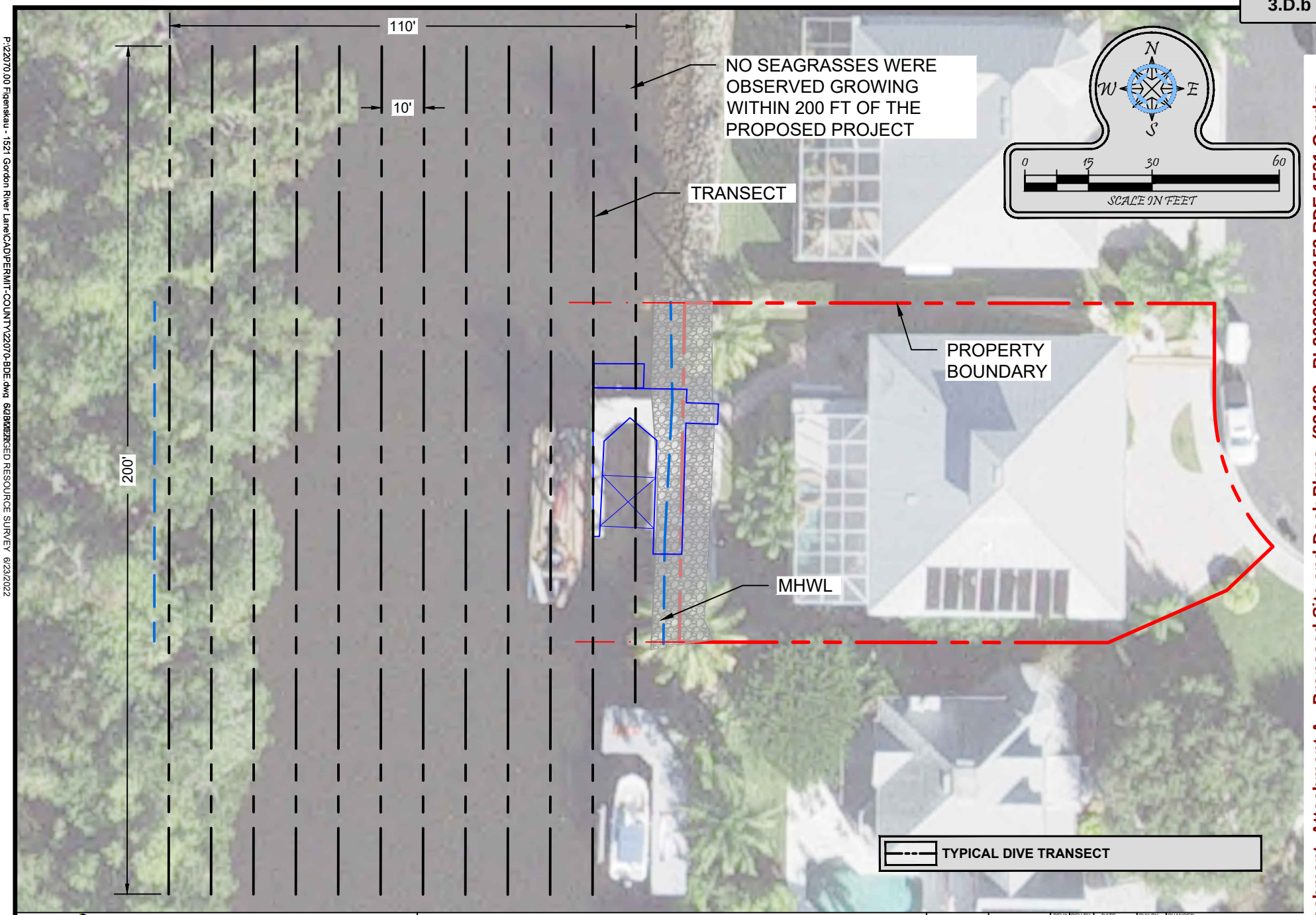
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	06-16-22
JOB NO.:	22070
SHEET NO.:	04 OF 07

REV#	REV BY:	DATE:	CHK BY:	CHANGED:
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon



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

1521 GORDON RIVER LN

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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

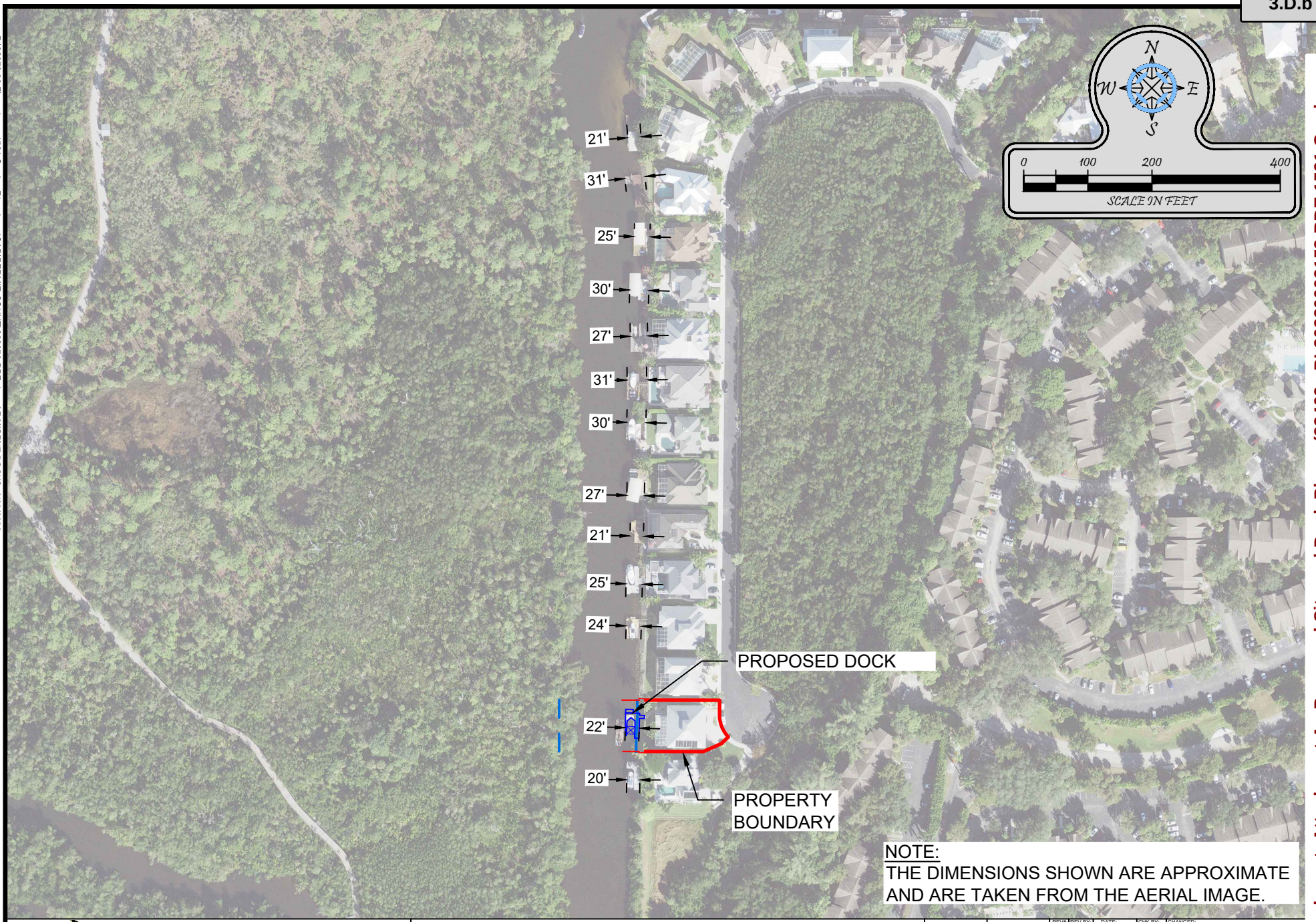
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION-35 TOWNSHIP-49S

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg 6/23/2022 SUBMERGED RESOURCE SURVEY 6/23/2022

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg 6/23/2022 - ADJACENT DOCKS 6/23/2022



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

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
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1521 GORDON RIVER LN

ADJACENT DOCKS

RY NO. 5875

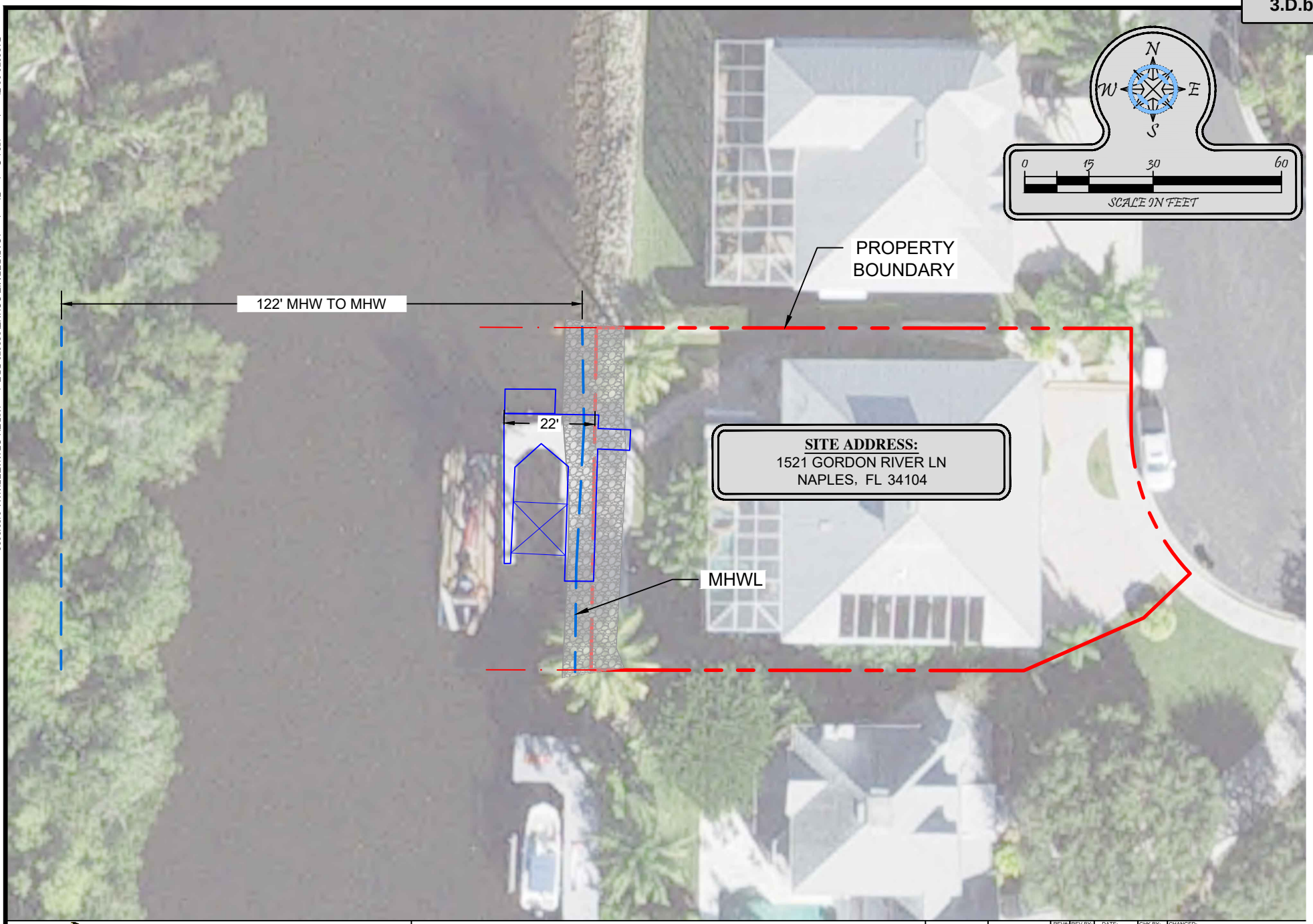
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION-35 TOWNSHIP-49S

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg WIDTH OF WATERWAY 6/23/2022



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1521 GORDON RIVER LN

WIDTH OF WATERWAY

RY NO. 5875

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment A - Proposed Site and Dock Plans (23469 : PL20220003152 BDE 1521 Gordon

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT

CERTIFY TO:

COLLIER SEAWALL & DOCK LLC

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER M
DIRECTION AND THAT IT MEETS THE STANDARDS O
PRACTICE SET FORTH BY THE BOARD OF PROFESS
LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-1
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SE
472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMEN
FREEDOM OF ENCUMBRANCES.

Digitally signed by Court Grego
DN: cn=Court Gregory, o=Court Grego Surveying Inc, ou, email=cgs6004 comcast.net, c=US
Date: 2022.03.0 16:54:24 -05'00

SIGNED _____

COURT H. GREGORY · PSM #600

DATE 03/02/2022

DATE OF FIELD SURVEY 04-21-20

LB #7112
PSM # 6004

C.G.S.

Court Gregory Surveying,
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 03/02/202
Job # EN10219
Fb EN1-6 Pg 8

NOTES:

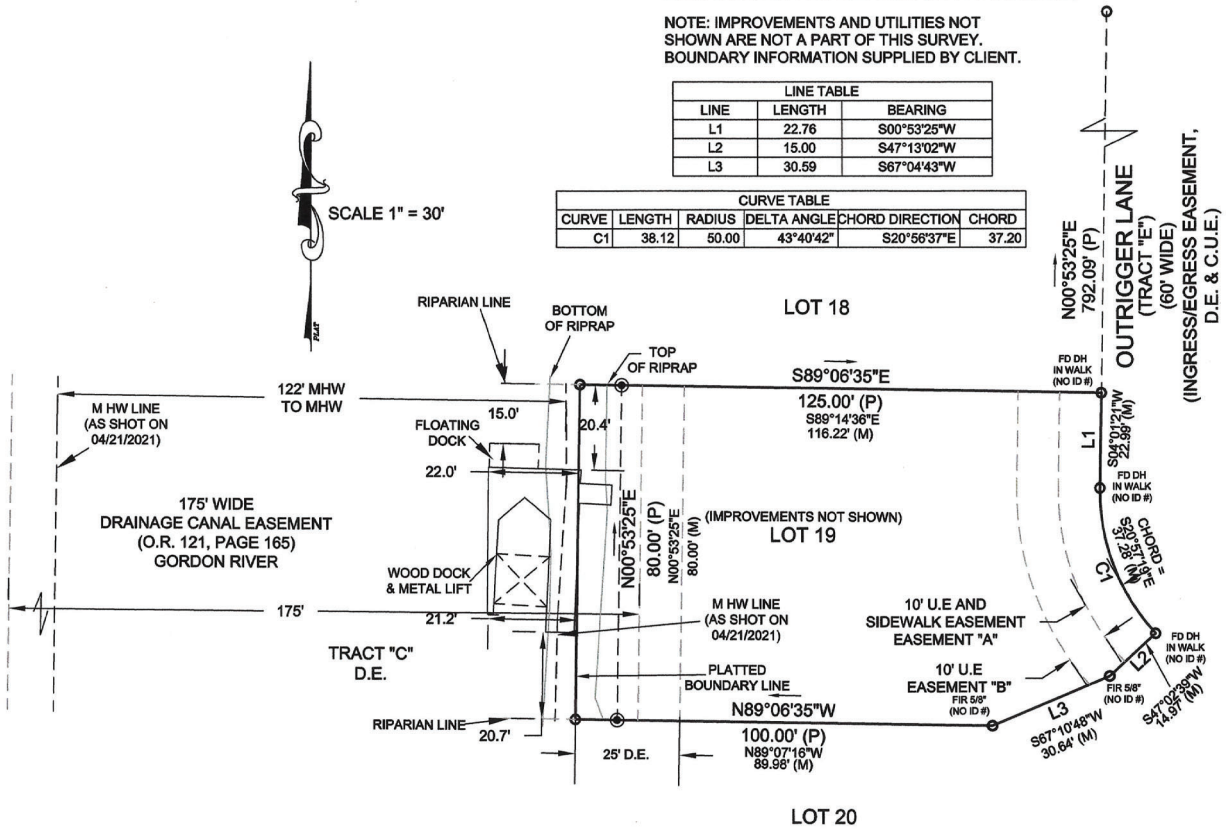
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.
2. IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
3. SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.
4. DATE OF FIELD SURVEY APRIL 21, 2021.
5. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN CONC WALK BETWEEN RES #'S 1635 & 1661 GORDON RIVER LN
8. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING AND PROPOSED DOCK STRUCTURES WITH RESPECT TO THE PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.
9. SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO DATED: BASE ELEVATION DETERMINED AT N/A
10. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

SHOWN DIMENSIONS TO THE DOCK AREE
TAKEN FROM THE PROPERTY LINE. (MOST RESTRICTIVE)

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



REPOSITIONED PROPOSED DOCK
DATE OF REVISION 06-22-2021
REPOSITIONED PROPOSED DOCK
DATE OF REVISION 08-15-2021
REDESIGNED PROPOSED DOCK/FLOAT
DATE OF REVISION 12-21-2021
ASBUILT SURVEY (FINAL DOCK LOCATIONS)
DATE OF REVISION 03-01-2022

LEGEND

- = FOUND (') IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
- FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
- (M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
- P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
- P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
- (P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
- (PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
- CMP = CORRUGATED METAL PIPE CATV=CABLE TV
- FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
- (W) = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
- WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
- (S) = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
- TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
- BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
- CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
- ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
- DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
- LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
- PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
- LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
- LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
- CUE = COUNTY (U.E.)

Attachment: Attachment B - Map of Boundary Survey - Proposed Dock Site Plan (23469 : PL20220003152

KellyJohn

From: KellyJohn
Sent: Monday, October 3, 2022 5:01 PM
To: KellyJohn
Subject: BDE-PL20220003152 - 1521 Gordon River Ln - HEX Sign Posting 10/3/2022
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on October 13, 2022, at approximately 1:05PM this date. Said sign was posted to the front of the subject property immediately adjacent to the nearest public right-of-way as evidenced by 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 C - Public Hearing Sign Posting (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)





Attachment: Attachment C - Public Hearing Sign Posting (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Approval of Construction Documents
Building Plan Review & Inspection

2800 N. Horseshoe Dr, Naples, FL 34104 239-252-2400

Collier County Build It! REVIEWED FOR CODE COMPLIANCE

Residential Permits

These electronic documents have been reviewed for Code Compliance by the Building Plan Review & Inspection Division of the Collier County Growth Management Department. The documents are available for download from the GMD Public Portal. These specific documents, listed as "Approved Plans (PR)" on the Portal, must be available for Inspectors to review on the job site in either electronic or paper form as the approved version in accordance with the Florida Building Code Section 107.3.1. Other supporting documents may be required on site as needed to meet code requirements.

Permit Number: PRBD2021062611702

Job Site Address: 1521 Gordon River LN, Naples, Single Family

Permit Description: MODIFY DOCK: REMOVE APPROX 27 SQ FT AND 37 SQ FT OF EXISTING DOCK, INSTALL (1) 16K LIFT AND WHERE THE LIFT IS GOING, 30 SQ FT OF DECKING WILL BE INSTALLED. REINSTALLING EXISTING LIFT TO MODIFY DOCK. EXISTING STAIRS AND SUB PANEL TO REMAIN. TOTAL OVER WATER SQ FT WILL BE 368 WHEN WORK IS DONE
REV01 - Removing 56 sq ft to existing 384 sq ft dock, install 58 sq ft dock addition, install 60 sq ft floating dock in place of exisitng lift. Total over water will be 450 sq ft.

1521 GORDON RIVER LN LOT 19

Permit Issuance Date: 01/27/2022

Document List:

	Portal File Type	Portal File Name
1.	Approved Plans (PR)	Construction Plans (SUB1SPECS - Prepared (Received).pdf)
2.	Approved Plans (PR)	SUB 4 NEW Construction Plans (SUB4 - PLANS.pdf)
3.	Approved Plans (PR)	SUB 4 NEW Conceptual Site Plan (SUB4 - SURVEY.pdf)
4.	Approved Plans (PR)	Approved Construction Documents Residential
5.	Approved Plans (PR)	Revision Construction Plans (REV1 SUB1 - PLANS.pdf)
6.	Approved Plans (PR)	Revision Construction Plans (REV1SUB1 - SURVEY - Prepared.pdf)

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Collier County
Growth Management Department

BUILDING PERMIT REVISION FORM

2800 N. HORSESHOE DRIVE, NAPLES, FL 34104 (239) 252-2400

*Not to be used for re-submittals

Permit Number

PRBD20210626117 ● Residential 1 or 2 Units (Single Family/Duplex) ☐ Residential 3+ Units (Multi-Family) ☐ Commercial

Job Location

Job Street Address: 1521 GORDON RIVER LN Parcel/Folio #: 63770001185

Owner Name: FLORIDA 4 FIGS LLC - ERIK FIGENSKAU

Contractor/Owner-Builder Information

Company Name: COLLIER SEAWALL AND DOCK ☑ Contractor ☐ Owner-Builder

Qualifier/License Holder: C26340

Agent/Contact Name: BRIAN GILMORE

Company Address: 919 N COLLIER BLVD

City: MARCO ISLAND State: FL Zip Code: 34145

Phone: 239-389-4700 Fax:

Email: APRIL@COLLIERSEAWALLANDDOCK.COM

ALL REVISIONS MUST BE "CLOUDED" WITH AN ITEMIZED LIST OF THE SCOPE OF WORK

Any changes to any exterior portion of the building may result in an architectural review which may require an SDP amendment/change. Please clearly indicate any change to the facade and/or exterior of building. Additional cost value must be greater than zero dollars ($).

Change to Original Scope of Work: REMOVING 56 SQ FT TO EXISTING 384 SQ FT DOCK, INSTALL 58 SQ FT DOCK ADDITI
INSTALL 60 SQ FT FLOATING DOCK IN PLACE OF EXISTING LIFT. TOTAL OVER WATER WILL BE 450 SQ FT

Project Name: FIGENSKAU Additional Cost of Construction $: 1500.00

Additional Sq. Ft. Living/Interior: Additional Sq. Ft. Non-Living/Exterior: 82

Trades Affected by Revision*

*Check All Applicable Trades Associated with Revision

☐ Private Provider ☐ Septic ☐ Permit by Affidavit ☐ Electrical ☐ Mechanica
☐ Roofing ☐ Shutters ☐ Plumbing ☐ Low Voltage ☐ Structural

Qualifier Acknowledgement of Revision Submittal

Company Name: COLLIER SEAWALL AND DOCK State License #: C26340

Qualifier's Name: BRIAN GILMORE Qualifier's Signature:

State of Florida County of Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 14 day of December, 20 21, by (printed name of owner or qualifier) BRIAN GILMORE

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

☑ Are personally known to me
☐ Has produced a current drivers license
☐ Has produced as identification.

Notary Signature:

Notary Public State of Florida
April De Leon
My Commission HH 134036
Expires 08/19/2025

PLEASE DO NOT WRITE BELOW, FOR STAFF USE ONLY

Inspections Needed: Additional Fees: Building: $ Fire: $

PMR Date: Days Review: Sets of Plans:

Building Permit Revision Form 1.1.2021

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)



CUSTOMER SIGNATURE:

FIGENSKAU - 1521 GORDON RIVER LN. - NAPLES

Collier SEAWALL & DOCK LLC

SHEET NO.

A1

SCALE: 1"=30'-0"

APPROVED BY:

DRAWN BY:KD

DATE: 04/09/2021

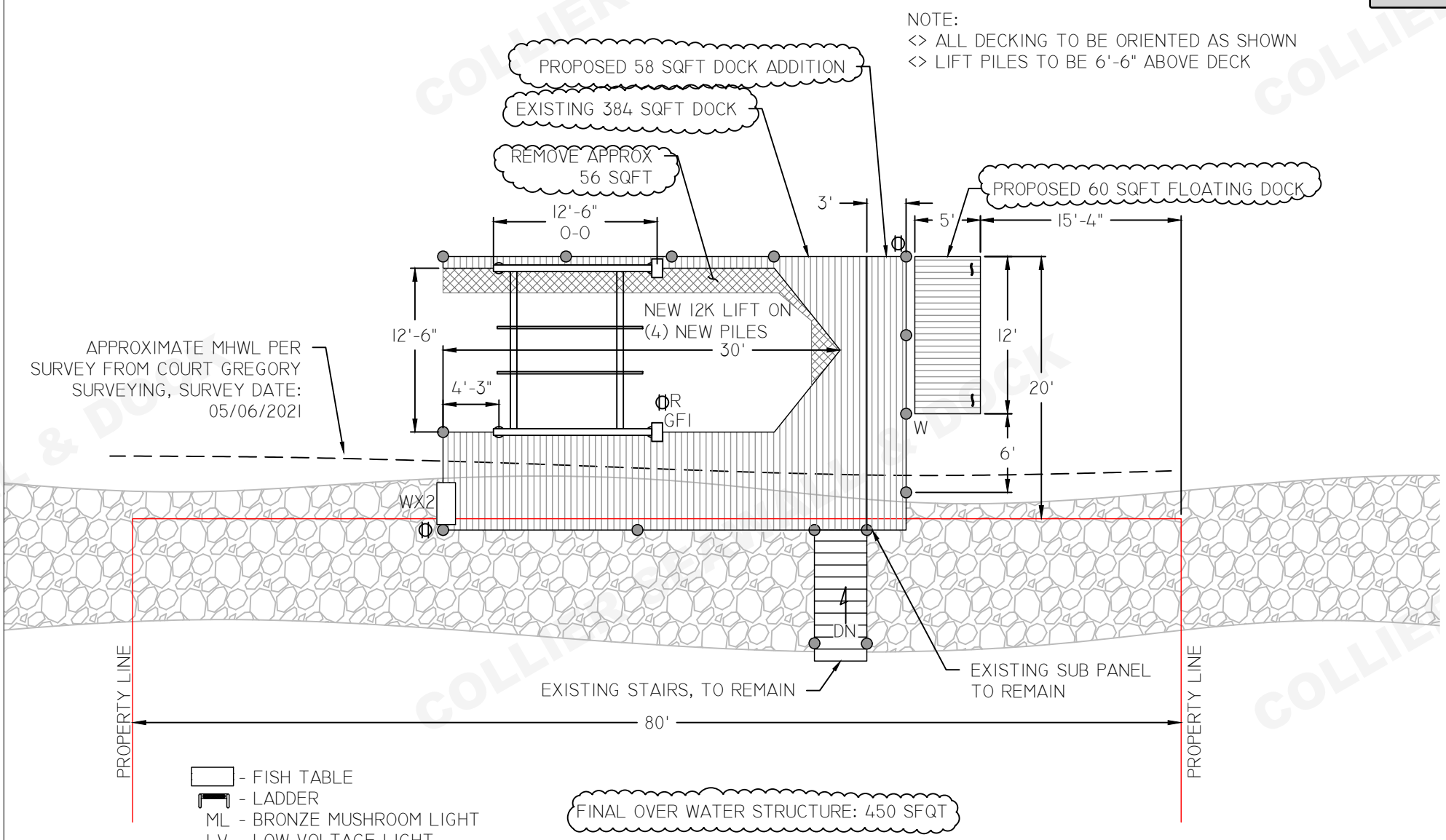
REV:

COLLIER SEAWALL & DOCK, LLC

EXISTING COND. - 2019 AERIAL

DRAWING NUMBER:

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln



CUSTOMER SIGNATURE:

FIGENSKAU - 1521 GORDON RIVER LN. - NAPLES

Collier SEAWALL & DOCK LLC

SHEET NO.

A2

SCALE: 3/32"=1'-0"

APPROVED BY:

DRAWN BY:KD

DATE: 02/24/2021

REV: 11/23/2021

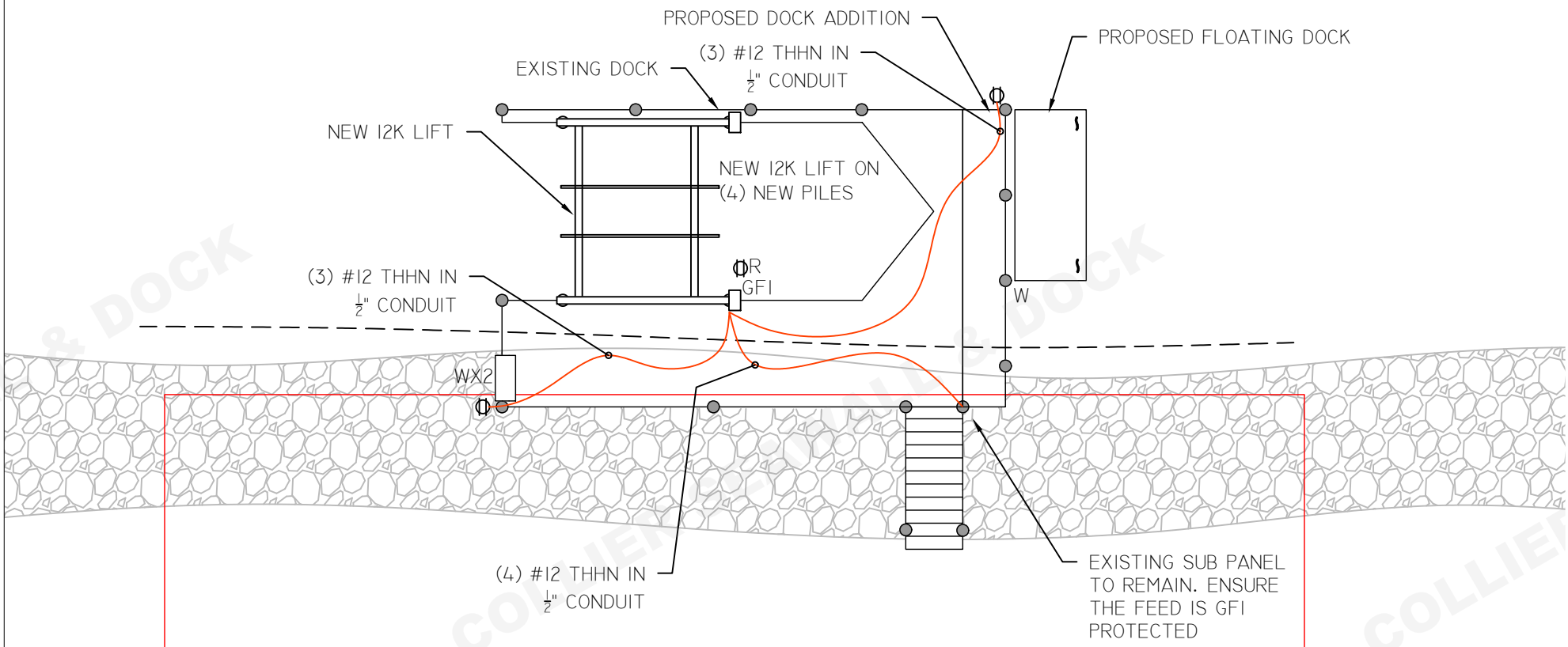
COLLIER SEAWALL & DOCK, LLC

PROPOSED DESIGN

DRAWING NUMBER:

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln

NOTE:
<> ALL OVERCURRENT PROTECTION DEVICES TO HAVE A MINIMUM OF 30MA GFCI PROTECTION



- FISH TABLE
- LADDER
ML - BRONZE MUSHROOM LIGHT
LV - LOW VOLTAGE LIGHT
SL - SNOOK LIGHT
- DEEP GLOW - BLUE
PC - PHOTO CELL
$ - SWITCH
- GFI RECEPTACLE
R - REMOTE
GFI - GFI BREAKER
W - WATER SPIGOT
- 10" "S" CLEAT
- BUMPER
- SHORE POWER

CUSTOMER SIGNATURE:

FIGENSKAU - 1521 GORDON RIVER LN. - NAPLES

Collier SEAWALL & DOCK LLC

SHEET NO.
A3

SCALE: 3/32"=1'-0"
APPROVED BY:
DRAWN BY:KD
DATE: 04/09/2021
REV:

COLLIER SEAWALL & DOCK, LLC

ELECTRICAL DESIGN

DRAWING NUMBER:

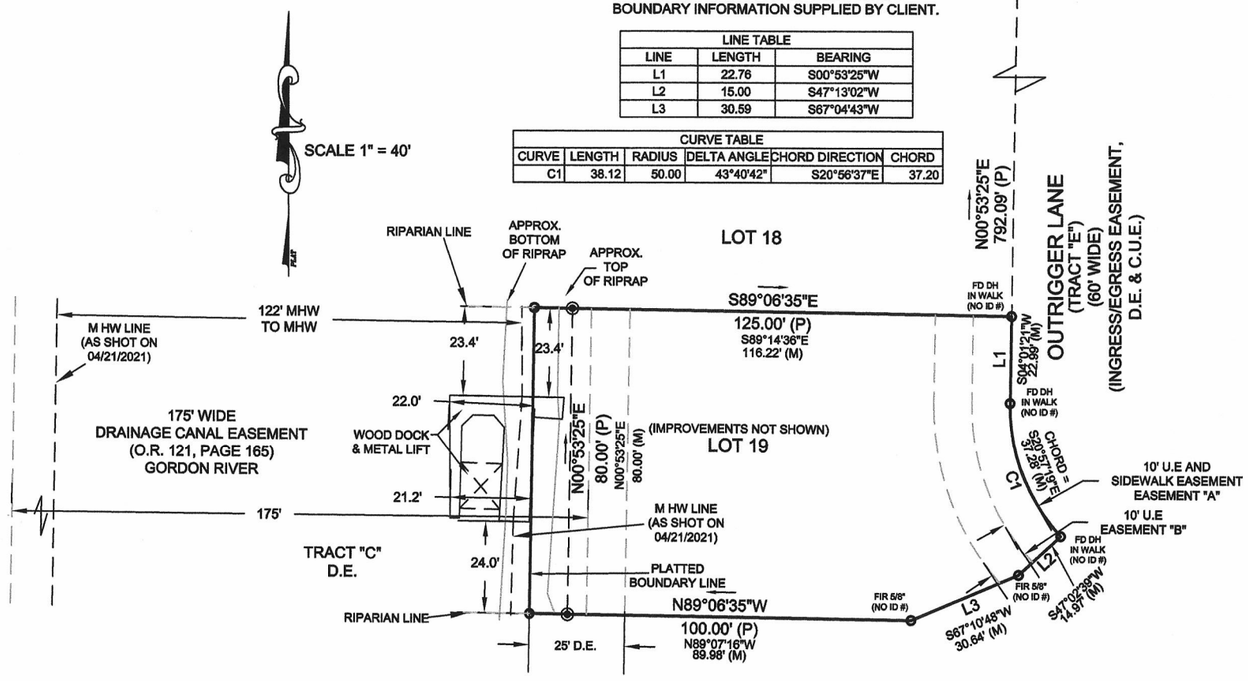
Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln

SHOWN DIMENSIONS TO THE DOCK AREE
TAKEN FROM THE PROPERTY LINE. (MOST RESTRICTIVE)

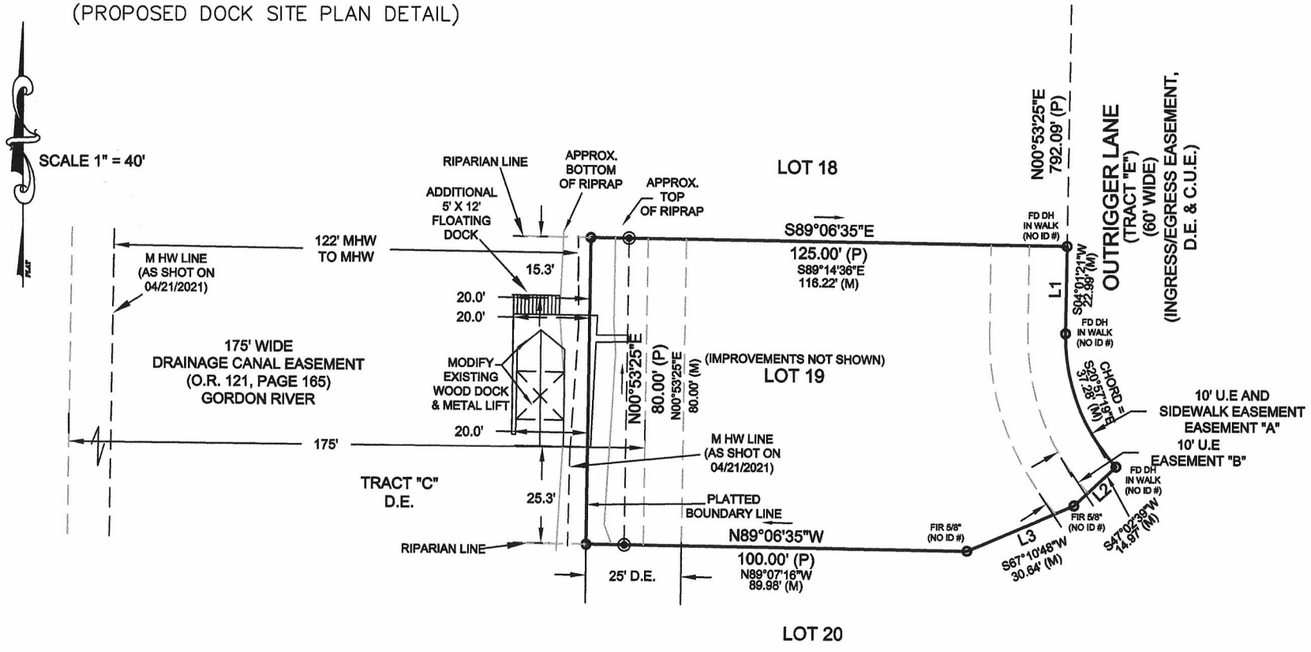
NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



(PROPOSED DOCK SITE PLAN DETAIL)



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY APRIL 21, 2021.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN CONC WALK BETWEEN RES #'S 1635 & 1661 GORDON RIVER LN

8 THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING AND PROPOSED DOCK STRUCTURES WITH RESPECT TO THE PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

REPOSITIONED PROPOSED DOCK
DATE OF REVISION 06-22-2021
REPOSITIONED PROPOSED DOCK
DATE OF REVISION 08-15-2021
REDESIGNED PROPOSED DOCK/FLOAT
DATE OF REVISION 12-21-2021

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
(W) = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
(S) = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

COLLIER SEAWALL & DOCK LLC

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 12/21/2021
DATE OF FIELD SURVEY 04-21-2021

LB #7112
PSM # 6004

C.G.S.
Court Gregory Surveying, Inc
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 12/21/2021
Job # EN10219Mr3
Fb

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD2021062611701 PERMIT TYPE: MR
ISSUED: 08-30-21 BY: APPLIED DATE: 06-02-21 APPROVAL DATE: 08-24-21
MASTER #: COA:

JOB ADDRESS: 1521 Gordon River LN, Single Family, Naples
JOB DESCRIPTION: MODIFY DOCK: REMOVE APPROX 27 SQ FT AND 37 SQ FT OF EXISTING DOCK, INSTALL (1) 16K LIFT AND WHERE THE LIFT IS GOING, 30 SQ FT OF DECKING WILL BE INSTALLED. REINSTALLING EXISTING LIFT TO MODIFY DOCK. EXISTING STAIRS AND SUB PANEL TO REMAIN. TOTAL OVER WATER SQ FT WILL BE 368 WHEN WORK IS DONE

1521 GORDON RIVER LN LOT 19

JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 63770001185 SECTION-TOWNSHIP-RANGE: 35-49-25

OWNER INFORMATION:
FLORIDA 4 FIGS LLC
15224 HIDEAWAY RIDGE ROAD
ROGERS, AR 72758

CONTRACTOR INFORMATION:
COLLIER SEAWALL & DOCK, LLC
919 N COLLIER BLVD
MARCO ISLAND, FL 34145

CERTIFICATE #: C26340 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0221
JOB VALUE: $12,562.90 TOTAL RES SQFT: 0 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: 20' LEFT: 15' RIGHT: 15'
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additiona stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTENI TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Approval of Construction Documents
Building Plan Review & Inspection

2800 N. Horseshoe Dr, Naples, FL 34104 239-252-2400

Collier County Build It! REVIEWED FOR CODE COMPLIANCE

Residential Permits

These electronic documents have been reviewed for Code Compliance by the Building Plan Review & Inspection Division of the Collier County Growth Management Department. The documents are available for download from the GMD Public Portal. These specific documents, listed as "Approved Plans (PR)" on the Portal, must be available for Inspectors to review on the job site in either electronic or paper form as the approved version in accordance with the Florida Building Code Section 107.3.1. Other supporting documents may be required on site as needed to meet code requirements.

Permit Number: PRBD2021062611701

Job Site Address: 1521 Gordon River LN, Single Family, Naples

Permit Description: MODIFY DOCK: REMOVE APPROX 27 SQ FT AND 37 SQ FT OF EXISTING DOCK, INSTALL (1) 16K LIFT AND WHERE THE LIFT IS GOING, 30 SQ FT OF DECKING WILL BE INSTALLED. REINSTALLING EXISTING LIFT TO MODIFY DOCK. EXISTING STAIRS AND SUB PANEL TO REMAIN. TOTAL OVER WATER SQ FT WILL BE 368 WHEN WORK IS DONE

1521 GORDON RIVER LN LOT 19

Permit Issuance Date: 08/30/2021

Document List:

	Portal File Type	Portal File Name
1.	Approved Plans (PR)	Construction Plans (SUB1SPECS - Prepared (Received).pdf)
2.	Approved Plans (PR)	SUB 4 NEW Construction Plans (SUB4 - PLANS.pdf)
3.	Approved Plans (PR)	SUB 4 NEW Conceptual Site Plan (SUB4 - SURVEY.pdf)

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)



CUSTOMER SIGNATURE:

FIGENSKAU - 1521 GORDON RIVER LN. - NAPLES

Collier SEAWALL & DOCK LLC

SHEET NO.

A1

SCALE: 1"=30'-0" | APPROVED BY: | DRAWN BY:KD

DATE: 04/09/2021 | REV:

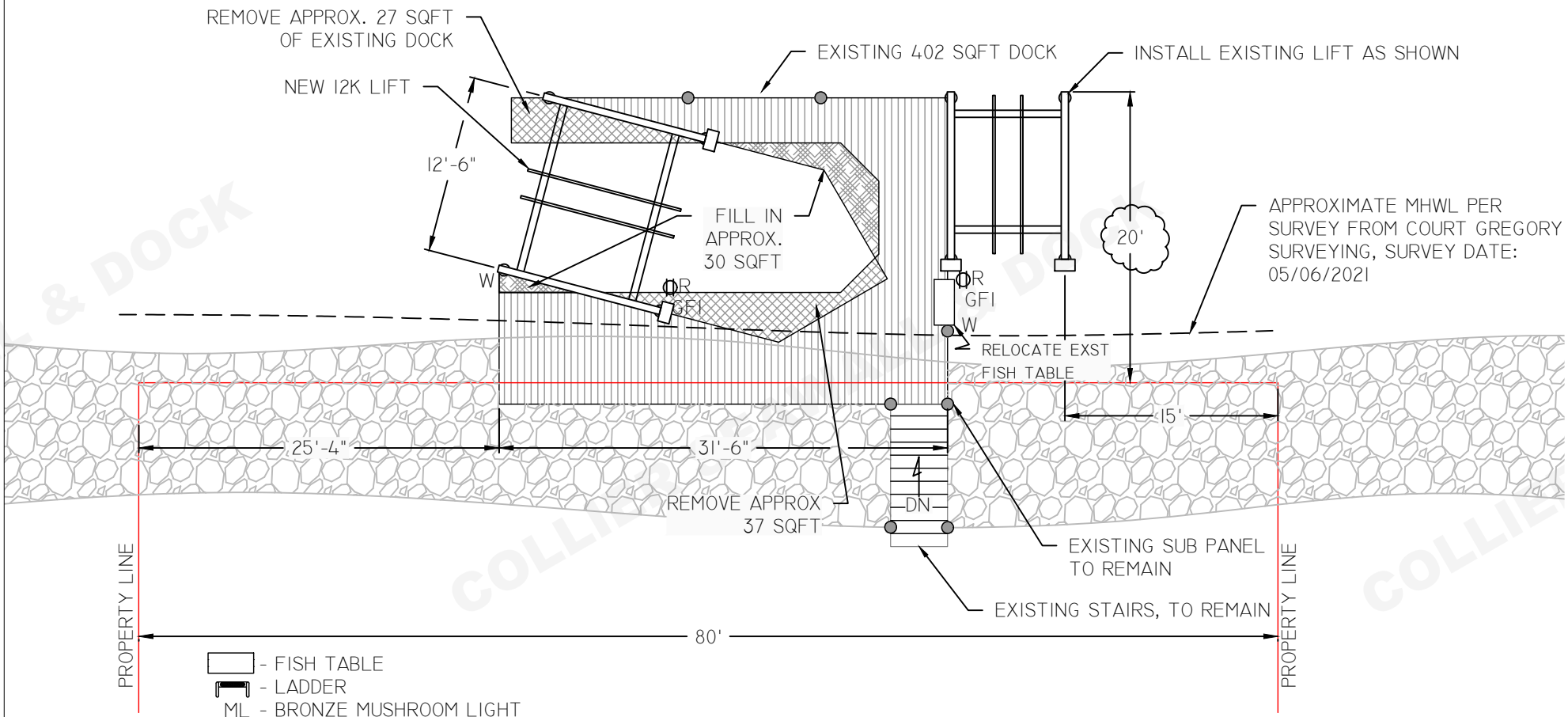
COLLIER SEAWALL & DOCK, LLC

EXISTING COND. - 2019 AERIAL

DRAWING NUMBER:

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln

FINAL OVER WATER STRUCTURE: 368 SQFT



- FISH TABLE
- LADDER
- ML - BRONZE MUSHROOM LIGHT
- LV - LOW VOLTAGE LIGHT
- SL - SNOOK LIGHT
- DEEP GLOW - BLUE
- PC - PHOTO CELL
- $ - SWITCH
- GFI RECEPTACLE
- R - REMOTE
- GFI - GFI BREAKER
- W - WATER SPIGOT
- 10" "S" CLEAT
- BUMPER
- SHORE POWER

CUSTOMER SIGNATURE:

FIGENSKAU - 1521 GORDON RIVER LN. - NAPLES

Collier SEAWALL & DOCK LLC

SHEET NO.

A2

SCALE: 3/32"=1'-0" | APPROVED BY: | DRAWN BY:KD

DATE: 02/24/2021 | REV: 08/09/2021

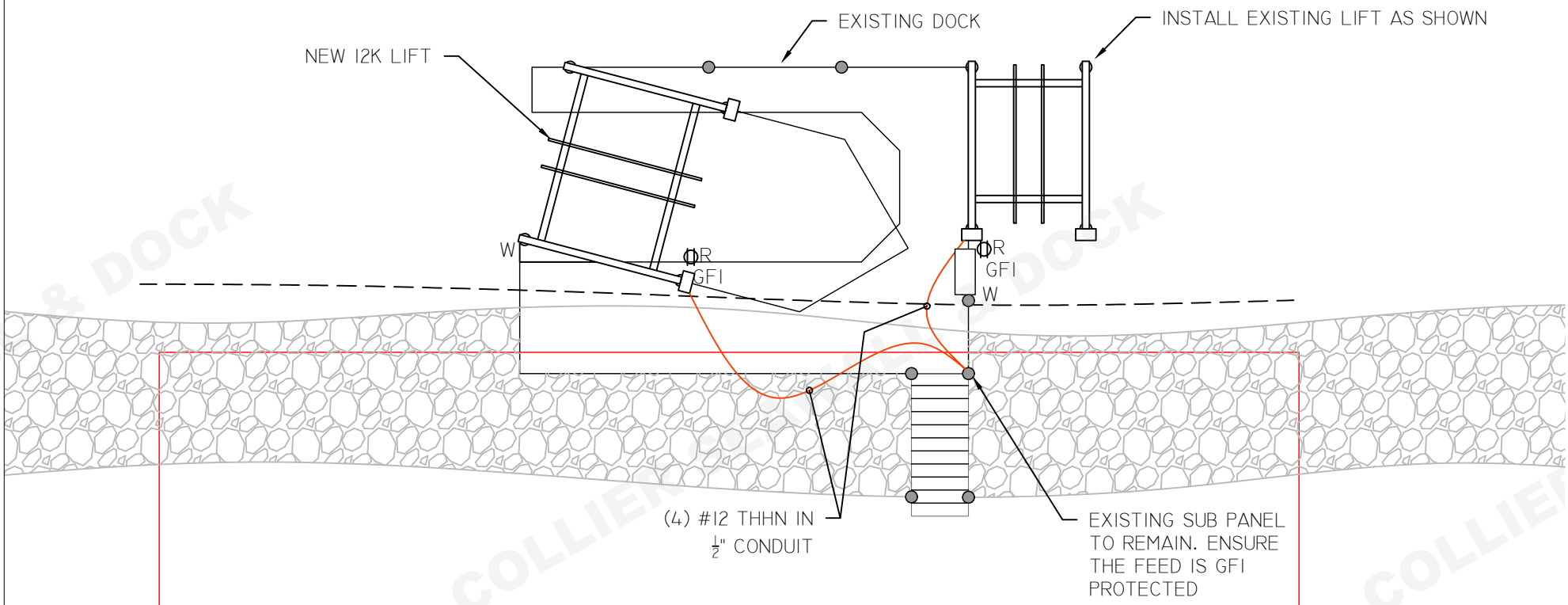
COLLIER SEAWALL & DOCK, LLC

PROPOSED DESIGN

DRAWING NUMBER:

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln

NOTE:
<> ALL OVERCURRENT PROTECTION DEVICES TO HAVE A MINIMUM OF 30mA GFCI PROTECTION



- FISH TABLE
- LADDER
ML - BRONZE MUSHROOM LIGHT
LV - LOW VOLTAGE LIGHT
SL - SNOOK LIGHT
- DEEP GLOW - BLUE
PC - PHOTO CELL
$ - SWITCH
- GFI RECEPTACLE
R - REMOTE
GFI - GFI BREAKER
W - WATER SPIGOT
- 10" "S" CLEAT
- BUMPER
- SHORE POWER

CUSTOMER SIGNATURE:

FIGENSKAU - 1521 GORDON RIVER LN. - NAPLES

Collier SEAWALL & DOCK LLC

SHEET NO.
A3

SCALE: 3/32"=1'-0" | APPROVED BY: | DRAWN BY:KD
DATE: 04/09/2021 | REV:

COLLIER SEAWALL & DOCK, LLC

ELECTRICAL DESIGN

DRAWING NUMBER:

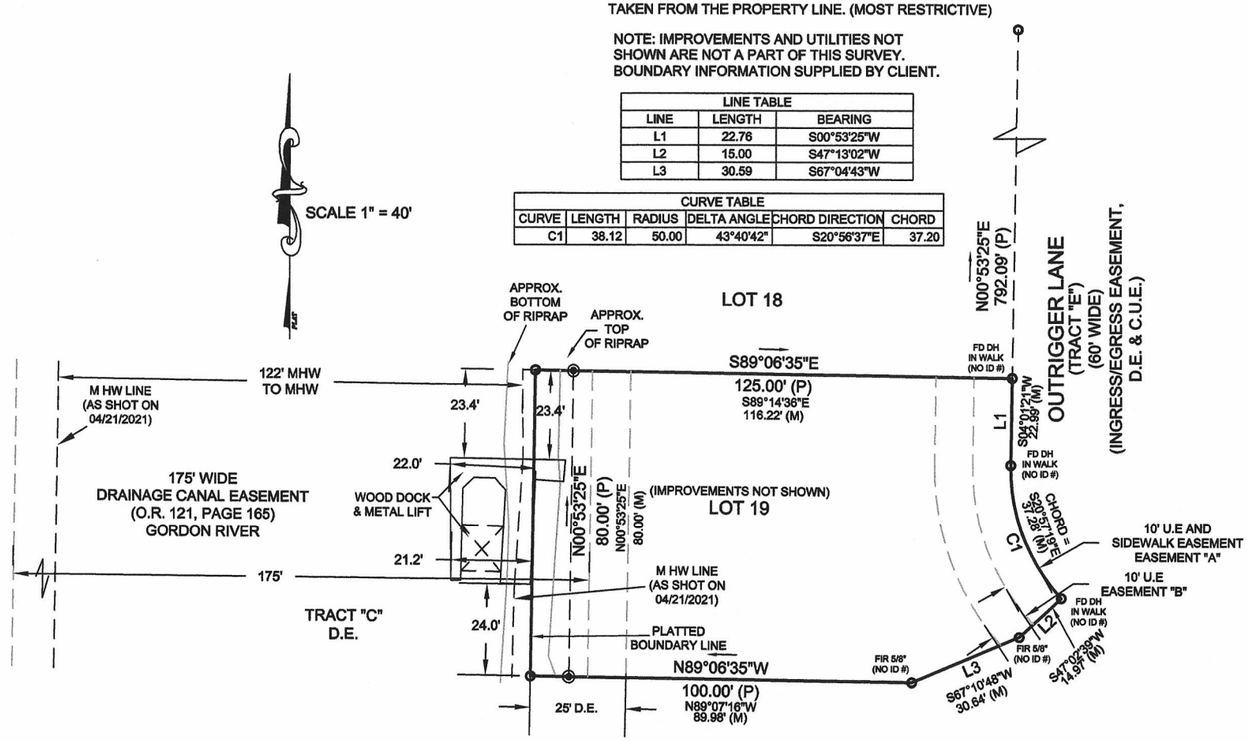
Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln

SHOWN DIMENSIONS TO THE DOCK AREE
TAKEN FROM THE PROPERTY LINE. (MOST RESTRICTIVE)

NOTE: IMPROVEMENTS AND UTILITIES NOT
SHOWN ARE NOT A PART OF THIS SURVEY.
BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY APRIL 21, 2021.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN CONC WALK BETWEEN RES #'S 1635 & 1661 GORDON RIVER LN

8 THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING AND PROPOSED DOCK STRUCTURES WITH RESPECT TO THE PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO
DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

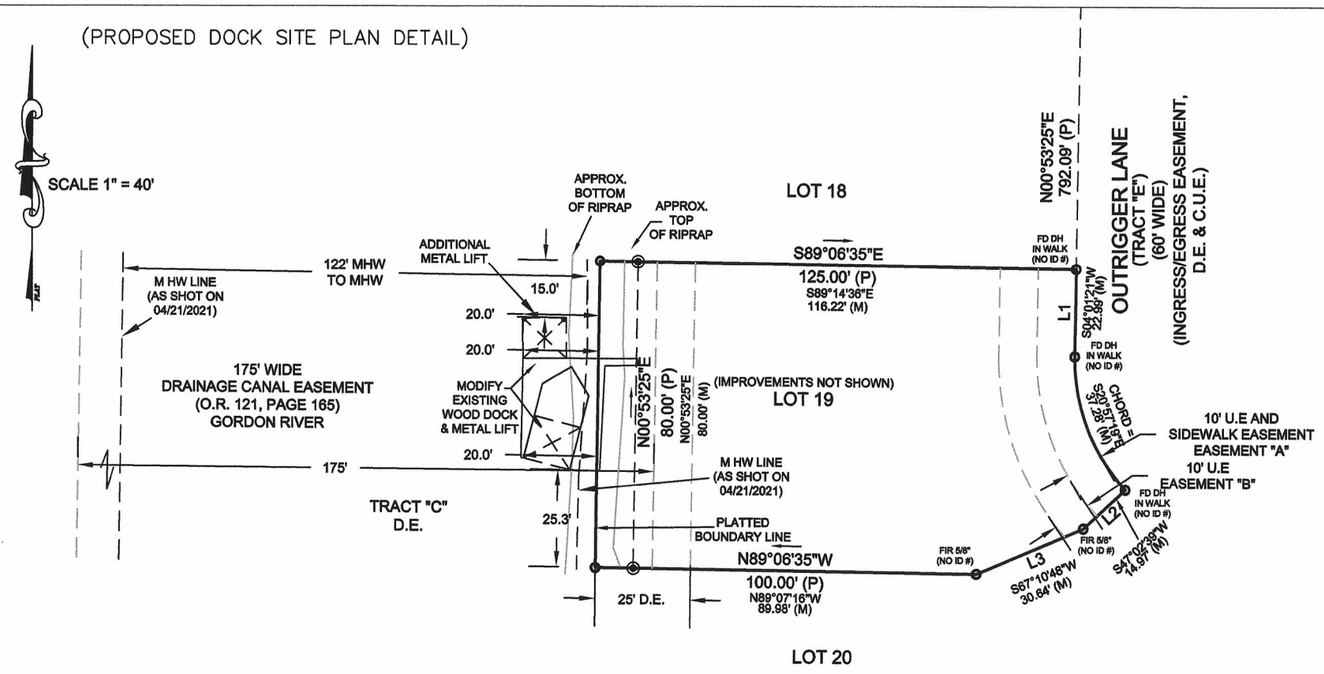
CERTIFY TO:

COLLIER SEAWALL & DOCK LLC

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONA LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIO 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OI FREEDOM OF ENCUMBRANCES.

REPOSITIONED PROPOSED DOCK
DATE OF REVISION 06-22-2021
REPOSITIONED PROPOSED DOCK
DATE OF REVISION 08-15-2021

(PROPOSED DOCK SITE PLAN DETAIL)



LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
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FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
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WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
S = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
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LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 08/15/2021
DATE OF FIELD SURVEY 04-21-2021

LB #7112
PSM # 6004

C.G.S.

Court Gregory Surveying, Inc
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 08/15/2021
Job # EN10219Mr2
Fb EN1-6 Pg 69

Attachment: Attachment D - PRBD20210626117 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
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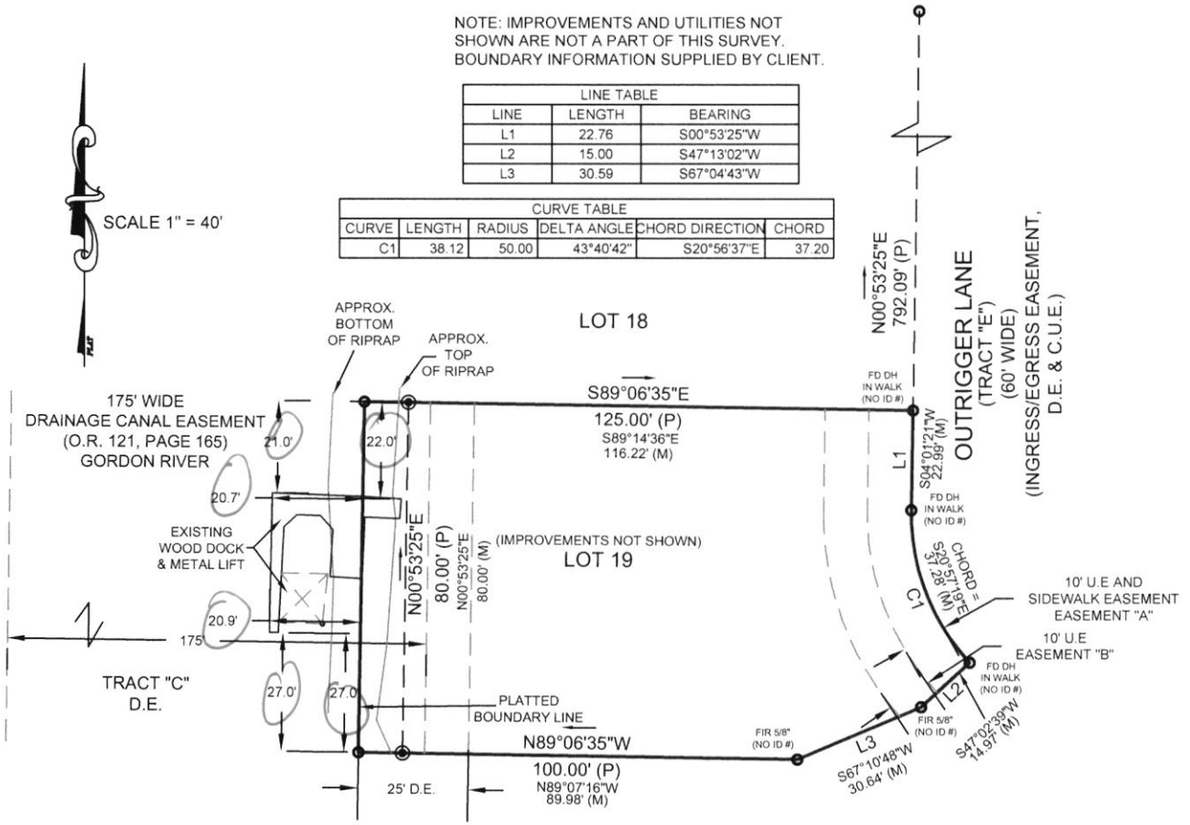


SET BACKS OK
INITIALS

JAN 11 2013

Collier County Bldg. Rev. & Permitting

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.
2. IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
3. SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.
4. DATE OF FIELD SURVEY NOVEMBER 20, 2012.
5. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: N/A
8. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE NOT NECESSARILY SHOWN ON THIS SURVEY MAP.
9. SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO DATED: BASE ELEVATION DETERMINED AT N/A
10. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.
12. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK ADDITION WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

(DOCK IMPROVEMENT ONLY)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:
DUANE THOMAS MARINECONSTRUCTION

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED
COURT H. GREGORY PSM #6004
DATE 01/08/13
DATE OF FIELD SURVEY 11-20-2012

LB #7112
PSM # 6004

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
(239)643-7856 fax
(239)272-3707 cell

Date 01/08/2013
Job # EN10176A
Fb EN1-5 Pg 30

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued persuant to the requirments 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: 2001080650 CO NBR: 443005 STATUS: ISSUED

CO TYPE: COMP ISSUED DATE: January 11, 2013

ADDRESS: 1521 GORDON RIVER LN

SUBDIVISION: 1302 Nature Pointe

LOT: 19 BLOCK: T.R.S.:

SLUC CODE: 0 UTILITY COMPANY:

JOB DESC: DOCK AND LIFT SEP ELEC NUMBER OF METERS:

OWNER: VENABLE, CHARLES M
LUTZ, LAUREL A
4783 EUROPA DR
NAPLES
FL 341055643

LEGAL DESCRIPTION

NATURE POINTE LOT 19

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate of prior date.

SCANNED

BY _____

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Section 1

Scanned
8/30/01

Application

Permit No: 20010806650

This section includes:

1. Applications
2. _____
3. _____
4. _____
5. _____
6. _____

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY GOVERNMENT

EXPRESS PERMIT NO. 20010806[illegible]

APPLICATION FOR BUILDING PERMIT

COLLIER COUNTY, FLORIDA 941-403-2400

Property I.D.: _____ **Application Date:** ___/___/___ **Approved Date:** 8/9/01 **CSA** KB

_____ALRF Aluminum Roof Over	_____FSUP Fire Suppression System	_____SCWR Screen Room/WoodRoof
_____AWNG Awnings - Residential	_____FNCE Fence	_____SDNG Siding/Vinyl/Aluminum/Wood
_____CHKE Chickee - S/F	_____GDWD Sliding Glass Doors/Windows	_____SEWL Seawall/Rip-rap/New/Repairs-Eng. Req.
_____CLST Combustible Liquid Storage Tank	_____INPT Residential Interior Partition	_____SHED S/F Storage Shed
_____CRPT Carport/Wood/Aluminum/CBS	_____IRRG Lawn Sprinkler System	_____SHRF Shingle/Composite Roofing
_____CTLR Temp. Construction Trailer	_____LPGP Propane Gas Piping ONLY	_____SHTC Shutters - Commercial
_____DECK Wood Deck	_____LPGT Propane Gas Tank System	_____SHTR Shutters - Residential
_____DEMO Demolition	_____MNEL Minor Electrical Work	_____SLAB Concrete Slab
_____DOCK Dock & Davits	_____PLAL Plumbing Repairs/Alterations	_____SLRH Solar Heating System
_____EXHD Exhaust Hood System	_____PLNC Pilings - Commercial	_____SPTK Septic Tank Installation/Repair
_____EXWL Exterior Wall Alteration	_____PLNG Pilings - Residential	_____SWRT Sewer Tap
_____FALR Fire Alarm System	_____POOL S/F Swimming Pool/Spa	_____TENT Tent Erection
_____FPMP Fire Pump System	_____PRMV Pre-moving Inspection	_____TLRF Tile Roofing
_____FRPF Fireproofing	_____REAC A/C Replacement	_____TPOL Electrical Service
_____FRWL Fire Barrier Wall	_____REFR Refrigeration	_____UGFS U/G Pvt Fire Service/Wtr Main
_____FSPK Fire Sprinkler System	_____SCCG Screen Enclosure/Screen Roof	_____BCOT Commercial Other
_____FSPS Fire Standpipe System	_____SCPR Screen Room/Pan Roof	_____BROT Residential Other

RESIDENTIAL - USE / OCC CODE

_____998 - Express Residential Other
Specify: _____

_____328 - Other Residential Buildings
Shed / Carport 1 & 2 Family
Sq/Ft _____

__X__329 - Structures other than buildings : Fence/Dock/Seawall/Pool - Ext Barrier__Fence__Screen/Int. Barrier__Alarm__Fence__Cover
Sq/Ft 450 By: _____
Specify: Dock & Lift

NON-RESIDENTIAL - USE / OCC CODE

_____999 - Express Non-Residential Other
Specify: _____

_____528 - Other Non-Residential Buildings
Cooler / Freezer / Shed
Specify: _____

_____529 - Structures other than Buildings
Fence / Dish / Seawall / Tank / Tower / Roof Structure
Specify: 165137

Applicant: Jam Boatlift & Repair Inc.
Address: 4936 22nd Ave S.W.
City: Naples State: FL Zip: 34116
Job Representative: Jeff Maroon
Phone Number: (941) 353-7326
Contracted Value of Construction/Improvement $ 8000.00

CONSTRUCTION ADDRESS: 1521 Outrigger Ln.
Nature Pointe Lot 19 Gordon River Ln.
Subdivision: _____
Section: 35 Township: 49 Range: 25
Block: _____ Lot/Parcel: 19 Unit: _____ Tract: ____
General Location: 1 2 3 4 5 6 7 8 9 10 11 12 13

Property Owner of Record: Charles M Venable
Address: 1521 Outrigger Ln.
City: Naples State: FL Zip: 34104
Phone Number: (941) 263-3153

Zoning: PUD T.A.Z. 112/391/AE-8
Setbacks - Front _____ Rear 10 L.Side 15 R.Side 15

X 99 Notice of Commencement	___129 Seawall/Engr. Cert.	___501 Electric Rough
___100 Footings	___133 Monolithic Slab	___502 Final Electrical
___101 Pile Caps	___134 Final Roofing	___503 Service Change
___102 Grade Beam	___200 Plumbing Rough	___506 Underground Elect.
___103 Slab	___201 Tubset	___618 Final Fire
___104 Tie Beam	___203 Sewer Tap	___619 Pollution Control
___107 Sheathing Metal Fascia	___204 Final Plumbing	___700 Pool Steel & Ground
___108 Framing	___205 Irrigation	___701 Final Pool
___110 Tie Down	___300 Mechanical Rough A/C	___702 Pool Deck
___111 Roofing in Progress	___301 Final Mechanical	___800 Right-of-Way
X 115 Final Building	___400 Rough Gas	___801 Site Drainage
X 122 Spot Survey - 10 Days	___401 Final Gas	___803 Parking

REVIEWED FOR CODE COMPLIANCE COUNTY DEPTS.

	Initial	Date	Fee
Zoning / Building	KB	8/9	$ 50.00
Electric			$
Engineering			$
Fire Plan Review			$
Fire Inspection			$
Data Conversion			$ 3.00
BCAI			$
TOTAL PERMIT FEE			$ 75.00

WARNING - WORK IN COUNTY RIGHT-OF-WAY

This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right-of-way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from Project Review Services. (941-643-8471)

OWNER-BUILDER DISCLOSURE STATEMENT
(Disregard if Applicant is not an Owner-Builder)

State Law and Collier County Ordinance requires construction to be done by licensed contractors. If you are applying for a permit under an exemption to that law, the exemption allows you, as the owner of the property, to act as your own contractor even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family or two-family residence or a farm building. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease a building you have built yourself within one (1) year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exception. Moreover, an owner-builder applying for, or receiving more than one (1) building permit for the construction of a one-family or two-family dwelling in any three year period shall be prima facie evidence of building/contracting without a license which is a violation of the Collier County Code. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. Any person working on your building who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this County, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Applicants Name/Company Jam Boatlift & Repair Certificate # 20179
State Registration No. (if Contractor) _____
Social Security No. (If Owner-builder) _____
Address 4936 22nd Ave. S.W. City Naples State FL Zip 34116 Phone 353-7326

Applicant's Signature (must be notarized) _____
Date 8/9/01

State of Florida, County of Collier,
This building permit application was subscribed before me this 9 day of Aug, 20 01
by Jeffrey Maroon, who is personally known to me or produced FM-650-425-65-341-0 as identification, and who stated upon oath or affirmation (circle one) that he/she has read this building permit application, that the information and statements in this building permit application are true to the best of his/her knowledge, and that the work to be done is authorized by the owner.

Karen S. Green
Notary Public

Karen S. Green
printed, typed, or stamped

OFFICIAL NOTARY SEAL
KAREN S GREEN
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC946556
MY COMMISSION EXP. JUNE 18,2004

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

DOCKS

30 June 2000

Amendment to Land Development Code Section 2.6.21 (Dock Facilities)

On 14 June 2000 the BCC approved an amendment to this section of the Code which will allow more reasonable use of narrower waterways. Under the previous Code, docks on waterways *less* than 100 feet in width required a boat dock extension to go out more than 5 feet into the waterway, and docks on waterways *less* than 70 feet wide could not go out more than 5 feet at all. The amendment will allow docks on waterways *less* than 100 feet in width to go out to **25% of the width of the waterway or 20 feet, whichever is less**. No boat dock extension is required, only the appropriate building permit(s). A boat dock extension may be applied for to go out more than 20 feet, but the total protrusion may never exceed 25% of the width of the waterway. There is no change for docks on waterways *greater* than 100 feet in width: an extension is still required in order to build a dock going out more than 20 feet.

The definition of "dock facility" has also been amended to include the moored vessel as part of the facility. This means that the vessel may not protrude into the waterway beyond the established limit, or encroach into the required side setbacks.

.....

Applicants should provide the following information with their building permit applications for all docks on waterways less than 100 feet in width. *Remember, when the waterway width is shown on a plat, that platted width must be used.*

Width of waterway: ~~150~~ 175 feet, as measured by County

Protrusion of dock into waterway: 20 feet, which is 12 % of the width of the waterway

Waterfront length (waterfrontage) of the property: 80 feet

Setbacks from side property lines: 24' ea feet

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Section 3

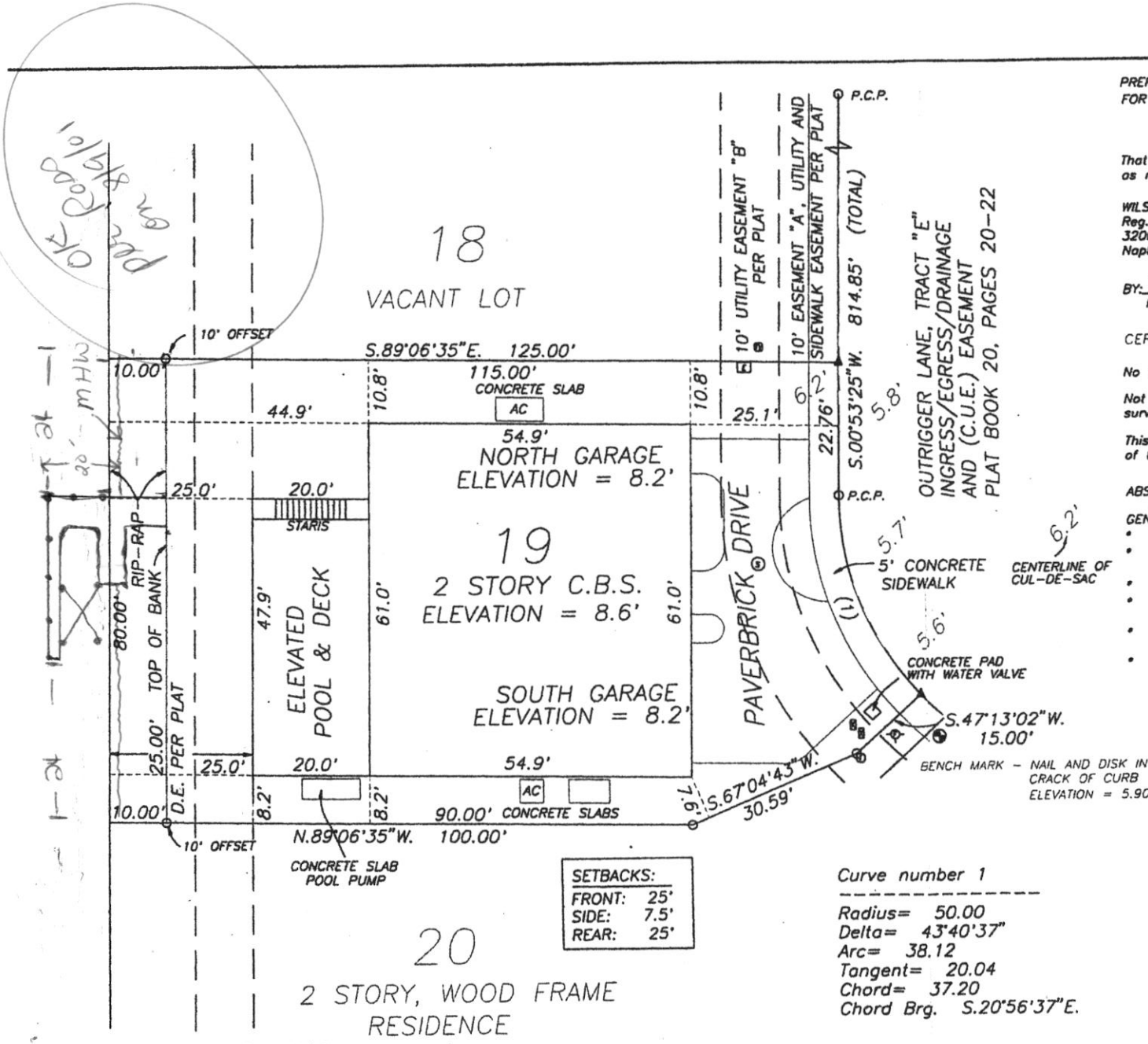
Building Plans

Permit No: 20010806650

This section includes:

a. Architectural Plans

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)



PREPARED FOR: CHARLES M. VENABLE AND LAUREL A. LUTZ
FOR THE BENEFIT OF: CHARLES M. VENABLE AND LAUREL A. L
GULFCOAST NATIONAL BANK
WILLIAM SCHWEIKHARDT, P.A.
ATTORNEYS' TITLE INSURANCE FUND, IN

That we have performed a Boundary Survey of Lot 19 of Na as recorded in Plat Book 20, page 20-22, Collier County, Fl

WILSON, MILLER, BARTON & PEEK, INC.
Reg. Engineers and Land Surveyors
3200 Bailey Lane, Suite 200, (941) 263-6408
Naples, Florida 34105

BY: Marcus L Ber
Marcus L. Berman, Professional Surveyor and Mapper LS#

CERTIFICATE OF AUTHORIZATION # LB-43

No other person or entity may rely on this survey.

Not valid without the signature and the original raised seal o surveyor and mapper.

This Map of Boundary Survey is only for the purpose as desi of title, zoning, easements or freedom of encumbrances.

ABSTRACT NOT REVIEWED.

GENERAL NOTES:

- Dimensions are in feet and decimals thereof.
- Bearings are based on the westerly right-of-way line of of Nature Pointe, Plat Book 20 pages 20-22, being Nor
- Elevations are based on National Geodetic Vertical Datum
- Unless a comparison is made, measured bearings and d with plat values.
- Lines shown outside of the land described are for refere

- ABBREVIATIONS
  P.C.P. = Permanent Control Point
  P.R.M. = Permanent Reference Monument
  R.O.W = Right-of-Way
  U.E. = Utility Easement, D.E. = Drainage Easement
  F.P.L = Florida Power & Light Company
  U.T.S. = United Telephone Company
  ● S.I.P = Set 5/8" iron pin with cap stamped LB-43
  ○ F.I.P. = Found Iron Pin
  ■ S.C.M. = Set 4"x4" concrete monument 24" long s
  □ F.C.M. = Found concrete monument
  ▲ S.D.H. = Set drill hole
  E.O.P. = Edge of Pavement
  B.O.C. = Back of Curb
  T.O.B. = Top of Bank
  O.H.W = Overhead Wires, P.P. = Power Pole, L.P. = Li
  M.H. = Man Hole, F.H. = Fire Hydrant, C.B. = Catch B
  Tele. = Telephone
  P.K. Nail = Parker Kylon Nail
  B.M = Bench Mark
  P.V.C. = Play Vinyl Chloride
  Ⓣ United Telephone Service Riser
  Ⓦ Water Meter
  Fire Hydrant
  Ⓢ Sanitary Clean Out
  Ⓒ Cable Television Riser
  Ⓔ Electric Box
  Bench Mark

Apr 12, 2000 - 09:18:26

3) ADDED FINAL SURVEY, MLB/264
2) REVISED CERTIFICATION, MLB, 9-2-99
1) ADDED SLAB SURVEY, L-2413/53, BES/925, 8-17-99
VISIONS:

TY	INITIALS	EMP. NO.	MO.	DAY	YR.
ARCH:					
WORK/CREW CHIEF					
TED:	BES	925	7	23	98
KED BY:	MLB	264	7	23	98

APPROVED:

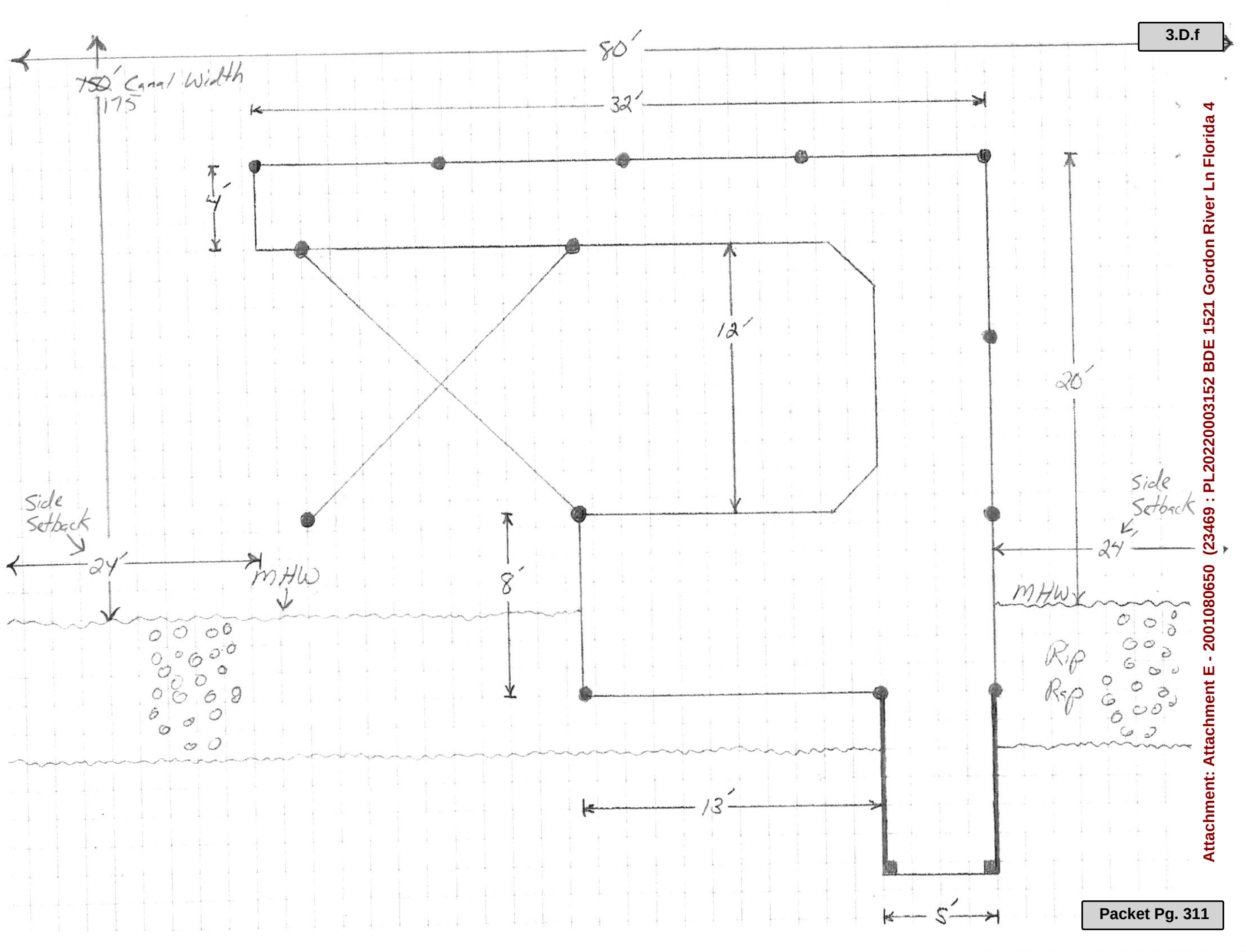
MARCUS L. BERMAN, PSM 5086

WILSON MILLER
PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,
SURVEYORS, LANDSCAPE ARCHITECTS & CONSTRUCTION MANAGERS
WILSON, MILLER, BARTON & PEEK, INC.
3200 Bailey Lane, Suite 200 Naples, Florida 34105 Phone (941) 649-4040 Fax (941) 643-5716

DATE: 7-23-98
SCALE: 1" =20'
CROSS REFERENCE

CLIENT: CHARLES M. V
DESCRIPTION: MAP OF LOT 19 NATURE P PLAT BOOK 20 COLLIER COUN

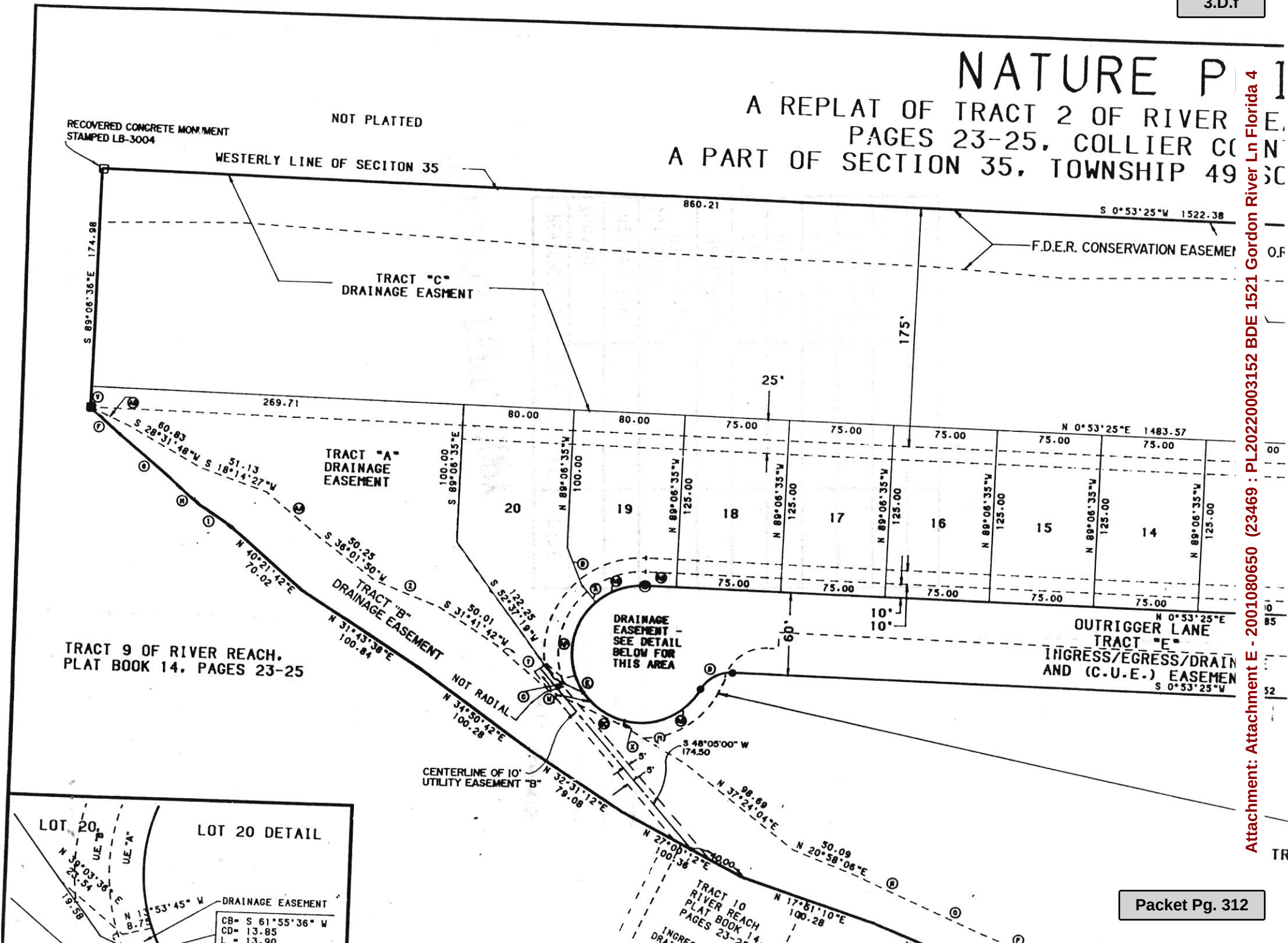
Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4



Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4

NATURE P

A REPLAT OF TRACT 2 OF RIVER E
PAGES 23-25, COLLIER C
A PART OF SECTION 35, TOWNSHIP 49



Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4

2001080650

BUILDING DEPT. COPY

REVIEWED FOR CODE COMPLIANCE		DATE
Zoning	RB	8/9/01
Engineering		
Building Electrical		
Mechanical		
Gas		
Plumbing		
Structural		
Fire Prev.		
Health		
Utilities		

SETBACK REQUIREMENTS

SIDE 15

FRONT

REAR 20

Attachment: Attachment E - 2001080650 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD2013010085701** PERMIT TYPE: MR
ISSUED: BY: APPLIED DATE: 01-14-13 APPROVAL DATE: 01-22-13
MASTER #: COA:

JOB ADDRESS: 1521 Gordon River LN
JOB DESCRIPTION: PILINGS FRAMING, DECKING (DOCK ADDITION) JOB PHONE:
1521 GORDON RIVER LANE

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 63770001185 SECTION-TOWNSHIP-RANGE: 35-49-25

OWNER INFORMATION:
PURCELL, RONALD T & STACEY R
1521 GORDON RIVER LN
NAPLES , FL 34104-

CONTRACTOR INFORMATION:
Duane Thomas Marine Construction LLC
296 ROCKHILL CT
MARCO ISLAND, FL 34145--

CERTIFICATE #: C24326 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0207
JOB VALUE: $8,900.00 TOTAL RES SQFT: 0 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: 20 LEFT: 15 RIGHT: 15
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additiona stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

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

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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: PRBD2013010085701 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: March 20, 2013

ADDRESS: 1521 Gordon River LN

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: PILINGS FRAMING, DECKING (DOCK ADDITION) 1521 GORDON RIVER LANE
NUMBER OF METERS:

OWNER: PURCELL, RONALD T & STACEY R

LEGAL DESCRIPTION

NATURE POINTE LOT 19

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 F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

BUILDING PERMIT APPLICATION

Collier County

Growth Management Division, Planning and Regulation
2800 N. Horseshoe Drive, Naples Florida 34104 * 239-252-5250

Please fold plans with the plain side out. Ensure documents are stapled inside each set of plans.

☑ Residential 1 or 2 Units ☐ Residential 3 or more Units ☐ Commercial ☐ Walk Through

Permit No. PRBd 20130100857

JOB LOCATION

Folio 63770001185
Job Address 1521 Gordon River Ln.
Owner Ronald and Stacey Purcell
Owners Phone No. 239-776-2109
Lot Nature Pointe Block 19 Unit
Subdivision NATURE POINTE
Twnshp 49 Range 25 Section 35
SDP COA
FEMA: BFE: Zone:

CONTRACTOR INFORMATION

State Cert No. Collier County #: 24326
Company Name Duane Thomas Marine Construction, LLC
Qualifier Name Duane Thomas
Contact Name Duane Thomas
Address 296 Rockhill Ct.
City Marco Island State FL Zip 34145
Phone (239) 642 - 0116
Fax (239) 642 - 4271
E-Mail Address duanethomasjr@comcast.net

TYPE OF IMPROVEMENTS

☐ New Construction
☑ Marine
☐ Addition
☐ Mechanical
☐ Alteration
☐ Mobile Home
☐ Convenience Book
☐ Plumbing
☐ Demo
☐ Electric from House

☐ Doors/Windows
☐ Re-Roof
☐ Electric/Low Voltage
☐ Screen Enclosure
☐ Fence
☐ Shutter
☐ Fire
☐ Sign/Flagpole
☐ Gas
☐ Solar
☐ Pool

SUB CONTRACTORS REQUIRED

☐ Electrical
☐ Low Voltage
☐ Mechanical
☐ Plumbing
☐ Roofing
☐ Septic
☐ Shutters

CONSTRUCTION TYPE

☐ Non-Sprinkled
☐ Sprinkled
☐ I A ☐ I B
☐ II A ☐ II B
☐ III A ☐ III B
☐ IV A ☐ IV B
☐ V A ☐ V B
Occupancy Classification

COMMERICAL PROJECT INFORMATION

Description of Work:
Floors # Units # Fixtures
Tons Cost of Job
Interior Sq Ft Exterior Sq Ft Total Area
SDP: COA:
Code Case:
☐ Permit by Affidavit ☐ Private Provider

RESIDENTIAL PROJECT INFORMATION

Description of Work: pilings, framing, decking (dock addition)
Stories # Units Cost of Job $8,900
Bedrooms # Baths # Tons
Living Sq Ft Non-Living Sq Ft 112 Total Area
SDP: COA:
Code Case:
☐ Permit by Affidavit ☐ Private Provider

UTILITIES

SEWAGE	WATER SUPPLY
☐ Septic	☐ Well
☐ Ave Maria	☐ Ave Maria
☐ City of Naples	☐ City of Naples
☐ Collier County	☐ Collier County
☐ Golden Gate City	☐ Golden Gate City
☐ Immokalee	☐ Immokalee
☐ Orange Tree	☐ Orange Tree
☐ Other	☐ Other

DESIGN PROFESSIONAL INFORMATION

Name
Address
City State Zip
Phone

July 1, 2011 (For Use By County Staff) PMR Date: 1-22-13 Days Review: 5 #of Sets 2

House 1999072151 Dock 200108060

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

ACKNOWLEDGEMENT OF COLLIER COUNTY REGULATIONS

Per Florida Statutes 713.135 a Notice of Commencement (NOC) is required for construction of improvements totaling more than $2,500, with certain exceptions. For A/C Replacements a notice of commencement is required for improvements more than $7,500.
The applicant shall file with the issuing authority prior to the first inspection either a certified copy of the recorded NOC or a notarized statement that the NOC has been filed for recording, along with a copy thereof.
In order to comply with the state requirement, permits will be placed in inspection hold until proof of the NOC is filed with the building permitting and inspection department. The issuing authority shall not perform or approve subsequent inspections until the applicant files by mail, facsimile, hand delivery, email or any other means such certified copy with the issuing authority.

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

The approved permit and/or permit application expires if not commenced within six (6) months from the date of issuance. The permit or application fee will be four times the amount of the permit fee, if work is started without an approved permit. The *permittee further understands that only licensed contractors may be employed and that the structure will not be used or occupied* until a certificate of occupancy is issued. By signing this permit application, I agree that I have been retained by the owner/permittee to provide contracting services for the trade for which I am listed. Furthermore, it is my responsibility to notify the Customer Service section of the Building Review and Permitting Department should I no longer be the contractor responsible for providing said contracting services. I further agree that I understand that the review and issuing of this permit does not exempt me from complying with all County Codes and Ordinances. It is further understood that the property owner/permittee is the owner of the permit.

WARNING OF POSSIBLE DEED RESTRICTIONS

THE LAND SUBJECT TO THIS PERMIT MAY BE SUBJECT TO DEED, AND OTHER RESTRICTIONS THAT MAY LIMIT OR IMPAIR THE LANDOWNER'S RIGHTS. COLLIER COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF THESE RESTRICTIONS, NOR ARE COLLIER COUNTY EMPLOYEES AUTHORIZED TO PROVIDE LEGAL OR BUSINESS ADVICE TO THE PUBLIC RELATIVE TO THESE RESTRICTIONS. THE LANDOWNER OR ANY APPLICANT ACTING ON BEHALF OF THE LANDOWNER IS CAUTIONED TO SEE PROFESSIONAL ADVICE.

WARNING ON WORK IN COUNTY RIGHT-OF-WAYS

This permit does not authorize construction or installation of any structure or utility, above or below ground, within any right- of-way or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systems, landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separate permit for that purpose must be obtained from Transportation/ROW Permits and Inspections (239) 252-5767.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management district, state agencies, or federal agencies.

CONVENIENCE BOOKS

A convenience book can be purchased for air conditioning, water heaters, or residential garage doors (size for size). They may not be used for work having a value of over $5000. They are not valid for work in the Right of Way. A separate ROW permit must be obtained. Reapplications are allowed for convenience permits. The permit must be completely filled out by you prior to commencing the work, and the job-site copy posted at the electric meter. It is your responsibility to ensure the documents are posted correctly and securely. Inspections must be called for within 24 hours of work completion. A permit is not required for a water heater under 52 gallons for a single family detached house only. Residential garage doors need NOA or Florida Product Approval. Approval numbers must be written on the convenience permit. Approval must be on the job site with the copy of the permit. Convenience permits can be delivered or faxed to the office at (239) – 252-3990.

Company Name: DUANE THOMAS MARINE State License#: 24326

Qualifier's Name Duane Thomas Qualifier's Signature X

State of Florida, County of Collier

Sworn to (or affirmed) and subscribed before me this 11 / May / 2012

Who is personally known ✓ OR Produced ID____

Type of ID _____

Notary Public Name Stephanie Dominguez (SEAL)

Notary Public Signature S. Dominguez

STEPHANIE DOMINGUEZ
Notary Public - State of Florida
My Comm. Expires Sep 28, 2015
Commission # EE 134196

6/6/2011

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

1521 Gordon River Ln.



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Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
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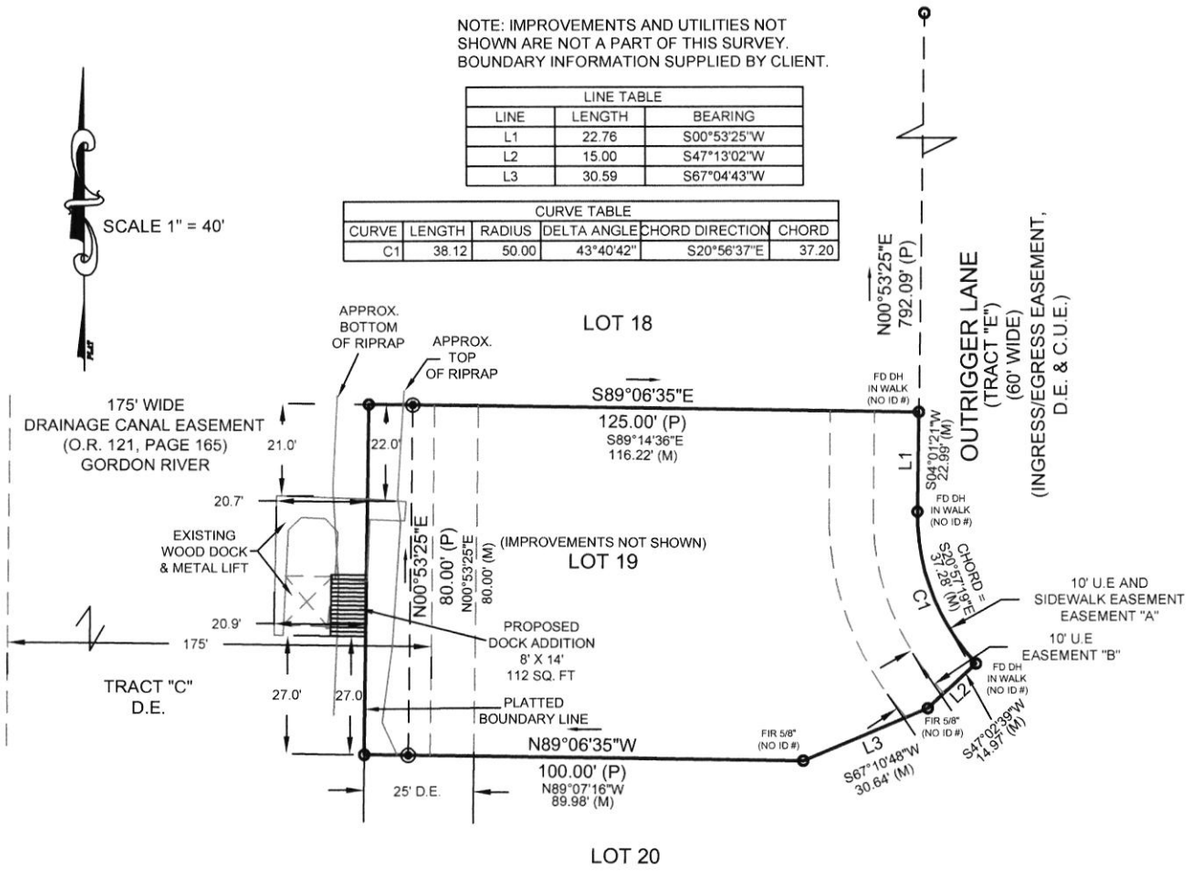

NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY NOVEMBER 20, 2012.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: N/A

8.ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE NOT NECESSARILY SHOWN ON THIS SURVEY MAP.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

12. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK ADDITION WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
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FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
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DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY

(SITE PLAN DOCK ADDITION)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

DUANE THOMAS MARINE

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED
COURT H. GREGORY PSM #6004
DATE 11/30/12
DATE OF FIELD SURVEY 11-20-2012

LB #7112
PSM # 6004

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
(239)643-7856 fax
(239)272-3707 cell

Date 11/30/2012
Job # EN10176B
Fb EN1-5 Pg 30

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

Parcel No.	63770001185	Site Adr.	1521 GORDON RIVER LN

Name / Address	PURCELL, RONALD T=& STACEY R
	1521 GORDON RIVER LN

City	NAPLES	State	FL	Zip	34104

Change of Address Form

Map No.	Strap No.	Section	Township	Range	Acres *Acreage
4A35	519400 19 4A35	35	49	25	0.21

Legal	NATURE POINTE LOT 19

		Millage Rates		
Millage Area	171			
Sub./Condo	519400 - NATURE POINTE	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL	5.527	6.6428	12.1698

*See Instructions for Calculations

Latest Sales History

Date	Book-Page	Amount
06/25/12	4811-1399	$ 740,000
02/15/12	4765-3176	$ 712,500
08/21/02	3095-100	$ 0
07/31/98	2446-2839	$ 155,000
10/21/92	1763-641	$ 135,000

2012 Certified Tax Roll

(Subject to Change)

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

Land Value	$ 209,250
(+) Improved Value	$ 297,875
(=) Market Value	$ 507,125
(-) SOH & other Exempt.	$ 0
(=) Assessed Value	$ 507,125
(-) Homestead & other Exempt.	$ 0
(=) Taxable Value	$ 507,125
(=) School Taxable Value	$ 507,125

SOH = "Save Our Homes" exempt value due to cap on assessment increases.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

3.D.g

Parcel No.	63770001185	Site Adr.	1521 GORDON RIVER LN

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Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

ROUTE SHEET

Performance Review

☐ Commercial ☒ Residential

EXPEDITED REVIEW _____
New Plan X
Revision _____
Correction _____
Walkthrough _____

Permit Number: PRBD20130100857 City View ☐

5 Days ☒ 10 Days ☐ 15 Days ☐ Sets 2

Fast Track ☐ Private Provider ☐ Master Permit ☐ Simultaneous Review ☐

Group Review Due Date 1-17-13 Permit Due Date 1-22-13

Review	In	Out	Status	Reviewer:	Fee $
☐ Building ☐ 61GA ☐ Plumbing (Pool) ☐ Engineering			A H N/A	Comments:	

Review	In	Out	Status	Reviewer:	Fee $
☐ Signs ☐ Electric ☐ Mechanical ☐ Utilities			A H N/A	Comments:	

Review	In	Out	Status	Reviewer: KW	Fee $
☐ Impact Fees ☐ 61GS ☐ FEMA ☐ Planning ☐ Residential Setbacks	1 14. 13	1/18	A H N/A	Comments:	

Review	In	Out	Status	Reviewer:	Fee $
☐ Architectural ☐ Fixture Count			A H N/A	Comments:	

Review	In	Out	Status	Reviewer: KW	Fee $
☐ Environmental ☐ Health ☐ Pollution Control ☐ Other	1. 14. 13	1/18	A H N/A	Comments: GREASE INTERCEPTOR PERMIT $_____ INTERCEPTOR _____ GALLON SEPTIC TANK _____ GALLON SEPTIC TANK PEMIT $_____ DRAINFIELD _____ SQ FT. SEPTIC SYSTEM ELEVATION _____ INSPECTION REQUIRED YES_____ NO _____	

8/01/2011

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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8/01/2011

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

SET BACKS-OK Initials MQ

FEB 25 2013

Collier County Bldg Rev. & Permitting

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
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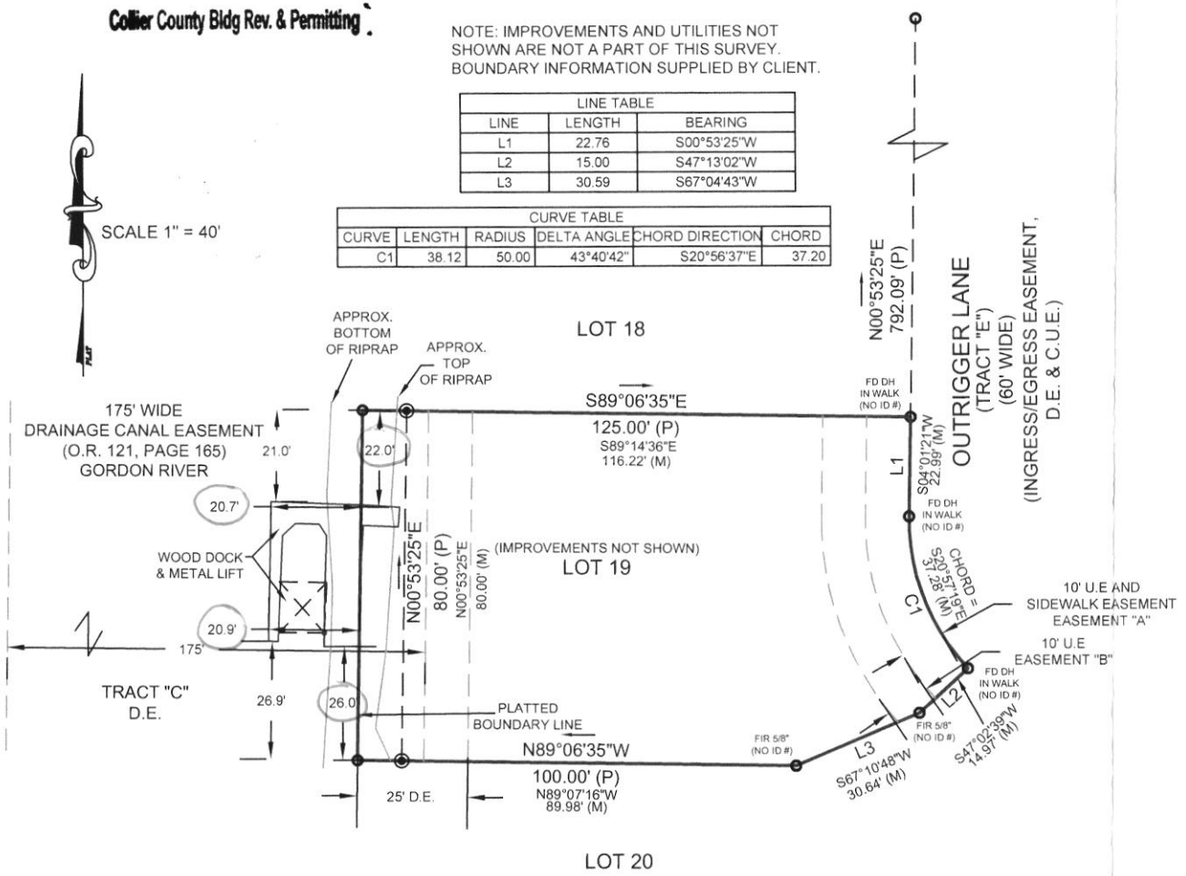

NOTES:

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11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.
12. THE PURPOSE OF THIS SURVEY IS TO SHOW THE COMPLETED DOCK STRUCTURES WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
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DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY LOT 19 OF NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

DUANE THOMAS MARINE

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED

COURT H. GREGORY, PSM #6004

DATE 02/02/13

DATE OF FIELD SURVEY 11-20-2012

ASBUILT SURVEY (FINAL DOCK LOCATION)

DATE OF REVISION 02-02-2013

Permit# 201301008570l

LB #7112
PSM # 6004

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
(239)643-7856 fax
(239)272-3707 cell

Date 02/02/2013
Job # EN10176A2
Fb EN1-5 Pg 30

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

1521 Gordon River Ln.



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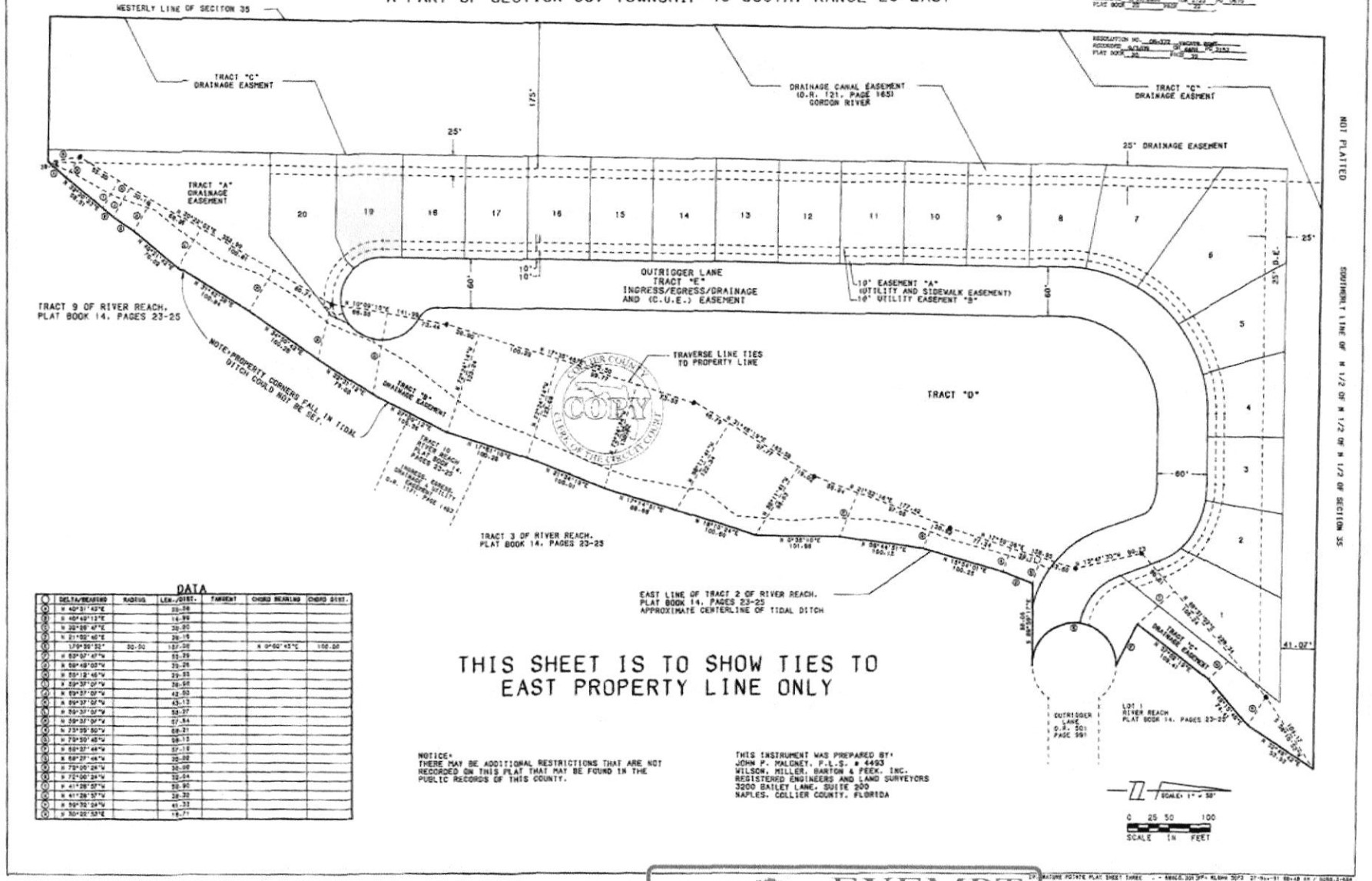
PLAT BOOK 20 PAGE 22
SHEET 3 of 3

NATURE POINTE

A REPLAT OF TRACT 2 OF RIVER REACH, PLAT BOOK 14, PAGES 23-25, COLLIER COUNTY, FLORIDA
A PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 25 EAST



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
1	N 40°31'43"E		20.58			
2	N 40°49'12"E		14.99			
3	N 30°28'47"E		30.20			
4	N 21°02'40"E		29.19			
5	179°39'52"	50.50	157.08		N 0°00'43"E	100.00
6	N 83°07'47"W		53.29			
7	N 69°49'03"W		39.26			
8	N 55°12'46"W		29.53			
9	N 59°37'07"W		38.98			
10	N 59°37'07"W		42.50			
11	N 59°37'07"W		43.13			
12	N 59°37'07"W		53.27			
13	N 59°37'07"W		57.84			
14	N 73°59'50"W		68.21			
15	N 79°50'45"W		98.13			
16	N 68°27'44"W		57.10			
17	N 68°27'44"W		30.00			
18	N 72°00'24"W		30.00			
19	N 72°00'24"W		32.04			
20	N 41°28'57"W		50.90			
21	N 41°28'57"W		38.32			
22	N 59°32'04"W		41.33			
23	N 30°22'53"E		18.71			

THIS SHEET IS TO SHOW TIES TO EAST PROPERTY LINE ONLY

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
JOHN P. MALONEY, P.L.S. # 4493
WILSON, MILLER, BARTON & PEEK, INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3200 BAILEY LANE, SUITE 200
NAPLES, COLLIER COUNTY, FLORIDA

EXEMPT
File Number:
11-0315768-001

Collier County Property Appraiser
Property Arial

Parcel No. 63770001185 **Site Adr.** 1521 GORDON RIVER LN



EXEMPT
File Number:
11-0315768-001

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

SETBACK REQUIREMENTS
SIDE 15
FRONT 25
REAR 25

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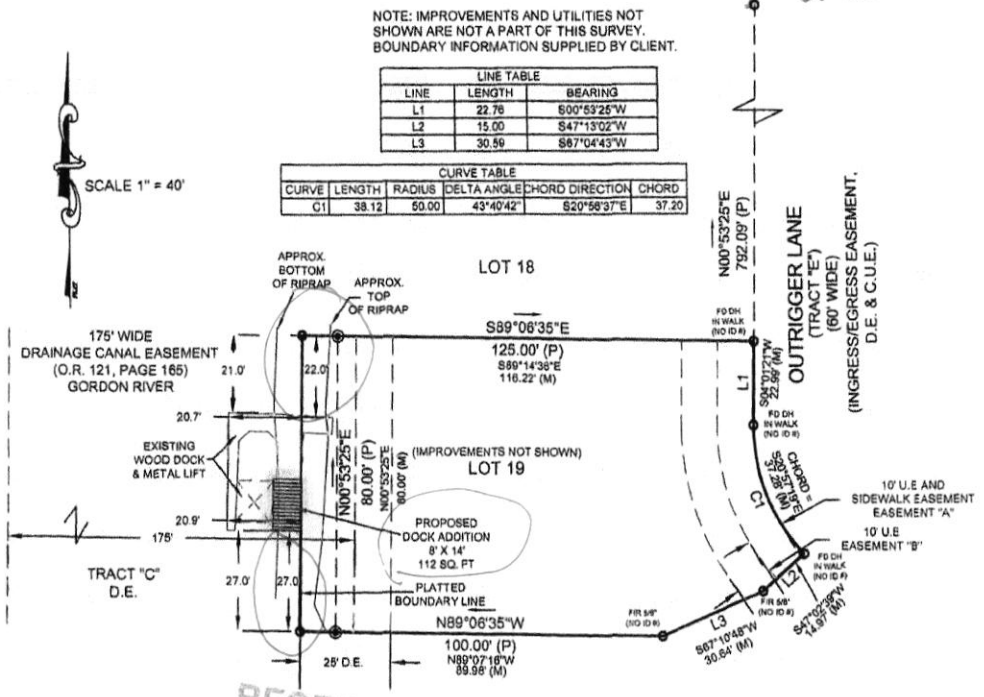
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



RECEIVED
DEC 27 2012
D.E.P. South District

EXEMPT
File Number
11-0315768-001

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.
2. IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
3. SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.
4. DATE OF FIELD SURVEY NOVEMBER 20, 2012.
5. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: N/A
8. ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE NOT NECESSARILY SHOWN ON THIS SURVEY MAP.
9. SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO DATED: BASE ELEVATION DETERMINED AT N/A
10. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.
12. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK ADDITION WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

- O = FOUND (') IRON ROD (SURVEYOR ID #) (FIR)
- ◉ = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- ■ = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- ⊡ = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- ✥ = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- O = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
- ◉ = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY

(SITE PLAN DOCK ADDITION)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

DUANE THOMAS MARINE

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED
COURT H. GREGORY PSM #6004
DATE 11/30/12
DATE OF FIELD SURVEY 11-20-2012

LB #7112
PSM # 6004

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
(239)643-7856 fax
(239)272-3707 cell

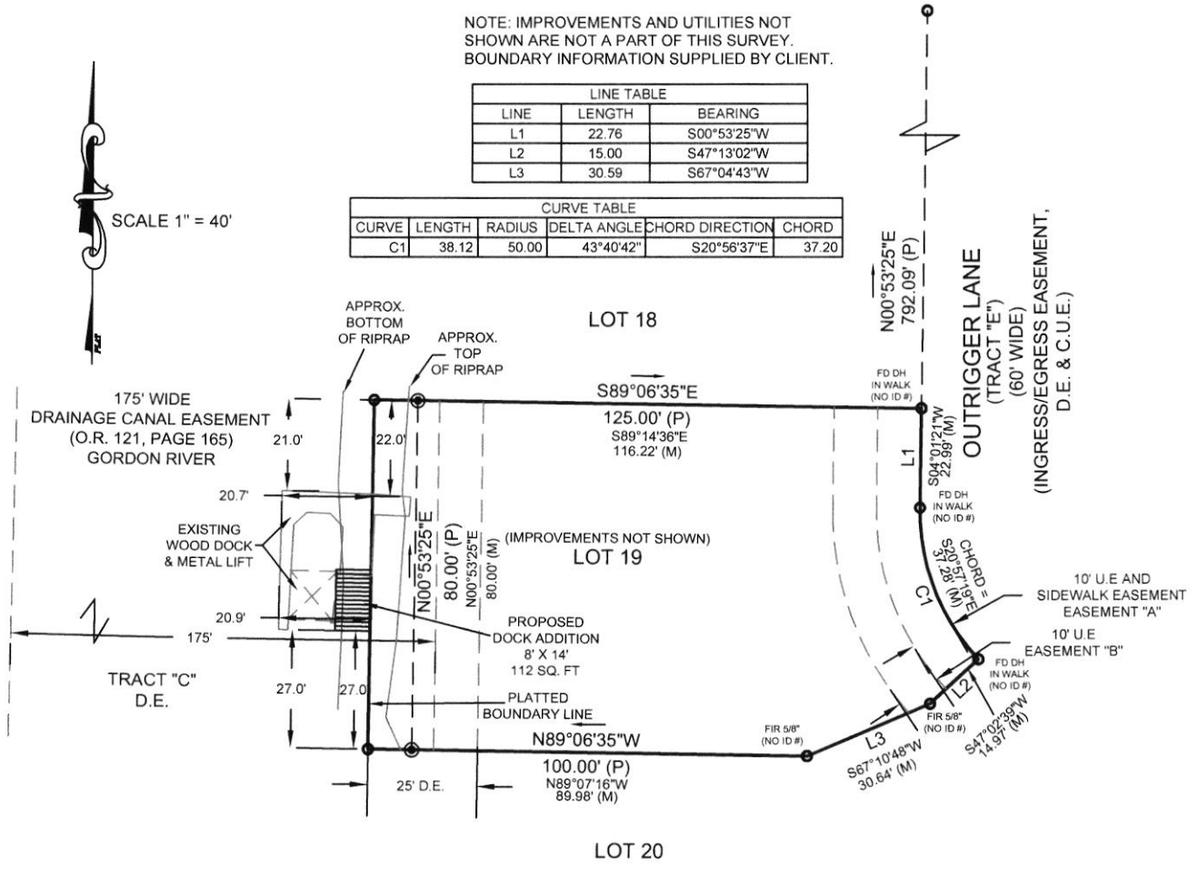
Date 11/30/2012
Job # EN10176B
Fb EN1-5 Pg 30

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



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DATED: BASE ELEVATION DETERMINED AT N/A

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MAP OF BOUNDARY SURVEY

(SITE PLAN DOCK ADDITION)

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OF

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SIGNED
COURT H. GREGORY PSM #6004
DATE 11/30/12
DATE OF FIELD SURVEY 11-20-2012

LB #7112
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Date 11/30/2012
Job # EN10176B
Fb EN1-5 Pg 30

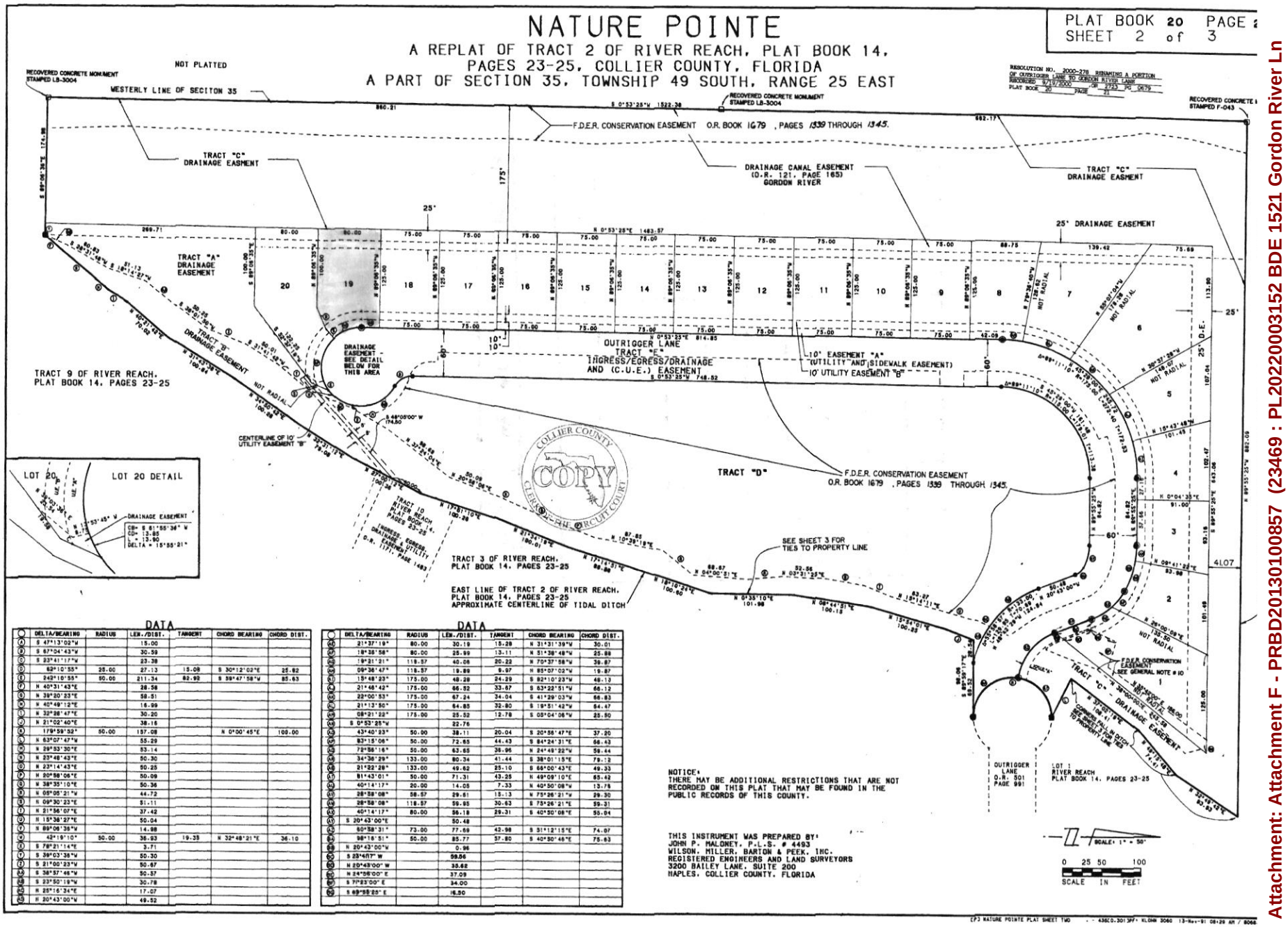
Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

DRAWING NUMBER PG 21
DRAWING NUMBER PB 20
DRAWING NUMBER
DRAWING NUMBER

NATURE POINTE

A REPLAT OF TRACT 2 OF RIVER REACH, PLAT BOOK 14, PAGES 23-25, COLLIER COUNTY, FLORIDA
A PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 25 EAST

PLAT BOOK 20 PAGE 2
SHEET 2 of 3



COLLIER COUNTY COPY CLERK OF CIRCUIT COURT

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(1)	S 47°13'02"W		15.00			
(2)	S 67°04'43"W		30.59			
(3)	S 23°41'17"W		23.38			
(4)	62°10'55"	25.00	27.13	15.08	S 30°12'02"E	25.82
(5)	242°10'55"	50.00	211.34	62.92	S 59°47'58"W	85.63
(6)	N 40°31'43"E		28.58			
(7)	N 39°20'23"E		58.51			
(8)	N 40°49'12"E		16.99			
(9)	N 32°38'47"E		30.20			
(10)	N 21°02'40"E		38.16			
(11)	179°59'52"	50.00	157.08		N 0°00'45"E	100.00
(12)	N 63°07'47"W		55.29			
(13)	N 29°53'30"E		53.14			
(14)	N 23°48'43"E		50.30			
(15)	N 23°14'43"E		50.25			
(16)	N 20°58'06"E		50.09			
(17)	N 38°35'10"E		50.36			
(18)	N 05°05'21"W		44.72			
(19)	N 09°30'23"E		51.11			
(20)	N 21°56'07"E		37.42			
(21)	N 15°36'27"E		50.04			
(22)	N 89°06'39"W		14.98			
(23)	42°19'10"	50.00	36.93	19.38	N 32°48'21"E	36.10
(24)	S 78°21'14"E		3.71			
(25)	S 36°03'36"W		50.30			
(26)	S 21°00'23"W		50.67			
(27)	S 36°57'46"W		50.57			
(28)	S 23°50'19"W		30.78			
(29)	N 25°16'34"E		17.07			
(30)	N 20°43'00"W		49.52			

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(45)	21°37'19"	80.00	30.19	15.28	N 31°31'39"W	30.01
(46)	19°36'58"	80.00	25.99	13.11	N 51°38'48"W	25.88
(47)	19°21'21"	118.57	40.06	20.22	N 70°37'58"W	39.87
(48)	09°36'47"	118.57	19.89	9.97	N 85°07'02"W	19.87
(49)	15°48'23"	175.00	48.28	24.29	S 82°10'23"W	48.13
(50)	21°46'42"	175.00	66.52	33.67	S 63°22'51"W	66.12
(51)	22°00'53"	175.00	67.24	34.04	S 41°29'03"W	66.83
(52)	21°13'50"	175.00	64.85	32.80	S 19°51'42"W	64.47
(53)	08°21'22"	175.00	25.52	12.78	S 05°04'06"W	25.50
(54)	S 0°53'25"W		22.76			
(55)	43°40'33"	50.00	38.11	20.04	S 20°56'47"E	37.20
(56)	83°15'06"	50.00	72.65	44.43	S 84°24'31"E	66.43
(57)	72°56'16"	50.00	63.65	36.96	N 24°49'22"W	59.44
(58)	34°36'29"	133.00	80.34	41.44	S 38°01'15"E	79.13
(59)	21°22'28"	133.00	49.62	25.10	S 66°00'43"E	49.33
(60)	81°43'01"	50.00	71.31	43.25	N 49°09'10"E	65.42
(61)	40°14'17"	20.00	14.05	7.33	N 40°50'08"W	13.76
(62)	28°58'08"	58.57	29.61	15.13	N 75°26'21"W	29.30
(63)	28°58'08"	118.57	59.95	30.63	S 75°26'21"E	59.31
(64)	40°14'17"	80.00	56.18	29.31	S 40°50'08"E	55.04
(65)	S 20°43'00"E		50.48			
(66)	60°58'31"	73.00	77.69	42.98	S 31°12'15"E	74.07
(67)	98°16'51"	50.00	85.77	57.80	S 40°50'46"E	75.63
(68)	N 20°43'00"W		0.96			
(69)	S 23°47'17" W		59.06			
(70)	N 20°43'00" W		35.62			
(71)	N 24°58'00" E		37.09			
(72)	S 7°23'00" E		34.00			
(73)	S 69°35'25" E		16.50			

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
JOHN P. MALONEY, P.L.S. # 4493
WILSON, MILLER, BARTON & PEEK, INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3200 BAILEY LANE, SUITE 200
NAPLES, COLLIER COUNTY, FLORIDA

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

PRBd 20130100857

BUILDING DEPT. COPY

REVIEWED FOR CODE COMPLIANCE		DATE
Zoning	RW	1/18/13
Engineering		
Building Electrical		
Mechanical		
Gas		
Plumbing		
Structural		1/18/13
Fire Prev.		
Health		
Utilities		

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
South District Office
P.O. Box 2549
Fort Myers, FL 33902-2549

RICK SCOTT
GOVERNOR

JENNIFER CARROLL
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

VIA ELECTRONIC MAIL

January 3, 2013

Ronald & Stacey Purcell
c/o Duane Thomas Marine
296 Rockhill Ct
Marco Island FL 34145
duanethomasjr@comcast.net

Re: Collier County – ERP
File No. 11-0315768-001

Dear Mr. & Mrs. Purcell:

Thank you for your application to install a 112 square foot dock addition to an existing dock so that the total overwater square footage does not exceed 1,000 square feet at 1521 Gordon River Lane, Naples in a canal, Class III Waters, Section 35, Township 49 South, Range 25 East, Collier County. This type of activity may require authorization for construction and operation of the project (regulatory authorization), unless otherwise exempt by statute or rule, authorization to use state-owned submerged lands (proprietary authorization), and federal authorization for works in waters of the United States through the State Programmatic General Permit (SPGP) program (SPGP IV-R1). Your request has been reviewed for all three authorizations.

The authorizations you have been granted are listed below. Please read each section carefully. Your project **MAY NOT** have qualified for all three authorizations. If your project did not qualify for one or more of the authorizations, then that specific section will advise you how to obtain it. You may **NOT** commence your project without all three authorizations. **If you change the project from what you submitted, the authorizations(s) granted may no longer be valid at the time of commencement of the project. Please contact the Department prior to beginning your project if you wish to make any changes.**

REGULATORY REVIEW – VERIFIED

Based on the information you sent to us, we have determined that **your project is exempt from the need for an Environmental Resource Permit** (ERP). You must comply with the criteria and limiting conditions in accordance with Rule 40E-4.051(3)(b), Florida Administrative Code (F.A.C.)

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification will expire after one year, and will not be valid at any other time if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

However, the activity may still be conducted without further notification to or verification from the Department after the one-year expiration of this verification, provided: 1) the project design does not change; 2) site conditions do not materially change; and 3) there are no changes to the statutes or rules governing the exempt activity. In the event you need to re-verify the exempt status for the activity after the one-year expiration of this verification, a new application and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

PROPRIETARY REVIEW – NOT REQUIRED

The Department of Environmental Protection has reviewed the location of the proposed project as described in the above referenced application and has determined that the project, as described, does not involve the use of sovereign submerged lands. Accordingly, no further authorization will be required from the Submerged Lands and Environmental Resources Program, designated agent to the Board of Trustees of the Internal Improvement Trust Fund, pursuant to Section 253.77, F.S.

SPGP (FEDERAL) REVIEW – APPROVED WITH MANATEE CONDITIONS AND SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

Your project has been reviewed for compliance with State Programmatic General Permit (SPGP IV-R1) effective July 25, 2011. Your proposed activity as outlined on the drawings submitted with your application is in compliance with SPGP IV-R1. U.S. Army Corps of Engineer (Corps) Specific conditions apply to your project (attached). **No further permitting for this activity is required by the Corps**. The authority granted under SPGP IV-R1 expires five years from the date of issuance. Your project must be completed prior to this expiration date. **This authorization is conditioned upon acceptance of and compliance with the attached General Conditions for Department of the Army General Permits (SPGP IV-R1) and/or Manatee Construction Conditions and Sea Turtle and Smalltooth Sawfish Construction Conditions**.

In the event of the transfer of ownership of the property by sale or by any other means, when the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Corps permits is finite, the permit itself, with its limitation, does not expire. To validate the transfer of this permit and the liabilities associated with compliance with its terms and conditions, the attached transfer of permit request must be completed and submitted to the Department at the time of transfer of ownership.

Authority for review – an agreement with the U.S. Army Corps of Engineers entitled "Coordination Agreement between the U.S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection State Programmatic General Permit, Section 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act."

This notice constitutes final agency action and is subject to the provisions of Chapter 120, F.S., which **does not** apply to the SPGP IV-R1 review.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

NOTICE OF RIGHTS OF SUBSTANTIALLY AFFECTED PERSONS

This letter acknowledges that the proposed activity is exempt from environmental resource permitting requirements under Rule 40E-4.051(3)(b), F.A.C. This determination is final and effective on the date filed with the Clerk of the Department unless a sufficient petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., as provided below. If a sufficient petition for an administrative hearing is timely filed, this determination automatically becomes only proposed agency action subject to the result of the administrative review process. Therefore, on the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department.

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions, filed by any persons other than the applicant and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first.

A petition that disputes the material facts on which the Department's action is based must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

A petition that does not dispute the material facts on which the Department's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

The petition must contain the information set forth above and must be filed (received by the clerk) in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. The petitioner shall mail a copy of the petition to the applicant at the applicant's address indicated above at the time of filing. The failure of any person to file a

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

petition for an administrative hearing or pursue mediation as provided below within the appropriate time period shall constitute a waiver of those rights.

Under Sections 120.569(2)(c) and (d), F.S., a petition for administrative hearing must be dismissed by the agency if the petition does not substantially comply with the above requirements or is untimely filed.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon. If a request is filed late, the Department may still grant it upon a motion by the requesting party showing that the failure to file a request for an extension of time before the deadline was the result of excusable neglect.

If a timely and sufficient petition for an administrative hearing is filed, other persons whose substantial interests will be affected by the outcome of the administrative process have the right to petition to intervene in the proceeding. Intervention will be permitted only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Because an administrative hearing may result in the reversal or substantial modification of this action, the applicant is advised not to commence construction or other activities until the deadlines noted below for filing a petition for an administrative hearing or request for an extension of time have expired and until the exemption(s) has(have) been executed and delivered.

This letter acknowledging that the proposed activity is exempt from environmental resource permitting requirements under Rule 40E-4.051(3)(b) constitutes an order of the Department. Subject to the provisions of Section 120.68(7)(a), F.S., which may require a remand for an administrative hearing, the applicant has the right to seek judicial review of the order under Section 120.68, F.S., by the filing of a notice of appeal under Rule 9.110 of the Florida Rules of Appellate Procedure with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000; and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the order is filed with the Clerk of the Department. The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of the order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when the order is filed with the Clerk of the Department.

Mediation is not available.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Complete copies of all documents relating to this determination of exemption are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, at Florida Department of Environmental Protection, South District Office, 2295 Victoria Avenue, Fort Myers, FL 33901.

Thank you for applying to the Submerged Lands and Environmental Resource Program. If you have any questions, please contact Tim Schwan by telephone at (239) 344-5692 or by e-mail at Timothy.Schwan@dep.state.fl.us. When referring to this project, please reference the file number listed above.

Sincerely,

Megan Mills
Environmental Specialist
Submerged Lands and
Environmental Resource Program

MM/mv

Enclosures:
3 drawing(s)
General Conditions for Department of the Army General Permits (SPGP IV-R1)
Standard Manatee Construction Conditions
Sea Turtle and Smalltooth Sawfish Construction Conditions

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document, including all copies, was mailed before the close of business on January 3, 2013, to the above listed person(s).

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52(7), F.S., with the designated Department clerk, receipt of which is hereby acknowledged.

Marie Vidrine — January 3, 2013

Clerk — Date

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

GENERAL CONDITIONS FOR DEPARTMENT OF THE ARMY GENERAL PERMITS (SPGP IV-R1)

General Conditions:

1) The time limit for completing the work authorized ends five years from the date of issuance.

2) You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3) If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4) If you sell the property associated with this permit, you must obtain the signature and mailing address of the new owner in the space provided below and forward a copy of the permit to this office to validate the transfer of this authorization.

5) If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.

6) You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further information:

1) Limits of this authorization:
   a) This permit does not obviate the need to obtain other Federal, State or local authorizations required by law.
   b) This permit does not grant any property rights or exclusive privileges.
   c) This permit does not authorize any injury to the property or rights of others.
   d) This permit does not authorize interference with any existing or proposed Federal projects.

2) Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
   a) Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
   b) Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

GENERAL CONDITIONS FOR DEPARTMENT OF THE ARMY GENERAL PERMITS
(SPGP IV-R1)

c) Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
d) Design or construction deficiencies associated with the permitted work.
e) Damage claims associated with any future modification, suspension, or revocation of this permit.

3) Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4) Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
a) You fail to comply with the terms and conditions of this permit.
b) The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
c) Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5) Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6) When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to Department of Environmental Protection, South District Office, P.O. Box 2549, Fort Myers, FL 33902-2549.

_____ _____
TRANSFEREE- Signature Date

_____
NAME-Printed

_____
ADDRESS

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.

b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.

c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.

d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.

e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida and emailed to FWC at ImperiledSpecies@myFWC.com.

f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at http://myfwc.com/WILDLIFEHABITATS/manatee_sign_vendors.htm. Questions concerning these signs can be forwarded to the email address listed above.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

The permittee shall comply with the following protected species construction conditions:

a. The permittee shall instruct all personnel associated with the project of the potential presence of these species and the need to avoid collisions with sea turtles and smalltooth sawfish. All construction personnel are responsible for observing water-related activities for the presence of these species.

b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing sea turtles or smalltooth sawfish, which are protected under the Endangered Species Act of 1973.

c. Siltation barriers shall be made of material in which a sea turtle or smalltooth sawfish cannot become entangled, be properly secured, and be regularly monitored to avoid protected species entrapment. Barriers may not block sea turtle or smalltooth sawfish entry to or exit from designated critical habitat without prior agreement from the National Marine Fisheries Service's Protected Resources Division, St. Petersburg, Florida.

d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water depths where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will preferentially follow deep-water routes (e.g., marked channels) whenever possible.

e. If a sea turtle or smalltooth sawfish is seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure its protection. These precautions shall include cessation of operation of any moving equipment closer than 50 feet of a sea turtle or smalltooth sawfish. Operation of any mechanical construction equipment shall cease immediately if a sea turtle or small tooth sawfish is seen within a fifty-foot radius of the equipment. Activities may not resume until the protected species has departed the project area of its own volition.

f. Any collision with and/or injury to a sea turtle or smalltooth sawfish shall be reported immediately to the National Marine Fisheries Service's Protected Resources Division (727-824-5312) and the local authorized sea turtle stranding/rescue organization.

g. Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the primary consultation.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Permit No. _____ Tax Folio No. 63770001185

~~20130100875~~
20130100857

NOTICE OF COMMENCEMENT

State of FLORIDA
County of COLLIER

INSTR 4762403 OR 4854 PG 2611
RECORDED 11/14/2012 3:09 PM PAGES 1
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COUR
COLLIER COUNTY FLORIDA
REC $10.00

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. **Description of Property:** (legal description of the property, and street address if available) nature pointe Lot 19 1521 Gordon River In. Naples, Fl 34104.
2. **General description of improvement:** 112 S.f. dock addition.

3. **Owner Information:**
   a. **Name and address:** Ronald and Stacey Purcell 1521 Gordon River In Naples, Fl 34104.
   b. **Interest in property:** owner
   c. **Name and address of fee simple titleholder** (if other than Owner): _____.

4.a. **Contractor:** (name and address) Duane Thomas Marine Construction LLC, 296 Rockhill Ct. Marco Island, FL 34145
   b. **Contractor's phone number:** 642-0116.
5. **Surety**
   a. **Name and Address:** _____.
   b. **Phone number:** _____. c. **Amount of bond:** _____.

6a. **Lender:** (name and address) _____.
   b. **Lender's phone number:** _____.
7a. **Persons within the State of Florida Designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:** (name and address) _____.
   b. **Phone numbers of designated persons:** _____.

8a. **In addition to himself or herself, Owner designates** _____ **of** _____ **to receive a copy of Lienor's Notice as provided in Section 713.13 (1)(b) Florida Statutes.**
   b. **Phone number of person or entity designated by owner:** _____.

9. **Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified)** _____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X _____
(Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager)

_____
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 1 **day of** November, 2012 (year), **by** Ronald Purcell (name of person) **as** _____ (type of authority,...e.g. officer, trustee, attorney in fact) **for** _____ (name of party on behalf of whom instrument was executed).

DWIGHT E BROCK, CLERK OF CIRCUIT COURT

_____
(Signature of Deputy Clerk)

_____
(Printed name of Deputy Clerk)

_____
(Signature of Notary Public – State of Florida)

_____
(Print, Type, or Stamp Commissioned Name of Notary Public)

Notary Public State of Florida
Duane Thomas
My Commission EE 187280
Expires 04/20/2016

Personally Known ✓ **OR Produced Identification** _____
Type of Identification Produced _____

Verification pursuant to Section 92.525, Florida Statutes, Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

X _____
(Signature of Natural Person Signing Above)

Rev.7/2007

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Collier County Payment Slip - Permits

Date: January 22, 2013

Contact: Duane Thomas Marine Construction LLC
296 ROCKHILL CT
MARCO ISLAND, FL 34145--

Owner: PURCELL, RONALD T & STACEY R

Permit Location: 1521 Gordon River LN

FEES:

Description	Application Number	Permit Number	Fee	Paid Fee
Inspection Fee	PRBD20130100857	PRBD2013010085701	$60.00	$0.00
Site Engineering	PRBD20130100857	PRBD2013010085701	$150.00	$0.00
Structural Fee Residential - Review	PRBD20130100857	PRBD2013010085701	$0.00	$0.00
BCAI	PRBD20130100857	PRBD2013010085701	$2.55	$0.00
DCA	PRBD20130100857	PRBD2013010085701	$2.55	$0.00
Zoning Review - Review	PRBD20130100857	PRBD2013010085701	$0.00	$0.00
		Total:	$215.10	$0.00

Bonds:

Item	Type	Balance

Job Description: PILINGS FRAMING, DECKING (DOCK ADDITION) 1521 GORDON RIVER LANE

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

SET BACKS-OK Initials MQ

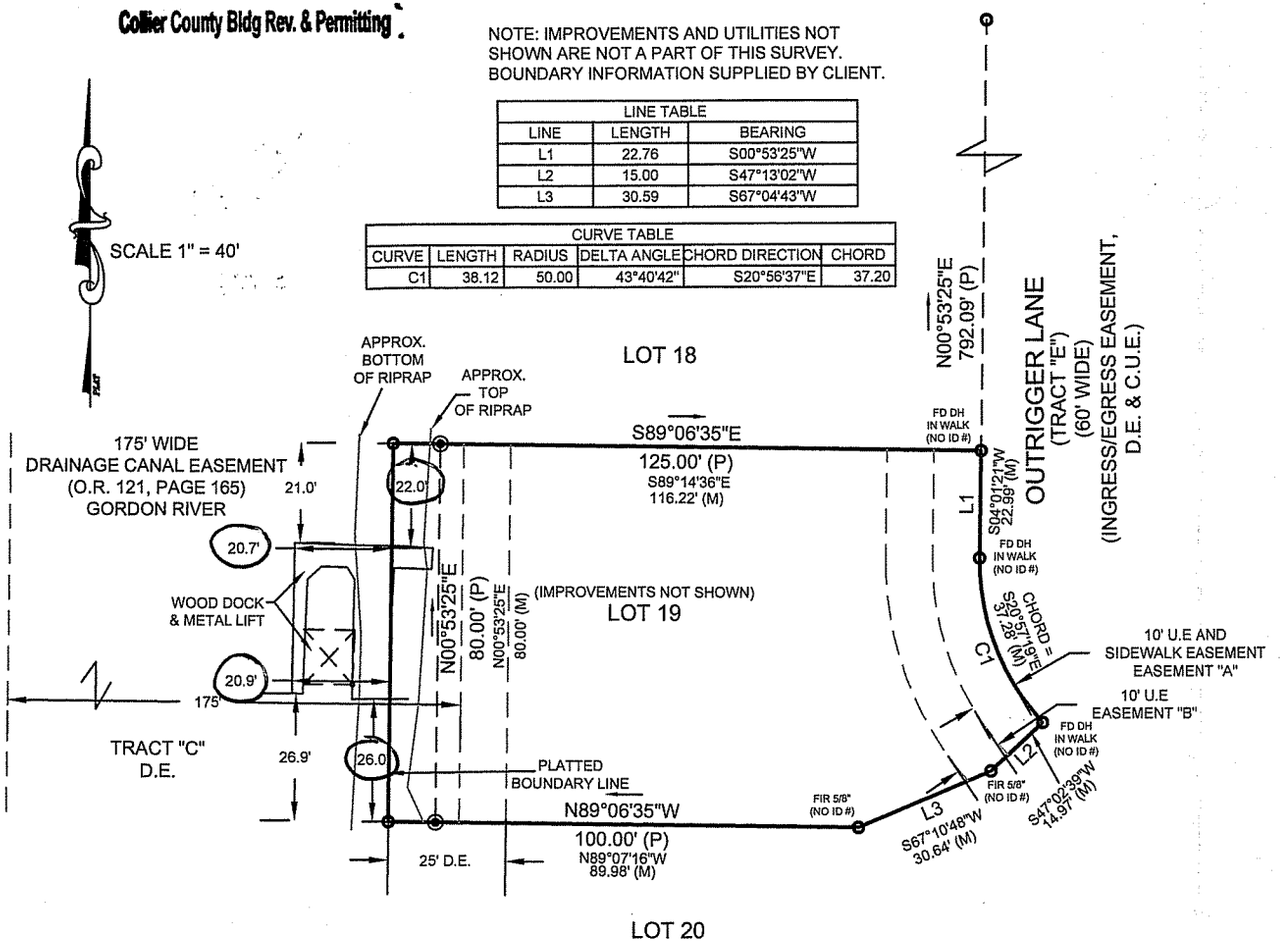
FEB 25 2013

Collier County Bldg Rev. & Permitting

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY NOVEMBER 20, 2012.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: N/A

8.ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE NOT NECESSARILY SHOWN ON THIS SURVEY MAP.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

12. THE PURPOSE OF THIS SURVEY IS TO SHOW THE COMPLETED DOCK STRUCTURES WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

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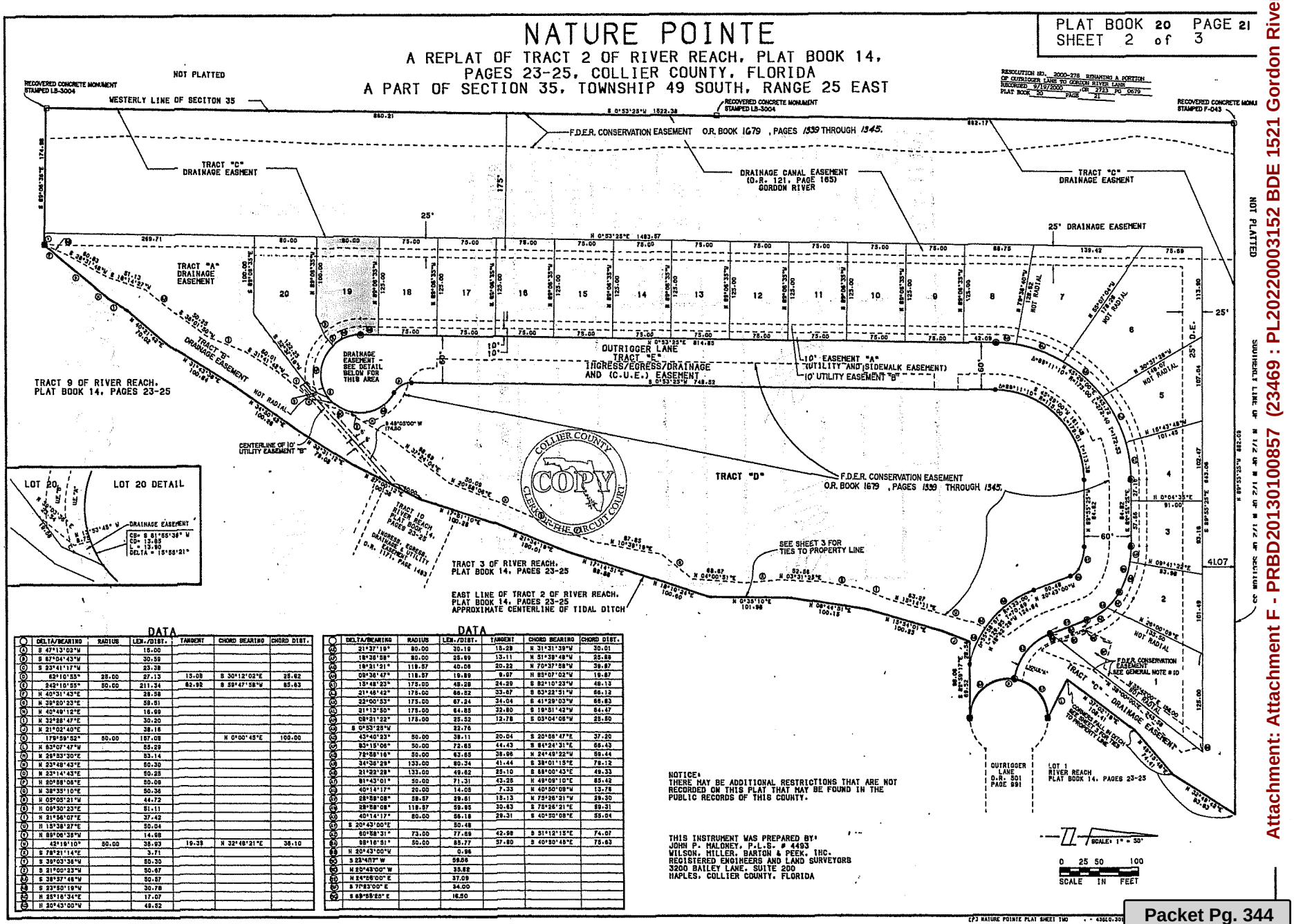
(239)643-7856 f
(239)272-3707 c

Attachment: Attachment F - PRBD20130100857 (23469 : PL2022000152 BDE 1521 Gordon River Ln Florida

NATURE POINTE

A REPLAT OF TRACT 2 OF RIVER REACH, PLAT BOOK 14, PAGES 23-25, COLLIER COUNTY, FLORIDA
A PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 25 EAST

PLAT BOOK 20 PAGE 21
SHEET 2 of 3



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(A)	S 47°13'02"W		15.00			
(B)	S 67°04'43"W		30.59			
(C)	S 23°41'17"W		23.38			
(D)	62°10'55"	28.00	27.13	15.08	S 30°12'02"E	25.62
(E)	242°10'55"	80.00	211.34	82.92	S 59°47'58"W	85.63
(F)	N 45°51'43"E		28.58			
(G)	N 39°20'23"E		59.51			
(H)	N 45°49'12"E		16.99			
(I)	N 33°08'47"E		30.20			
(J)	N 21°02'40"E		38.16			
(K)	179°59'52"	50.00	157.08		N 0°00'45"E	100.00
(L)	N 63°07'47"W		55.29			
(M)	N 29°53'30"E		53.14			
(N)	N 23°48'43"E		50.30			
(O)	N 23°14'43"E		50.25			
(P)	N 20°58'08"E		50.09			
(Q)	N 38°55'10"E		50.36			
(R)	N 05°05'21"W		44.72			
(S)	N 09°30'23"E		51.11			
(T)	N 21°56'07"E		37.42			
(U)	N 15°38'37"E		50.04			
(V)	N 89°06'38"W		14.68			
(W)	42°19'10"	50.00	36.93	19.38	N 32°46'21"E	36.10
(X)	S 78°21'14"E		3.71			
(Y)	S 39°03'36"W		50.30			
(Z)	S 21°00'23"W		50.67			
(AA)	S 38°57'46"W		50.67			
(AB)	S 23°50'19"W		30.78			
(AC)	N 85°16'34"E		17.07			
(AD)	N 30°45'00"W		49.52			

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
(AE)	21°37'19"	80.00	30.19	15.28	N 31°31'39"W	30.01
(AF)	18°35'58"	80.00	25.99	13.11	N 51°39'49"W	25.88
(AG)	19°21'21"	118.57	40.06	20.22	N 70°37'59"W	39.87
(AH)	09°36'47"	118.57	19.89	9.97	N 85°07'02"W	19.87
(AI)	13°48'23"	175.00	48.28	24.29	S 82°10'23"W	48.13
(AJ)	21°48'42"	175.00	66.62	33.67	S 63°23'51"W	66.19
(AK)	22°00'53"	175.00	67.24	34.04	S 41°29'03"W	66.83
(AL)	21°13'50"	175.00	64.85	32.80	S 19°51'42"W	64.47
(AM)	08°21'22"	175.00	25.52	12.78	S 03°04'05"W	25.50
(AN)	S 0°53'25"W		22.76			
(AO)	43°40'23"	50.00	38.11	20.04	S 20°56'47"E	37.20
(AP)	93°15'06"	50.00	72.65	44.43	S 84°24'31"E	65.43
(AQ)	79°58'16"	50.00	63.65	38.96	N 24°49'22"W	58.44
(AR)	34°36'29"	133.00	80.34	41.44	S 38°01'15"E	79.12
(AS)	21°22'29"	133.00	49.62	25.10	S 88°00'43"E	49.33
(AT)	91°43'01"	50.00	71.71	45.26	N 49°09'10"E	65.42
(AU)	40°14'17"	20.00	14.05	7.33	N 40°50'09"W	13.76
(AV)	28°58'08"	58.57	29.61	15.13	N 79°26'21"W	29.30
(AW)	28°58'08"	118.57	59.95	30.63	S 79°26'21"E	59.31
(AX)	40°14'17"	80.00	56.18	29.31	S 40°50'09"E	55.04
(AY)	S 20°43'00"E		50.48			
(AZ)	60°58'31"	73.00	77.69	42.98	S 51°12'15"E	74.07
(BA)	98°16'51"	50.00	85.77	57.80	S 40°50'45"E	75.63
(BB)	N 20°43'00"W		0.96			
(BC)	S 23°49'17" W		59.56			
(BD)	N 20°43'00" W		35.82			
(BE)	N 24°26'00" E		37.09			
(BF)	S 7°25'00" E		34.00			
(BG)	S 69°55'25" E		16.50			

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY: JOHN P. MALONEY, P.L.S. # 4493 WILSON, MILLER, BARTON & PEEK, INC. REGISTERED ENGINEERS AND LAND SURVEYORS 3200 BAILEY LANE, SUITE 200 NAPLES, COLLIER COUNTY, FLORIDA

DRAWING NUMBER PG 21
DRAWING NUMBER PB 20

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

PRBD 20130100857

BUILDING DEPT. COPY

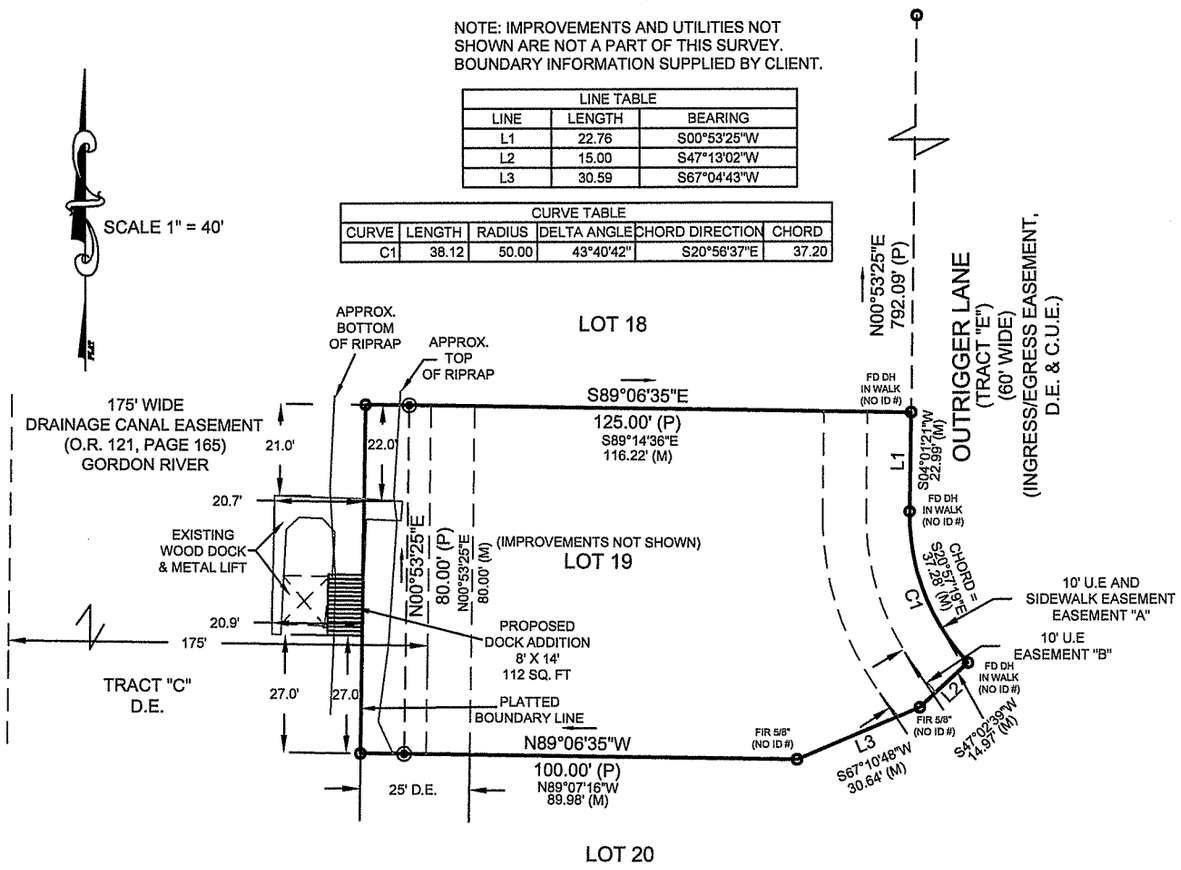
REVIEWED FOR CODE COMPLIANCE		DATE
Zoning	KW	1/18/13
Engineering		
Building Electrical		
Mechanical		
Gas		
Plumbing		
Structural		1/18/13
Fire Prev.		
Health		
Utilities		

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

NOTE: IMPROVEMENTS AND UTILITIES NOT SHOWN ARE NOT A PART OF THIS SURVEY. BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY NOVEMBER 20, 2012.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: N/A

8.ALL SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THIS PROPERTY ARE NOT NECESSARILY SHOWN ON THIS SURVEY MAP.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO
DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

12. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK ADDITION WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
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(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT

MAP OF BOUNDARY SURVEY

(SITE PLAN DOCK ADDITION)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

DUANE THOMAS MARINE

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED
COURT H. GREGORY PSM #6004
DATE 11/30/12
DATE OF FIELD SURVEY 11-20-2012

LB #7112
PSM # 6004

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
(239)643-7856 fax
(239)272-3707 cell

Date 1
Job # EN1617-B
Fb EN1-5 Pg 30

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

1521 Gordon River Ln.



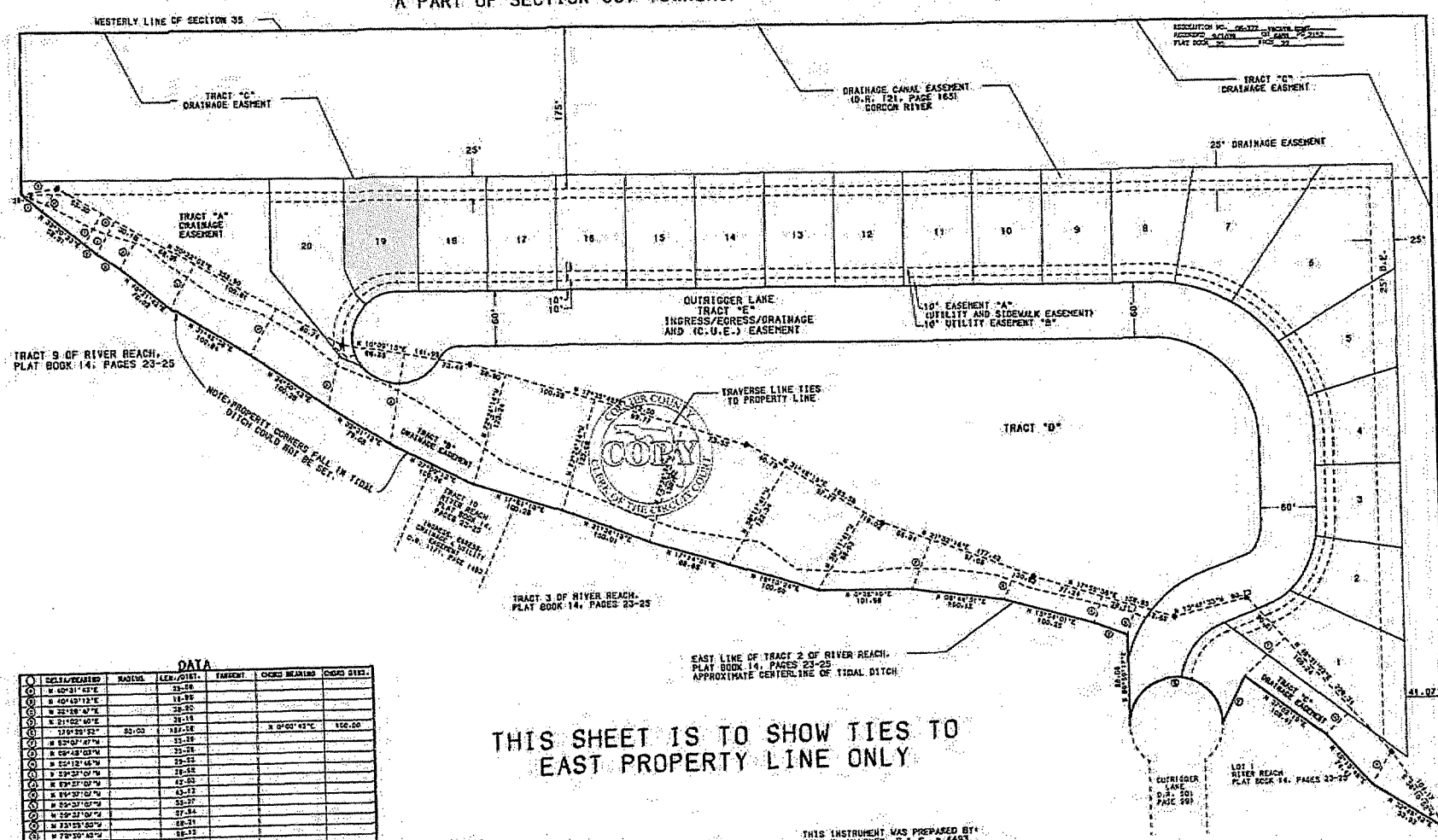
© 2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

PLAT BOOK 20 PAGE 22
SHEET 3 of 3

NATURE POINTE

A REPLAT OF TRACT 2 OF RIVER REACH, PLAT BOOK 14, PAGES 23-25, COLLIER COUNTY, FLORIDA
A PART OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 25 EAST



DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
	N 40°31'43"E		33.08			
	N 40°43'12"E		18.86			
	N 32°28'47"E		38.80			
	N 21°02'40"E		38.18			
	179°39'52"	50.00	157.58		N 0°00'43"E	100.00
	N 63°07'47"W		33.28			
	N 69°48'03"W		33.08			
	N 62°12'46"W		39.53			
	N 59°37'07"W		38.58			
	N 59°37'07"W		43.03			
	N 59°37'07"W		43.13			
	N 59°37'07"W		33.27			
	N 59°37'07"W		37.84			
	N 73°59'50"W		68.31			
	N 79°30'40"W		58.13			
	N 66°27'44"W		37.18			
	N 68°27'44"W		33.92			
	N 72°00'24"W		36.00			
	N 72°00'24"W		33.64			
	N 41°28'57"W		38.90			
	N 41°28'57"W		38.32			
	N 59°32'24"W		49.33			
	N 30°22'53"E		48.71			

THIS SHEET IS TO SHOW TIES TO EAST PROPERTY LINE ONLY

NOTICE:
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THIS INSTRUMENT WAS PREPARED BY:
JOHN P. MALONEY, P.L.S. # 4493
WILSON, MILLER, BARTON & PEEK, INC.
REGISTERED ENGINEERS AND LAND SURVEYORS
3200 BAILEY LANE, SUITE 200
NAPLES, COLLIER COUNTY, FLORIDA

SCALE: 1" = 50'
0 25 50 100
SCALE IN FEET

EXEMPT
File Number:

DRAWING NUMBER PG 22
DRAWING NUMBER PB 20
DRAWING NUMBER
DRAWING NUMBER

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

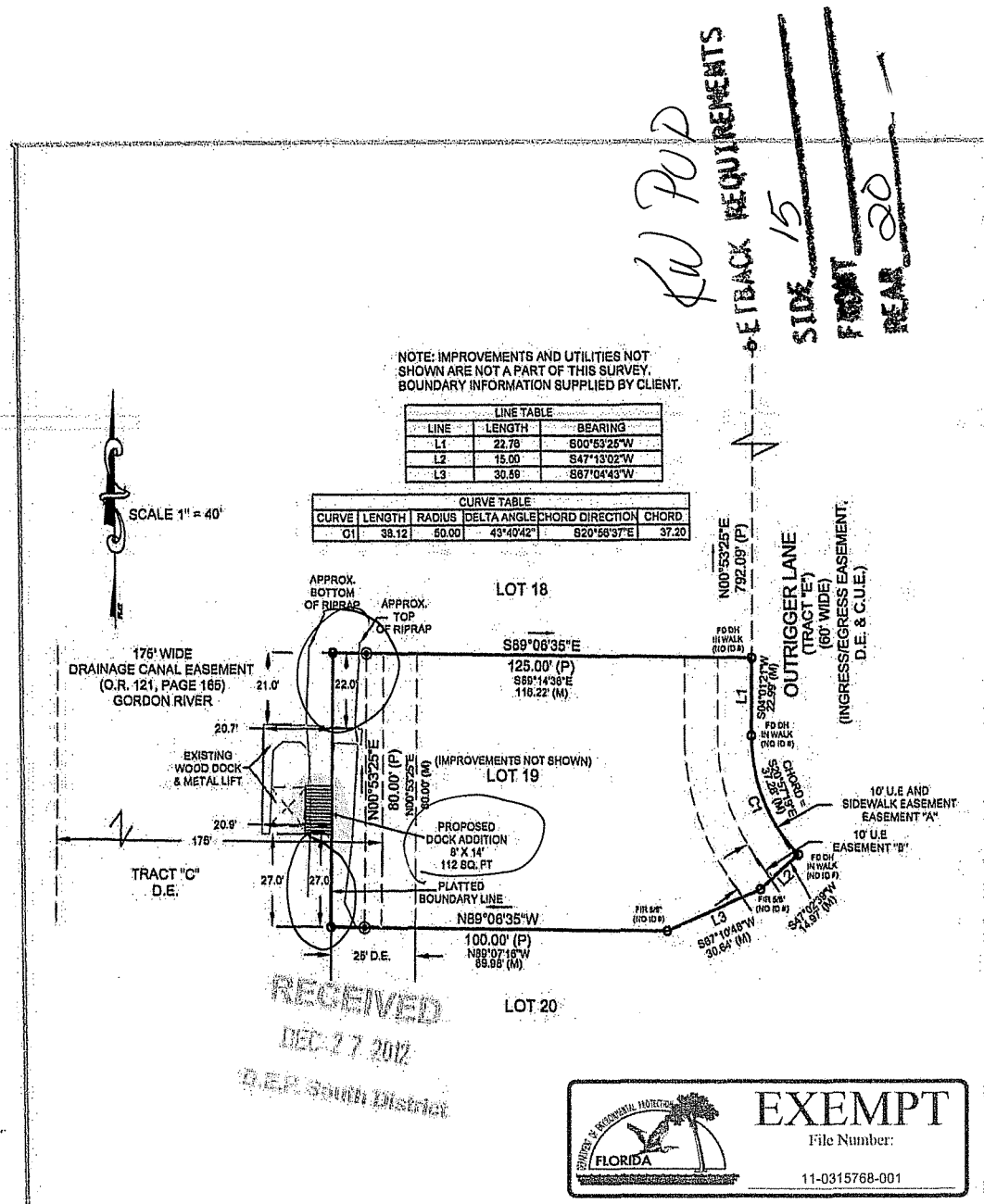
Collier County Property Appraiser
Property Arial

Parcel No. 63770001185 **Site Adr.** 1521 GORDON RIVER LN



EXEMPT
File Number:
11-0315768-001

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)



RECEIVED
DEC 27 2012
D.E.P. South District

EXEMPT
File Number:
11-0315768-001

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◉ = SET 1/2" IRON ROD (PSM #6004)(SIRC)
■ = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
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DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY

(SITE PLAN DOCK ADDITION)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

DUANE THOMAS MARINE

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED
COURT H. GREGORY PSM #6004
DATE 11/30/12
DATE OF FIELD SURVEY 11-20-2012

LB #7112
PSM # 6004

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Date 11/30/2012
Job # EN10176B
Fb EN1-5 Pg 30

Attachment: Attachment F - PRBD20130100857 (23469 : PL20220003152 BDE 1521 Gordon River Ln

BDE-PL20220003152
1521 Gordon River Ln

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

✓ 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.
✓ LETTER FROM HOA
✓ Submerged Resource Surveys may be included here if required.

✓ flash drive with *only one* pdf file for all documents on/ E-mail

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

Jeff Rogers
Signature of Agent Representative

9/7/22
Date

Jeff Rogers
Printed Name of Signing Agent Representative

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Florida 4 Figs LLC

Name of Applicant if different than owner:

Address: 15224 Hideaway Ridge Rd **City:** Rogers **State:** AR **ZIP:** 72758

Telephone: **Cell:** 479-366-2638 **Fax:**

E-Mail Address: erik.figenskau@gmail.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: 35 / 49 / 25 **Property I.D. Number:** 63770001185

Subdivision: Nature Pointe **Unit:** **Lot:** 19 **Block:**

Address/ General Location of Subject Property:
1521 Gordon Rive Ln, Naples, FL 34104

Current Zoning and Land use of Subject Property:
Single-Family Residential

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD - River Reach	Residential Single Family
S	PUD - River Reach	Residential Single Family
E	PUD - River Reach	Residential Single Family
W	A - Agricultural District	Gordon River

DESCRIPTION OF PROJECT

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

SITE INFORMATION

1. **Waterway Width:**
   122 ft. Measurement from ☐ plat ☒ survey ☐ visual estimate
   ☐ other (specify) _____
2. **Total Property Water Frontage:**
   80 ft.
3. **Setbacks:**
   Provided: 15 & 21 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   22 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 30 ft.
   2. _____ ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   There are 15 other homes within Nature Pointe along this section of the Gordon River of which 14 have docking facilities. A few others within the 15 have been previously granted BDE approval. The subject dock is consistent with the other docks design and overall 20-25 foot protrusion.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.21 Acres

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

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 G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

6/27/22
Date

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Collier County
Growth Management Department

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliercountyfl.gov or submit in person to the Addressing Section at the address listed below. This form must be signed by Addressing personnel *prior* to the pre-application meeting. **Please allow 3 business days for processing**.

Not all items will apply to every project. Items in **bold** 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 Permit)
- ☐ 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)

NATURE POINTE LOT 19 T49, R25, S35

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

63770001185

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

1521 Gordon River Lane Naples, FL 34104

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

CURRENT PROJECT NAME (if applicable)

1521 Gordon River Lane name not yet approved

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

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

SDP _____-_____ or AR or PL # _____

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Collier County
Growth Management Department

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

5121 Gordon River Lane

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

Applicant Name: Jeff Rogers

Phone: (239) 643-0166 **Email:** 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 63770001185

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: S.L.H. **Date:** 4/8/2022

Updated by: **Date:**

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

Pre-Application Meeting Notes

Petition Type: BDE

Date and Time: Tuesday 5-17-22 at 3:00PM

Assigned Planner: John Kelly

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

Project Information

Project Name: 1521 Gordon River Lane (BDE)

PL #: 20220003152

Property ID #: 63770001185 **Current Zoning:** PUD - River Reach

Project Address: 1521 Gordon River Drive, Naples **City:** _____ **State:** FL **Zip:** 34104

Applicant: Jeff Rogers - Turrell Hall & Associates, Inc.

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

Agent/Firm Address: 3584 Exchange Ave **City:** Naples **State:** FL **Zip:** 0166

Property Owner: Florida 4 Figs LLC

Please provide the following, if applicable:

i. **Total Acreage:** .21

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 G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Collier County

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Meeting Notes

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

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

ZONING:

- PROPERTY OWNERSHIP IS BY A LLC
- PROVIDE AUTHORITY OF SIGNATOR TO SIGN ON BEHALF OF THE LLC
- SEE ATTACHED BDE GENERAL INFO, PAGE 2A of 5-

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

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Pre-Application Meeting Notes
GMD - Zoning Services

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

Boat Dock Extension

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

Boathouse

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

PAGE 2A of 5

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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(239) 252-2400

Meeting Notes

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

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

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, May 18, 2022 3:00 PM
To: ThomasClarkeVEN
Subject: RE: Zoning Pre-app RESEARCH - 1521 Gordon River Lane (BDE) - PL20220003152 - Bridge Call
Attachments: Boat Dock Extension Checklist 2017 for customer.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,

Here are my notes:

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

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

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

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Monday, May 16, 2022 4:41 PM
To: AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; OrtmanEric <Eric.Ortman@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; CastroGabriela <Gabriela.Castro@colliercountyfl.gov>; SantabarbaraGino <Gino.Santabarbara@colliercountyfl.gov>; RaineyJenniferA <JenniferA.Rainey@colliercountyfl.gov>; MoscaMichele <Michele.Mosca@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; KlopfParker <Parker.Klopf@colliercountyfl.gov>; HansenRachel <Rachel.Hansen@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>
Cc: KellyJohn <John.Kelly@colliercountyfl.gov>
Subject: Zoning Pre-app RESEARCH - 1521 Gordon River Lane (BDE) - PL20220003152 - Bridge Call

Good Afternoon all,

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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Pre-Application Meeting Sign-In Sheet

PL# 20220003152

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ 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
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	GMP - Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	GMP – Comprehensive Planning	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

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(239) 252-2400

☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☑	Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@colliercountyfl.gov
☑	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
JEFF Rubens	Thanell Homes	643-0166	JEFF@THANAPLES.com

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Collier County
Growth Management Department
Zoning Division

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

PL20220003152 – 1521 Gordon River Lane (BDE) **Planner: John Kelly**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Jeff Rogers – Turrell, Hall & Associates, Inc.

- **Agent to list for PL#**

  Jeff Rogers – Turrell, Hall & Associates, Inc.

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

  Florida 4 Figs LLC

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

  Boat Dock Extension(BDE)

- **Please list the density request of the project if applicable and number of homes/units/offices/docks:**

  N/A

- **Details about Project:**

  An existing dock that was recently issued a building permit and upon completion of the work the as built survey indicated that was out past 20-feet. Therefore, a BDE is now needed.

REQUIRED Supplemental Information provided by:
Name: Jeff Rogers
Title:
Email: jeff@thanaples.com
Phone: 239-643-0166

Cancellation/Reschedule Requests: Contact Connie Thomas-Client Services Supervisor
Consuela.Thomas@colliercountyfl.gov **Phone: 239-252-2473**

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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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 G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

FEE REQUIREMENTS: PreAPP Meeting Fee - $500.00 ✓ PAID

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Signature of Petitioner or Agent Date

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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
Erik Robert Figenskau; Co-manager	
Annamarie Theresa Figenskau; Co-manager	
Erik Robert Figenskau	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 G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4

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

5/13/22

Date

Erik Robert Figenskau

Agent/Owner Name (please print)

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220003152

I, Anna Figenskau (print name), as CO MANAGER (title, if applicable) of Florida 4 figs 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 Jeff Rogers - 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.

Anfigenskau
Signature

6/16/2022
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 16 day of June, 2022, by (printed name of owner or qualifier) Anna Figenskau

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

[ ] Are personally known to me

[X] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: B Santiago

B. SANTIAGO
MY COMMISSION # 12691446
EXPIRES: September 5, 2025
Benton County

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220003152

I, Erik Figenskau (print name), as CO- MANAGER (title, if applicable) of FLORIDA 4 FIGS 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 Jeff Rogers - 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 6/6/22 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✔] physical presence or [ ] online notarization this 6th day of June, 2022, by (printed name of owner or qualifier) Erik Figenskau.

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

[ ] Are personally known to me

[ ] Has produced a current drivers license _____

[✔] Has produced DriversLicense as identification.

Notary Signature: _____

MARIAN GONZALEZ
MY COMMISSION # GG 344281
EXPIRES: June 12, 2023
Bonded Thru Notary Public Underwriters

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Narrative Description: The proposed Boat Dock Extension request is for a single-family dock located within the Nature Pointe which is further located within the River Reach PUD along the Gordon River. This section of the Gordon River bottoms lands is owned by the Nature Pointe Homeowners Association, Inc. as well as part of the rip-rap shoreline.

The proposed dock is existing and due to some pre and post as built survey complications in regard to the overall protrusion under building permit PRBD20210626117, the dock now as surveyed extends out 22-feet from the plotted property line which is the most restrictive point. Therefore, the dock protrudes 2-feet past the allowed 20-feet and approximately 18-feet from the MHWL. Therefore, as proposed the applicant is requesting a 2-foot extension as the platted property line in this case is the most restrictive point. The subject waterway is approximately 122-feet wide and as proposed the dock will protrude approximately 19% into the subject waterway. The required side yard setbacks as outlined within the LDC are 15-feet and as the dock currently exist provides the required setbacks.

If this BDE request is approved the marine contractor with the open building permit will then be able to close out the open permit and receive the CO. Based on the criteria, waterway width, the other existing docks on the waterway and the fact that the dock will not impact navigation we believe the BDE should be approved and therefore no additional modifications to the existing dock will be required.

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

PRIMARY CRITERIA

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

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

Criterion Met

Response: The total waterfront length for this property is 80-ft. The zoning and upland land use is a PUD with single-family residential units which warrants no more than 2 slips per CC-LDC. The current proposed dock design has 1 existing boat slip.

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

Criterion Met

Response: See attached survey and associated BDE exhibits illustrating the existing shoreline and associated base of riprap. At the 20-foot protrusion line when taken from the platted property line there is just not sufficient water depths to accommodate the dock and average vessel beam width of 10-feet. The dock has been brought into the shoreline as much as possible and the outer walkway of the dock has been minimized down to less than 2-feet wide is smaller than what is recommended for safe routine access to the vessel but that is what is existing. Overall, there is insufficient water depths to moor a vessel or provide safe access to the docking facility within the 20-foot protrusion mark for the average sized vessels in today's boat market.

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

Criterion Met

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Response: The docking facility does not have any adverse impacts on navigation as it only protrudes 22-feet from the platted property line and 18-feet from the MHWL into the waterway that is approximately 122-feet wide from MHWL to MHWL. The entire waterway is used for navigation as there are no navigational markers indicating the exact thread of navigation. The proposed docking facility provides adequate space for navigation through this waterway and further no other docks will ever be built directly across the waterway from the subject property. Additionally, the dock protrusion is consistent with most other existing docks along the subject shoreline.

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

Criterion Met

Response: The docking facility protrudes approximately 22-feet from the platted property line into a waterway that is 122-feet wide from MHW to MHW. The proposed dock protrudes approximately 19% into the waterway and therefore as proposed/existing is within the allowed 25%.

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

Criterion Met

Response: The docking facility provides 15-foot and 21-foot setbacks from each property/riparian lines. The CC-LDC requires 15-foot setbacks for properties with shorelines greater than 60 linear feet of shoreline. Therefore, the subject docking facility is located within the required setbacks, provides safe access with a vessel, and does not interfere with any of the neighboring docking facilities. Additionally, the dock is existing as proposed and both adjacent neighboring properties have docks and currently access their docks with no impacts.

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

SECONDARY CRITERIA

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

Response: The proposed dock facility was primarily governed by the County guidelines and the approved PUD for the River Reach. The one special condition for the property which is not unique is the fact that the property line is the most restrictive and therefore there is approximately 4-feet of dock that is not even over the water being landward of the MHWL. Additionally, with a rip-rap shoreline the dock and associated boatlift/slip must protrude further out into the waterway to avoid being located over rock. These factors again are not unique for just this property but are part of the design criteria one must consider when proposing a 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.)

Response: The proposed dock facility has been minimized in order to meet the County dock building guidelines, the approved PUD, and be constructed within the 25% width of waterway. The proposed/existing dock design is consistent with the other existing dock along the subject shoreline some of which have been approved for BDEs in the past. Additionally, the design does provide adequate and safe access to and from the vessel while still allowing room for other recreational use like fishing and kayak/paddle access and storage on the dock.

Criterion Met

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

Response: The proposed dock facility has been designed to only moor one vessel up to 30-feet and the subject property's shoreline length is approximately 80-feet. Based on this data the proposed vessel length will not exceed 50% of the shoreline length and therefore, this criterion is met.

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

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

Criterion Met

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

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

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

Criterion Met

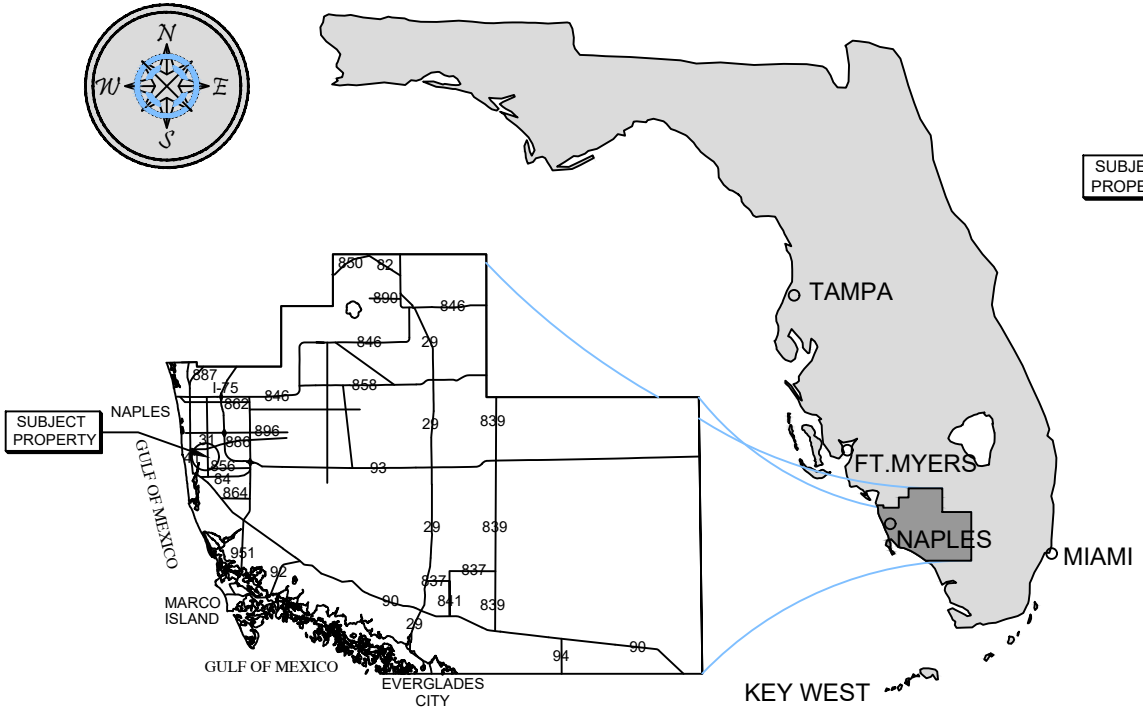
6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

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

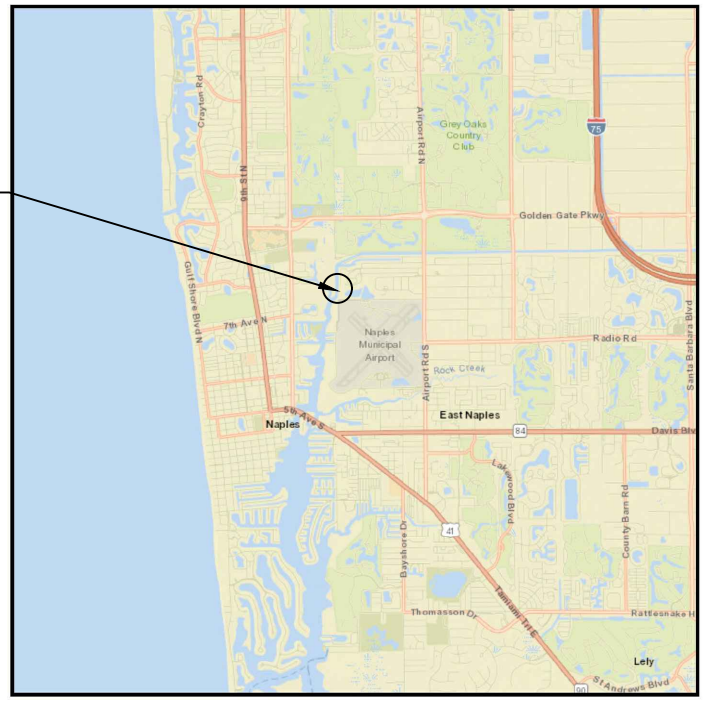
Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

P:\22070.00 Figerskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg LOCATION MAP 6/23/2022

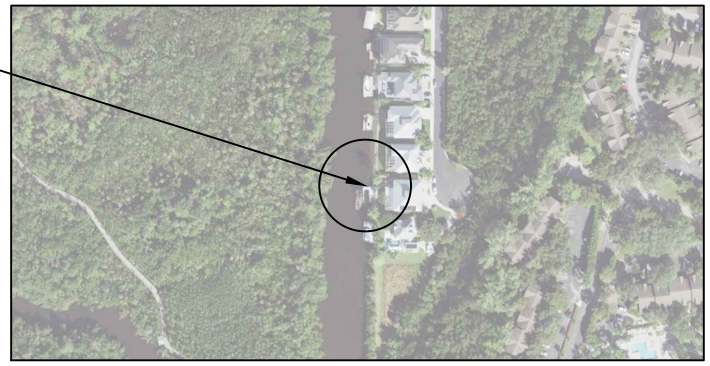
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 1521 GORDON RIVER LN
NAPLES, FL 34104

<> LATIUTUDE: N 26.162616
<> LONGITUDE: W -81.782468

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

1521 GORDON RIVER LN

LOCATION MAP

RY NO. 5875

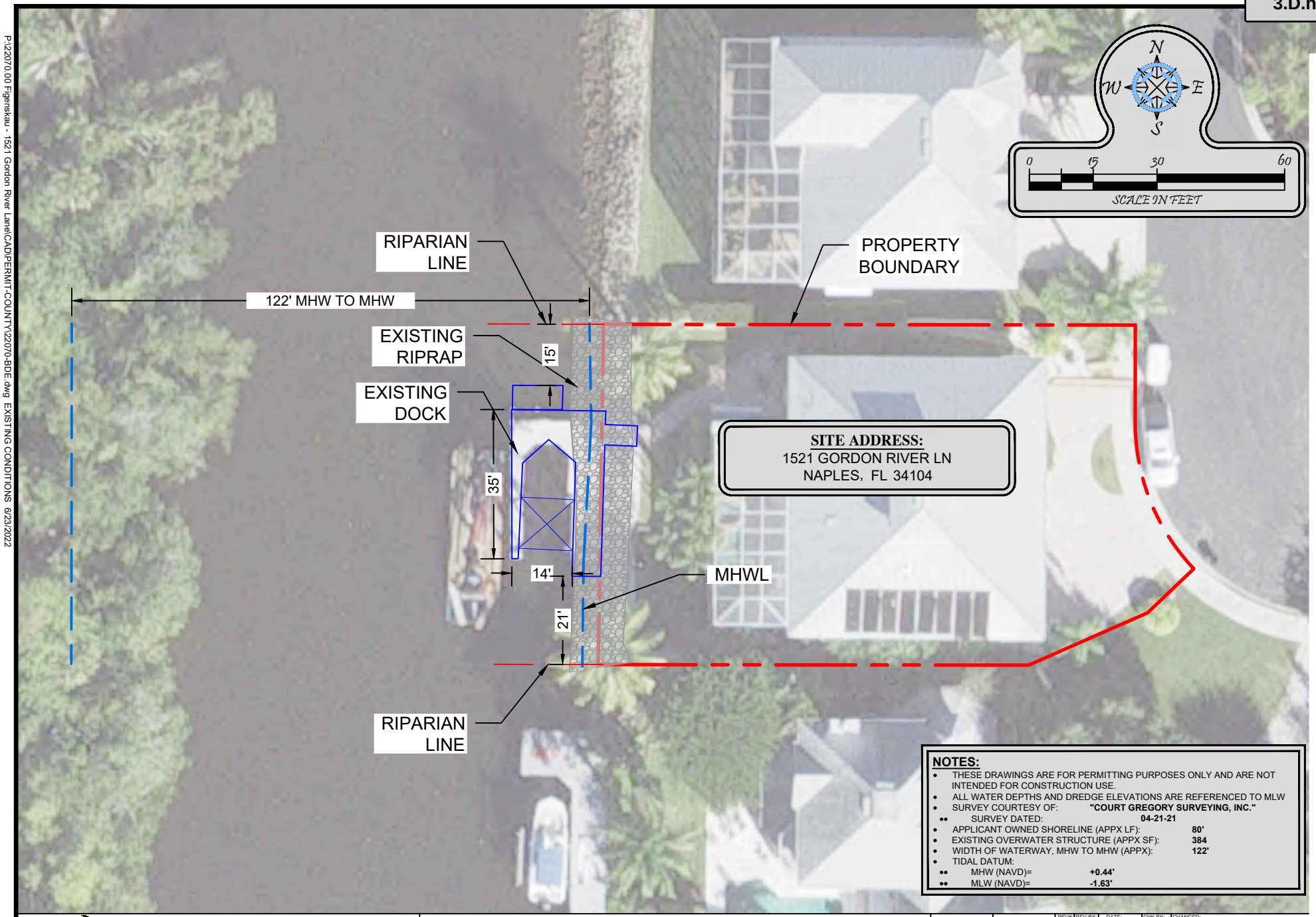
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg EXISTING CONDITIONS 6/23/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **04-21-21**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **384**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **122'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.63'**

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

1521 GORDON RIVER LN

EXISTING CONDITIONS

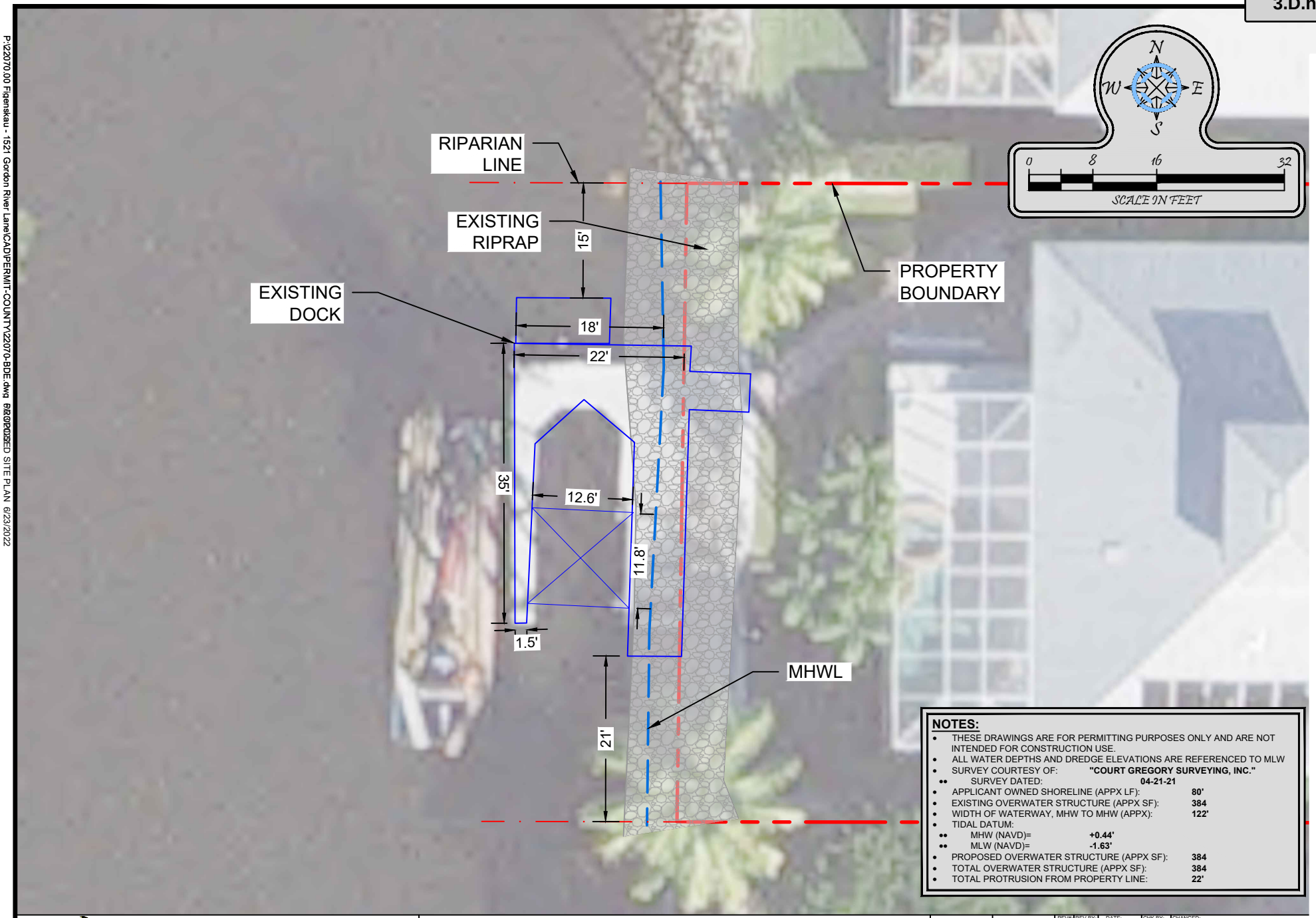
RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521



NOTES:

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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **122'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.44'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **384**
- TOTAL OVERWATER STRUCTURE (APPX SF): **384**
- TOTAL PROTRUSION FROM PROPERTY LINE: **22'**

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

1521 GORDON RIVER LN

PROPOSED SITE PLAN

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION-35 TOWNSHIP-49S

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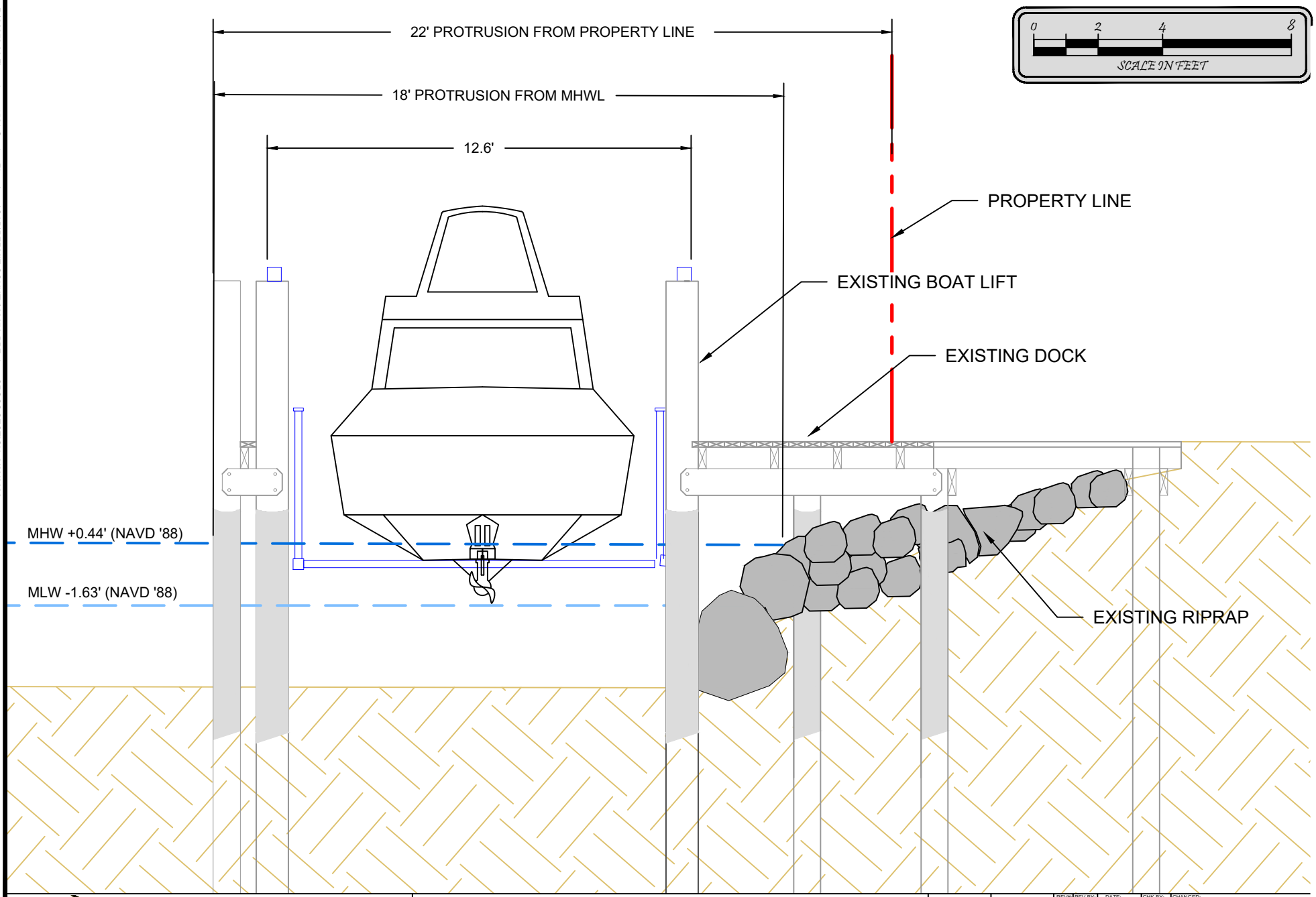
Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg CROSS SECTION 6/23/2022



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1521 GORDON RIVER LN

CROSS SECTION

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CREATED:	06-16-22
JOB NO.:	22070
SHEET NO.:	04 OF 07

REV#	REV BY:	DATE:	CHK BY:	CHANGED:
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4.	-	-	-	-
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SECTION-35 TOWNSHIP-49S

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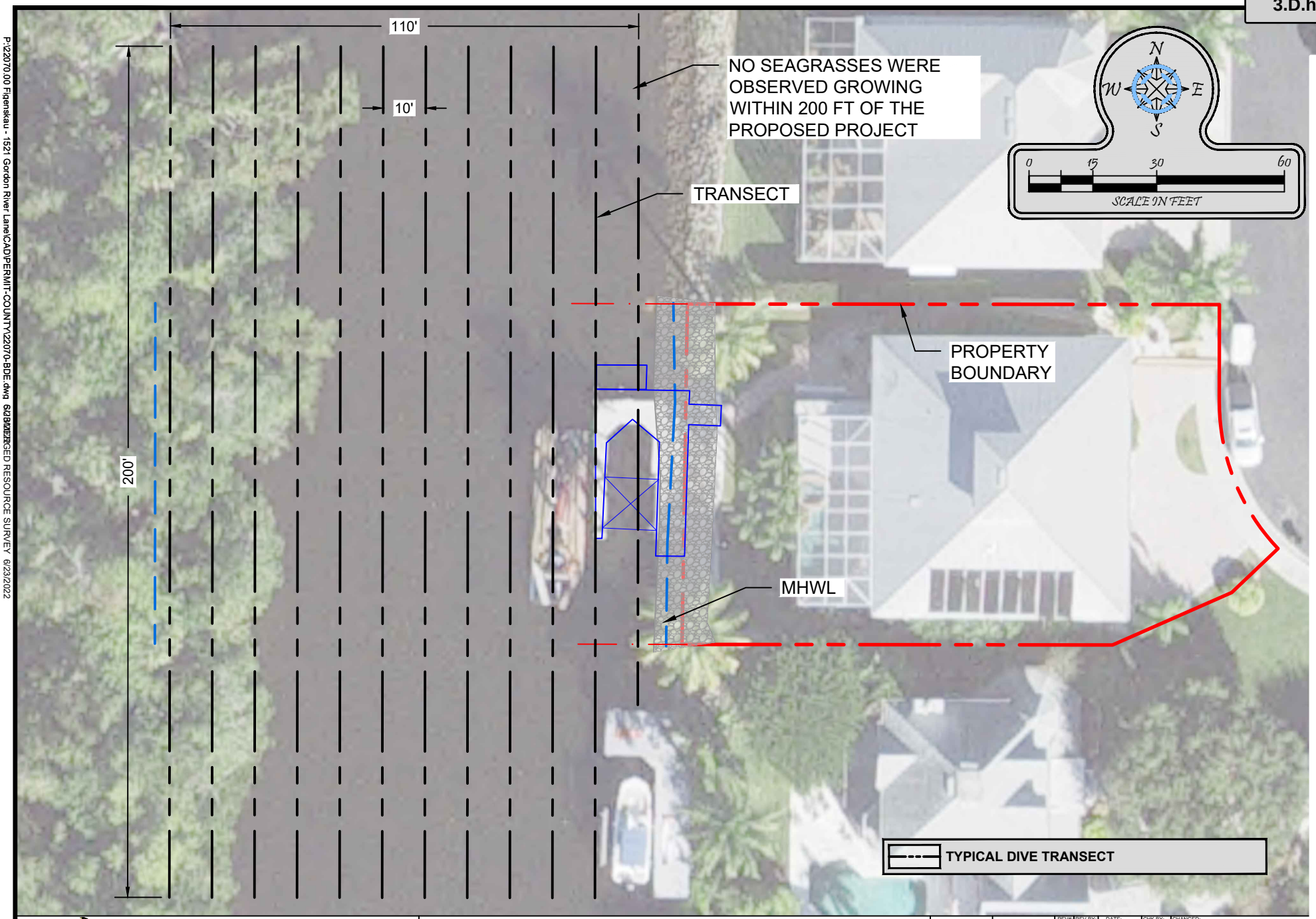

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1521 GORDON RIVER LN

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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SECTION-35 TOWNSHIP-49S

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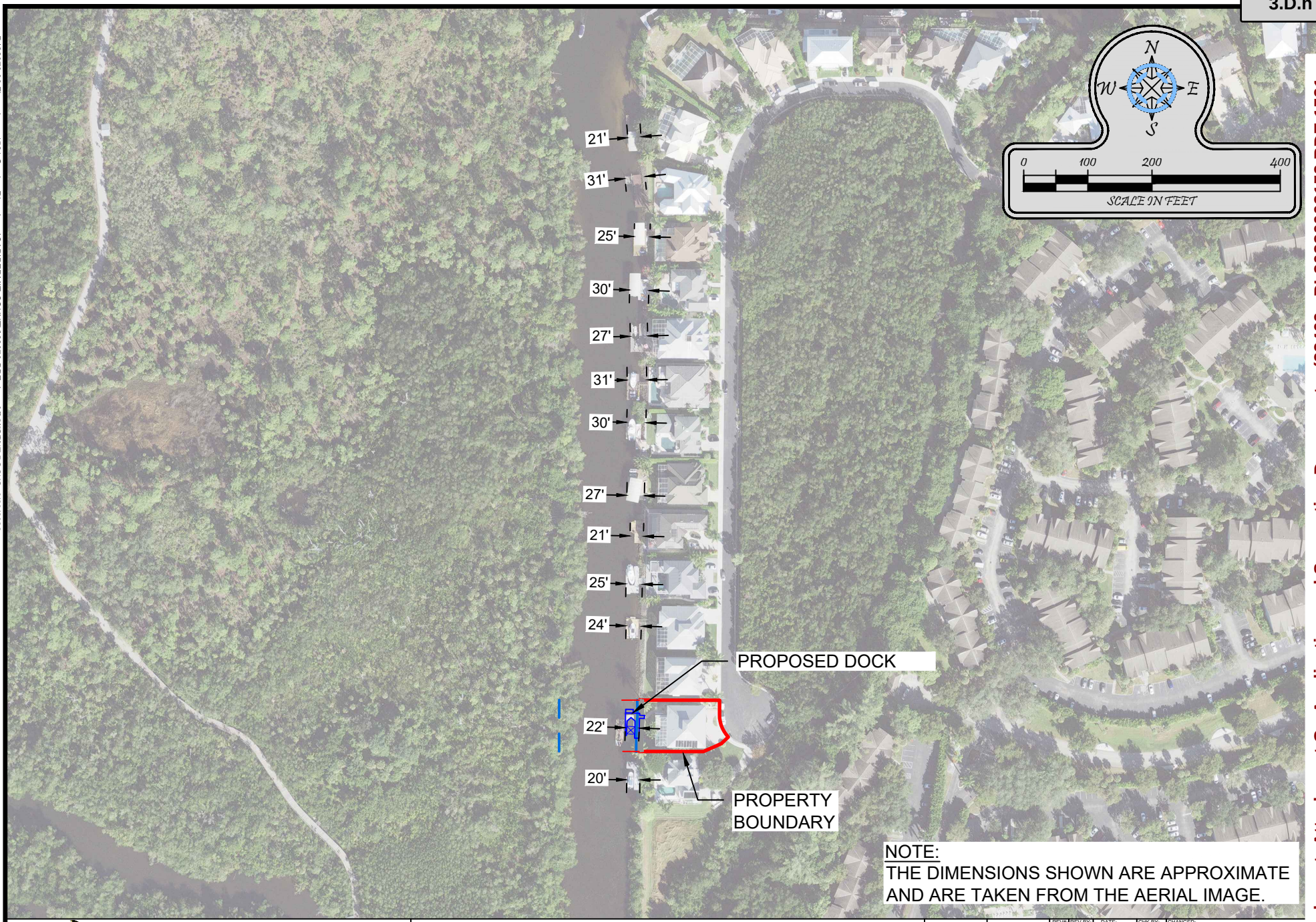

NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

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1521 GORDON RIVER LN

ADJACENT DOCKS

RY NO. 5875

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SECTION-35 TOWNSHIP-49S

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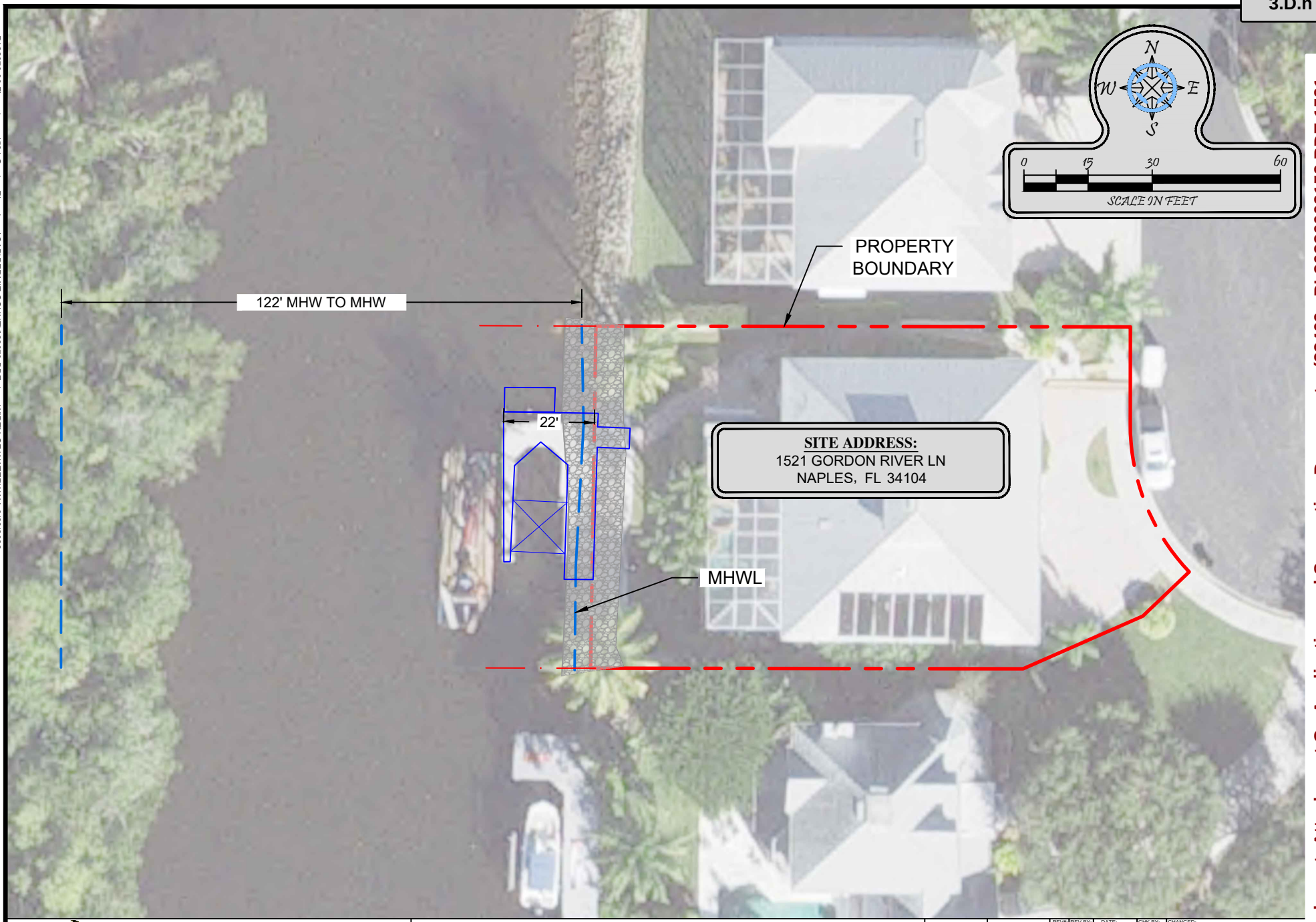

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1521 GORDON RIVER LN

WIDTH OF WATERWAY

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SECTION- 35 TOWNSHIP- 49S

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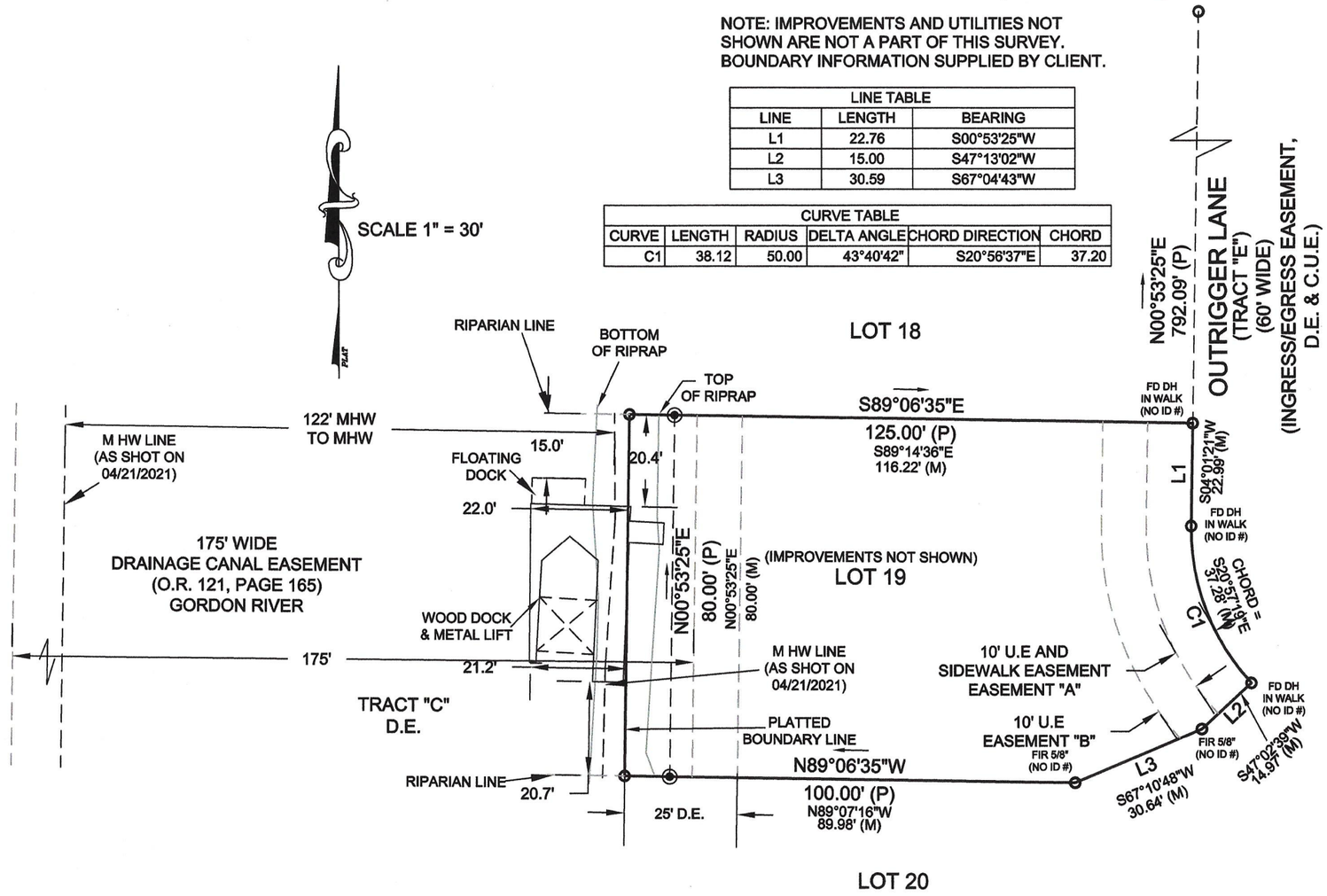
Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521

SHOWN DIMENSIONS TO THE DOCK AREE
TAKEN FROM THE PROPERTY LINE. (MOST RESTRICTIVE)

NOTE: IMPROVEMENTS AND UTILITIES NOT
SHOWN ARE NOT A PART OF THIS SURVEY.
BOUNDARY INFORMATION SUPPLIED BY CLIENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.76	S00°53'25"W
L2	15.00	S47°13'02"W
L3	30.59	S67°04'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	38.12	50.00	43°40'42"	S20°56'37"E	37.20



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF OUTRIGGER LANE AS SHOWN IN PLAT BOOK 20 PAGE 21 OF COLLIER COUNTY, BEING NORTH 00D 53' 25" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY APRIL 21, 2021.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND#6004 IN CONC WALK BETWEEN RES #'S 1635 & 1661 GORDON RIVER LN

8 THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING AND PROPOSED DOCK STRUCTURES WITH RESPECT TO THE PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

9.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO
DATED: BASE ELEVATION DETERMINED AT N/A

10.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

11. THE LAND DESCRIPTION SHOWN HEREON IS BASED UPON THE INSTRUMENT OF RECORD.

REPOSITIONED PROPOSED DOCK
DATE OF REVISION 06-22-2021
REPOSITIONED PROPOSED DOCK
DATE OF REVISION 08-15-2021
REDESIGNED PROPOSED DOCK/FLOAT
DATE OF REVISION 12-21-2021
ASBUILT SURVEY (FINAL DOCK LOCATIONS)
DATE OF REVISION 03-01-2022

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
(W) = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
(S) = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT
LMA(E)= LAKE MAINTENANCE ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT A.E.= ACCESS EASEMENT
CUE = COUNTY (U.E.)

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 19

OF

NATURE POINTE

AS RECORDED IN
PLAT BOOK 20 PAGE(S) 20-22
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

1521 GORDON RIVER LANE
1521 OUTRIGGER LANE (BY PLAT)

CERTIFY TO:

COLLIER SEAWALL & DOCK LLC

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY , PSM #6004
DATE_03/02/2022
DATE OF FIELD SURVEY 04-21-2021

LB #7112
PSM # 6004

C.G.S.

Court Gregory Surveying, Inc
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 03/02/2022
Job # EN10219A
Fb EN1-6 Pg 80

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

1521 GORDON RIVER LN
NAPLES, FL 34104
FOLIO #63770001185

SUBMERGED RESOURCE SURVEY REPORT
MAY 18, 2022

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

Table of Contents

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 1521 Gordon River Ln in Naples, FL 34104 that can be identified by folio #63770001185. This resource survey will provide planning assistance to both the property owner and regulating agencies during the review process for the proposed project.

The subject property consists of a 0.21-acre parcel that can be found in Naples along the Gordon River that connects to Naples Bay and the Gulf of Mexico. The parcel currently contains a single-family residence with an existing docking facility and one boatlift. The property is neighbored to the north and south by other single-family residences, to the west by the Gordon River, and to the east by Gordon River Lane.

The SRS was conducted on May 18, 2022, between approximately 1:45 p.m. and 2:30 p.m. Site conditions consisted of most clear skies with a slight SE breeze. Water clarity was fair to good which allowed approximately 12-18 inches of visibility. The ambient air temperature was approximately 81 degrees Fahrenheit and wind speeds averaged 5-10 mph from the SE. Low tide occurred before the site visit at approximately 9:09 a.m. and fell to approximately 1.4 feet below the Mean Low Water Mark. High tide was achieved during the site visit at approximately 2:11 p.m., reaching approximately 3.4 feet above the Mean Low Water Mark.

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

2 OBJECTIVE

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

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline of the subject property but also the area within 200 ft. of the project site. The components utilized for this survey included:

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

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. Existing and neighboring properties, docking facilities, and other landmarks provided reference markers which assisted in maintaining correct positioning over each transect.

During this SRS, one THA staff member swam the transect lines using snorkel equipment while a second remained on the shore taking notes and compiling findings on an aerial of the project site. Ordinarily, if any resources are found, they are photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrat.

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

4 RESULTS

The substrate found within the surveyed area consists of 2 distinct classifications: silt sand and muck with a varying levels of shell debris. This silt sand substrate was found mostly along the shoreline/shallower areas and the muck was mostly concentrated out in the deeper areas. The shoreline consists of rip-rap with piles and an existing docking facility which supports a variety of fish with little to no sessile and motile invertebrates such as barnacles and mud crabs due to higher levels of freshwater along this section of the Gordon River. Algae was observed covering parts of the submerged riprap and existing dock piles but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of a combination of freshwater levels and water clarity. Such conditions also create highly turbid waters, reducing penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish & other species

Common Name	Scientific Name
Striped Mullet	*Mugil cephalus*
Grey Snapper	*Lutjanus griseus*
Sheepshead	*Archosargus probatocephalus*
Crevalle Jack	*Caranx hippos*
Mud Crab	*Panopius* herbstii

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

5 CONCLUSION

The submerged resource survey conducted at the project site yielded few findings at best. Fish, mud crabs, and some algae could be seen within the existing dock footprint as well as on the rip-rap shoreline and the dock piles. The algae observed on parts of the rip-rap and dock piles, but nowhere else around the project site. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the existing docking facility.

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

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

6 PHOTOS



Photo 1: Existing dock and associated boatlift.



Photo 2: Sandy material and shell debris found throughout the surveyed area.

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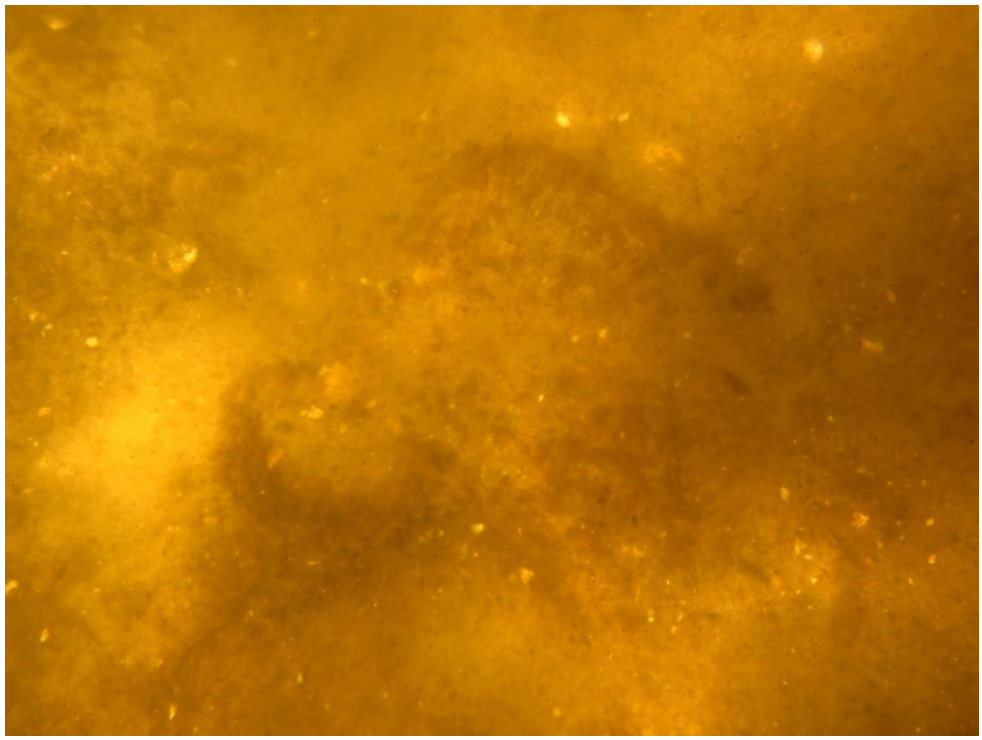

Photo 3: Typical view of bottom sediment.

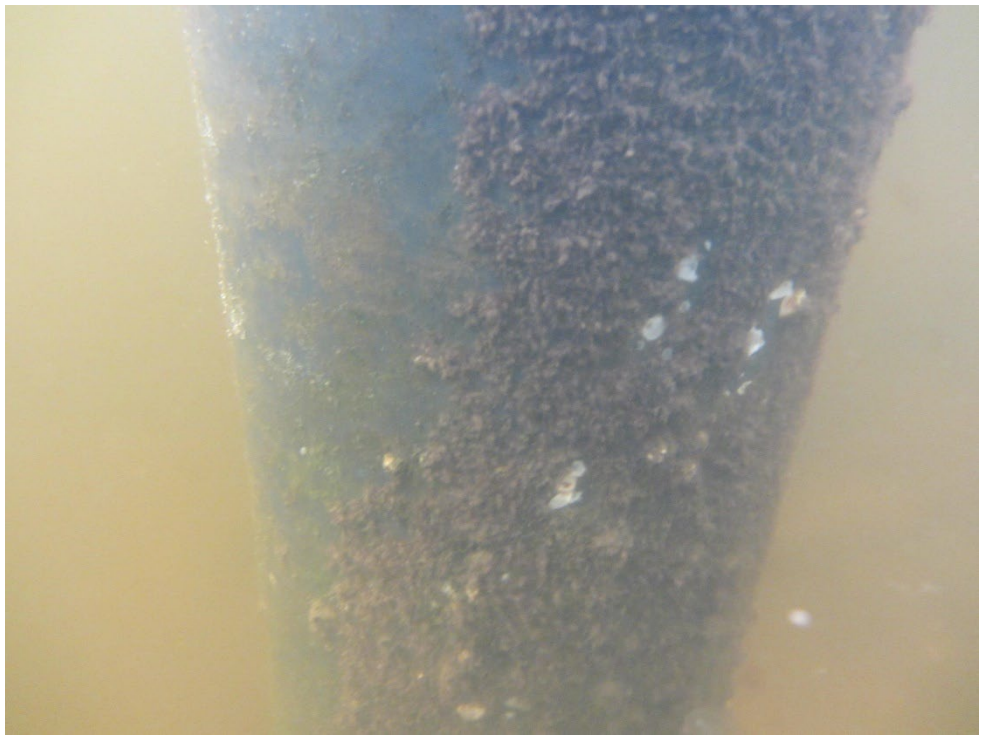

Photo 4: Typical view of existing dock piles

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

NATURE POINT HOMEOWNER'S ASSOCIATION, INC.
1973 GORDON RIVER LANE
NAPLES, FLORIDA 34104

August 25, 2022

Mr. Jeff Rogers
Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave.
Naples, Florida 34104

Collier County
Growth Management Division
Planning & Regulation
2800 North Horseshoe Drive
Naples, Florida 34104

Re: Erik & AnnaMarie Figenskau Residence
1521 Gordon River Ln, Naples, FL 34104
Proposed Dock Modifications
Florida 4 Figs, LLC, Erik & Annamarie Figenskau, Managers

Dear Mr. Rogers:

Following up on your request, the Nature Pointe Homeowners Association, Inc., via its ARC and Board of Directors have previously reviewed, approved and continue to have no objections to the above referenced boat dock construction/expansion per your attached Exhibit "A" drawings.

Please let us know if you will require any further consents, information or document joinders in order to proceed with the Owner's permit application.

Kindest Regards,

John P. White, Pres.

Jp
Enclosures

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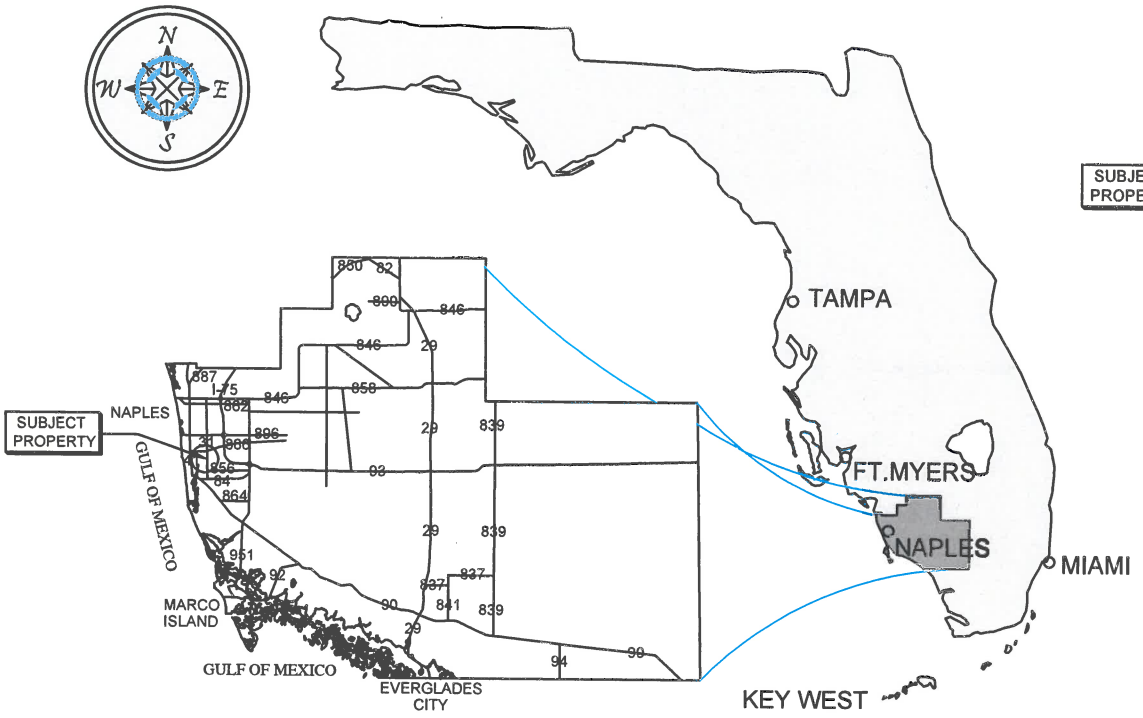
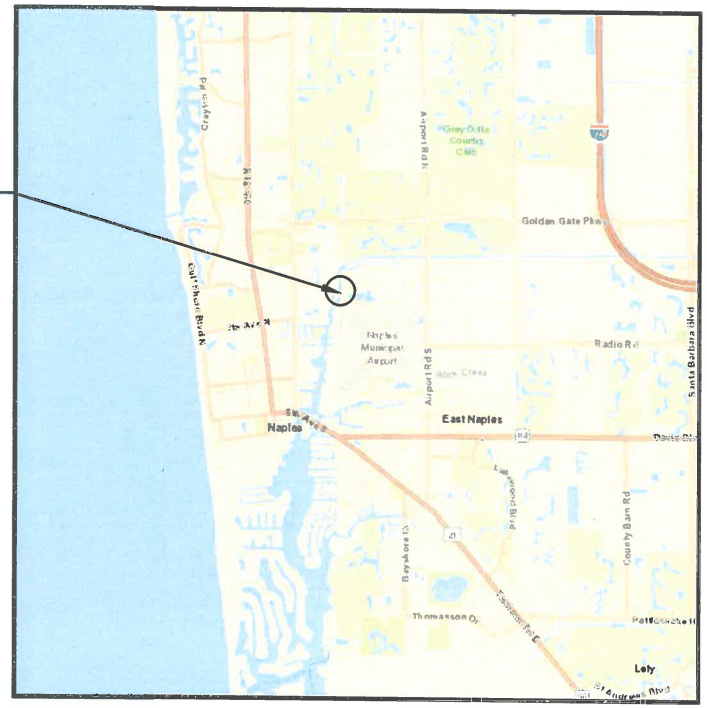
P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg LOCATION MAP 6/23/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 1521 GORDON RIVER LN
NAPLES, FL 34104

<> LATITUDE: N 26.162616
<> LONGITUDE: W -81.782468

NOTES:

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LOCATION MAP

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P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg EXISTING CONDITIONS 6/23/2022

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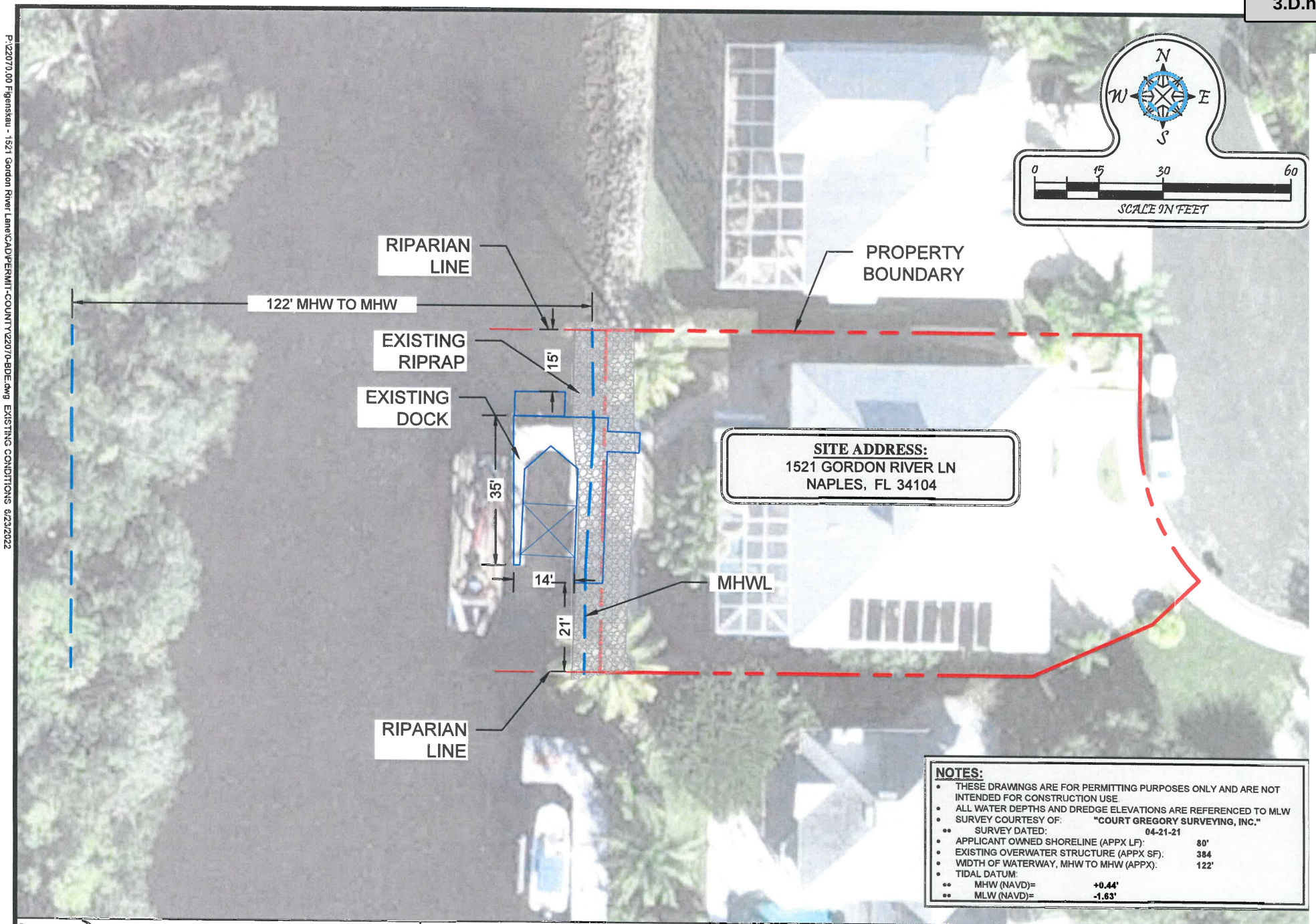

NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: "COURT GREGORY SURVEYING, INC."
  - SURVEY DATED: 04-21-21
- APPLICANT OWNED SHORELINE (APPX LF): 80'
- EXISTING OVERWATER STRUCTURE (APPX SF): 384
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 122'
- TIDAL DATUM:
  - MHW (NAVD)= +0.44'
  - MLW (NAVD)= -1.63'

Turrell, Hall & Associates, Inc.
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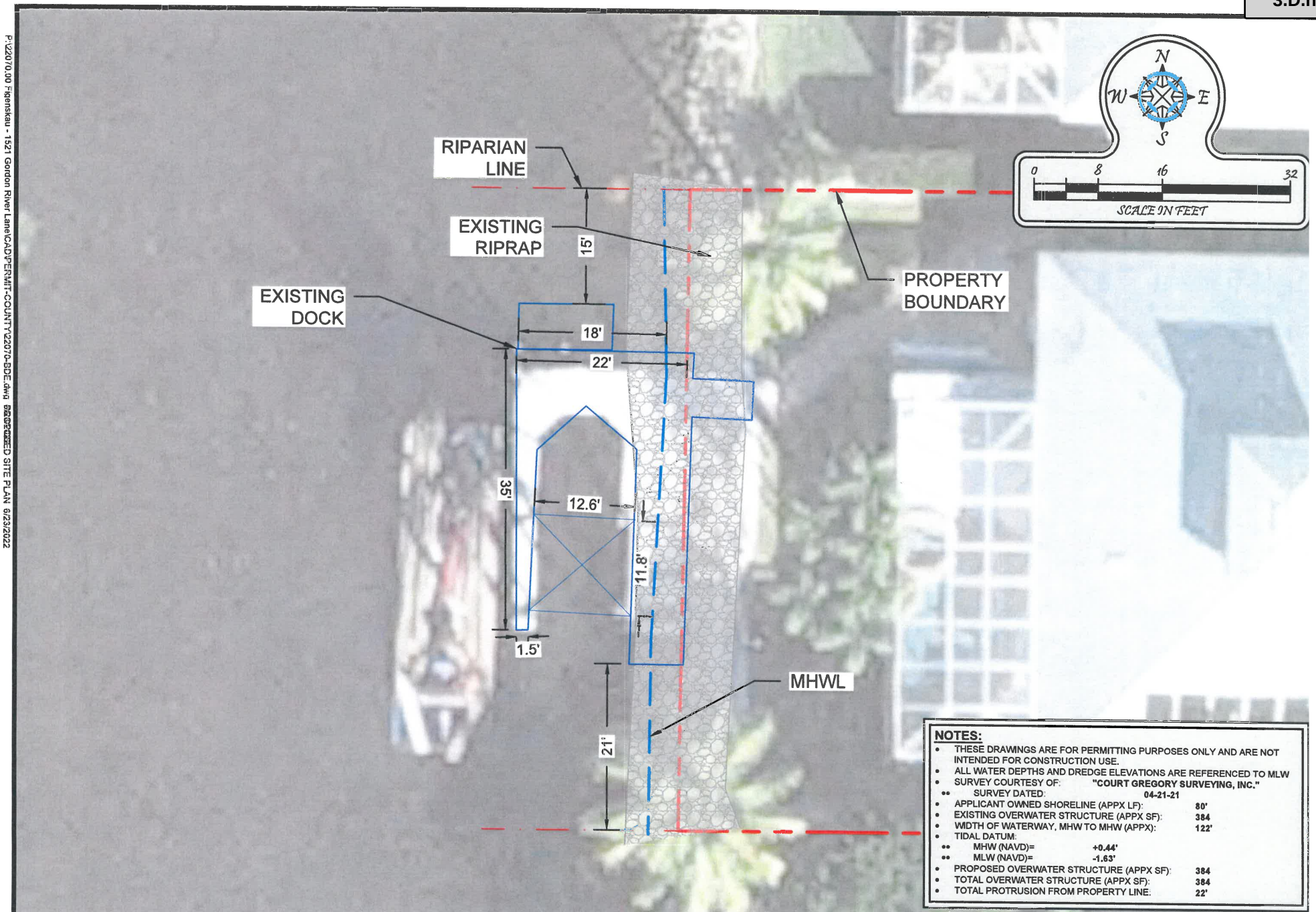
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

P:\22070.00 Fiorenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg 6/23/2022 PROPOSED SITE PLAN 6/23/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: "COURT GREGORY SURVEYING, INC."
  - SURVEY DATED: 04-21-21
- APPLICANT OWNED SHORELINE (APPX LF): 80'
- EXISTING OVERWATER STRUCTURE (APPX SF): 384
- WIDTH OF WATERWAY, MHW TO MHW (APPX): 122'
- TIDAL DATUM:
  - MHW (NAVD)= +0.44'
  - MLW (NAVD)= -1.63'
- PROPOSED OVERWATER STRUCTURE (APPX SF): 384
- TOTAL OVERWATER STRUCTURE (APPX SF): 384
- TOTAL PROTRUSION FROM PROPERTY LINE: 22'

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

1521 GORDON RIVER LN

PROPOSED SITE PLAN

RY NO. 5875

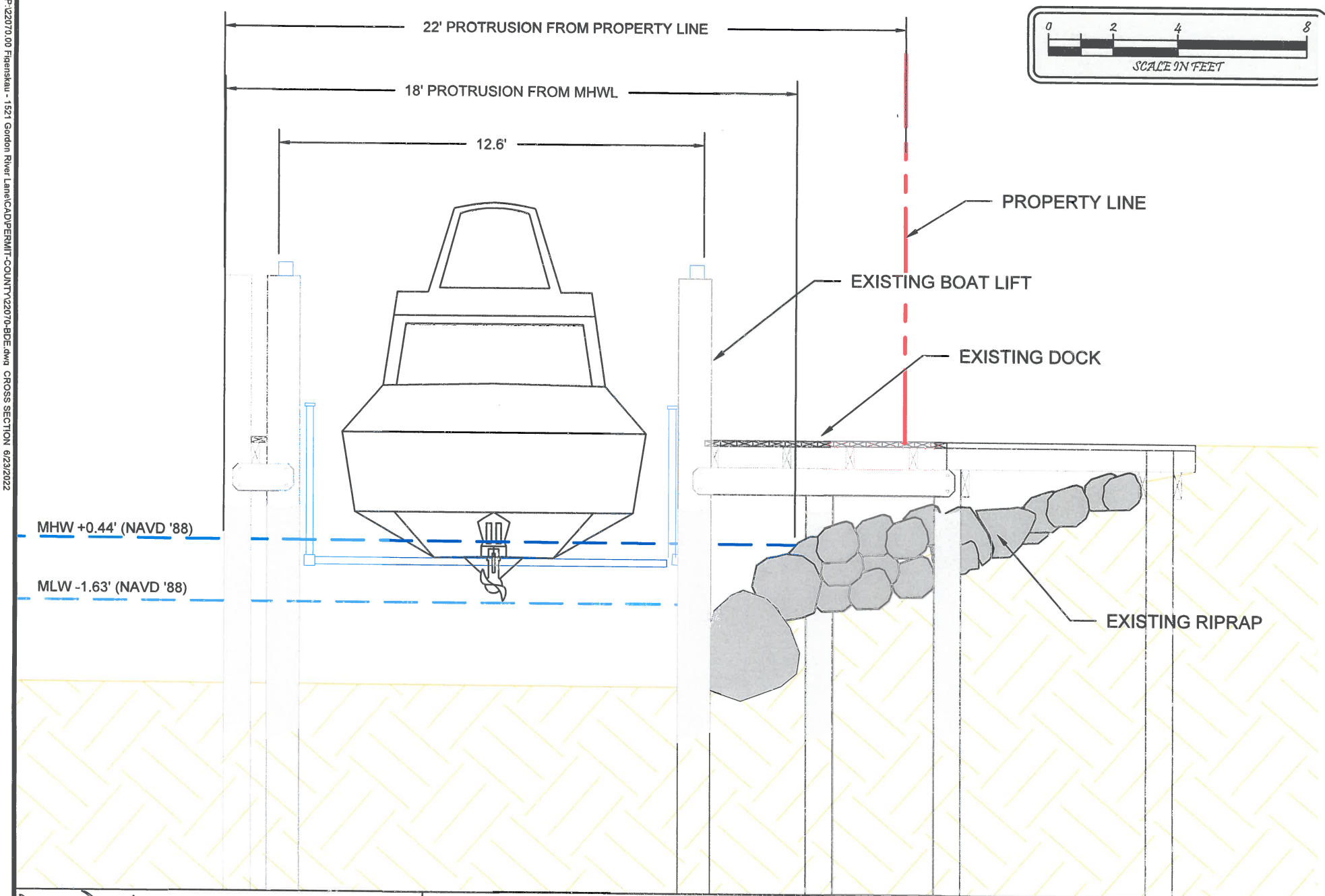
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REVS	BY	DATE	CHK'D	APPROVED
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg CROSS SECTION 6/23/2022



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

1521 GORDON RIVER LN

CROSS SECTION

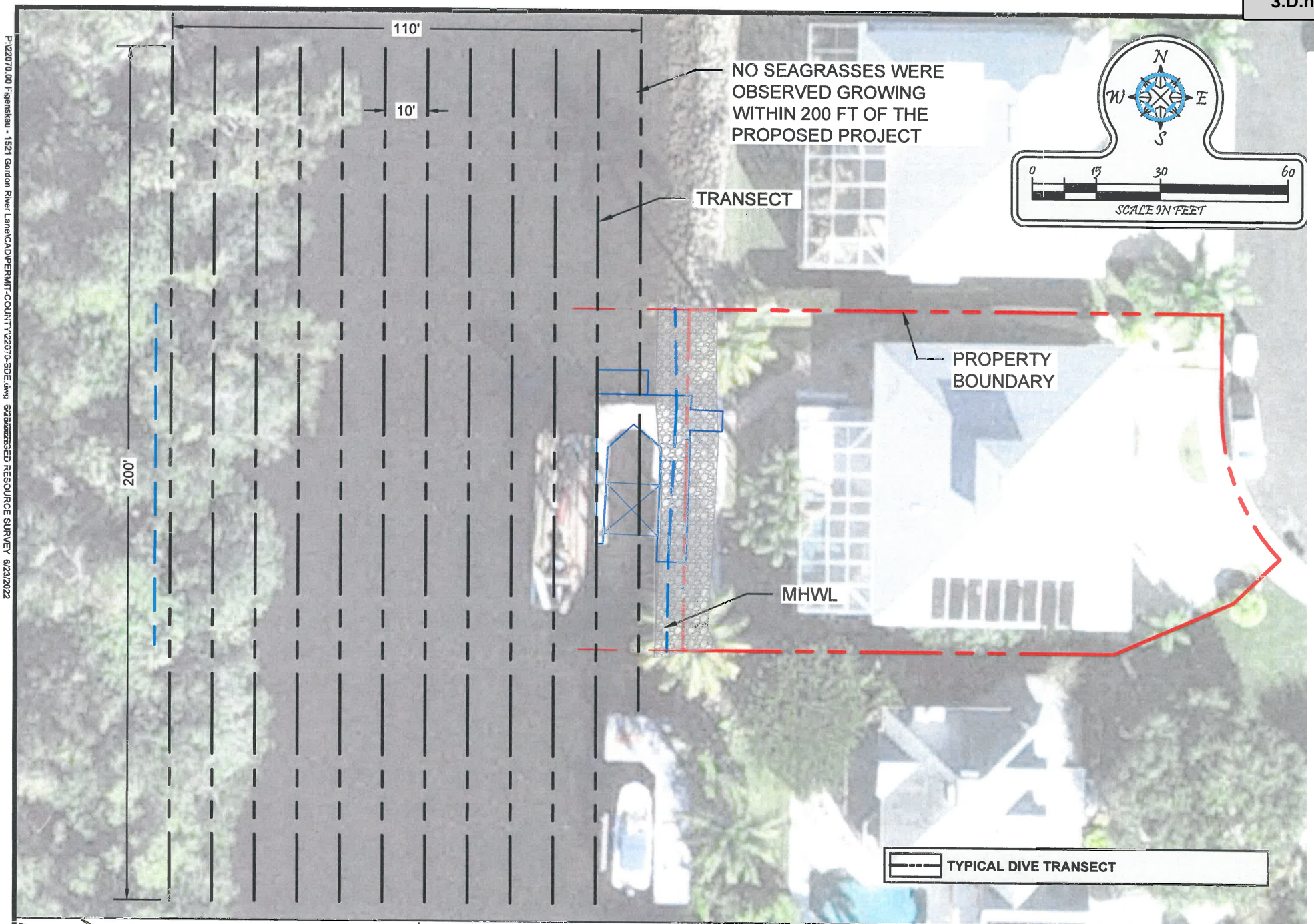
RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	(CHANGED)
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521



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

1521 GORDON RIVER LN

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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

		REV#	REV BY	DATE	CHK BY	CHANGE
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

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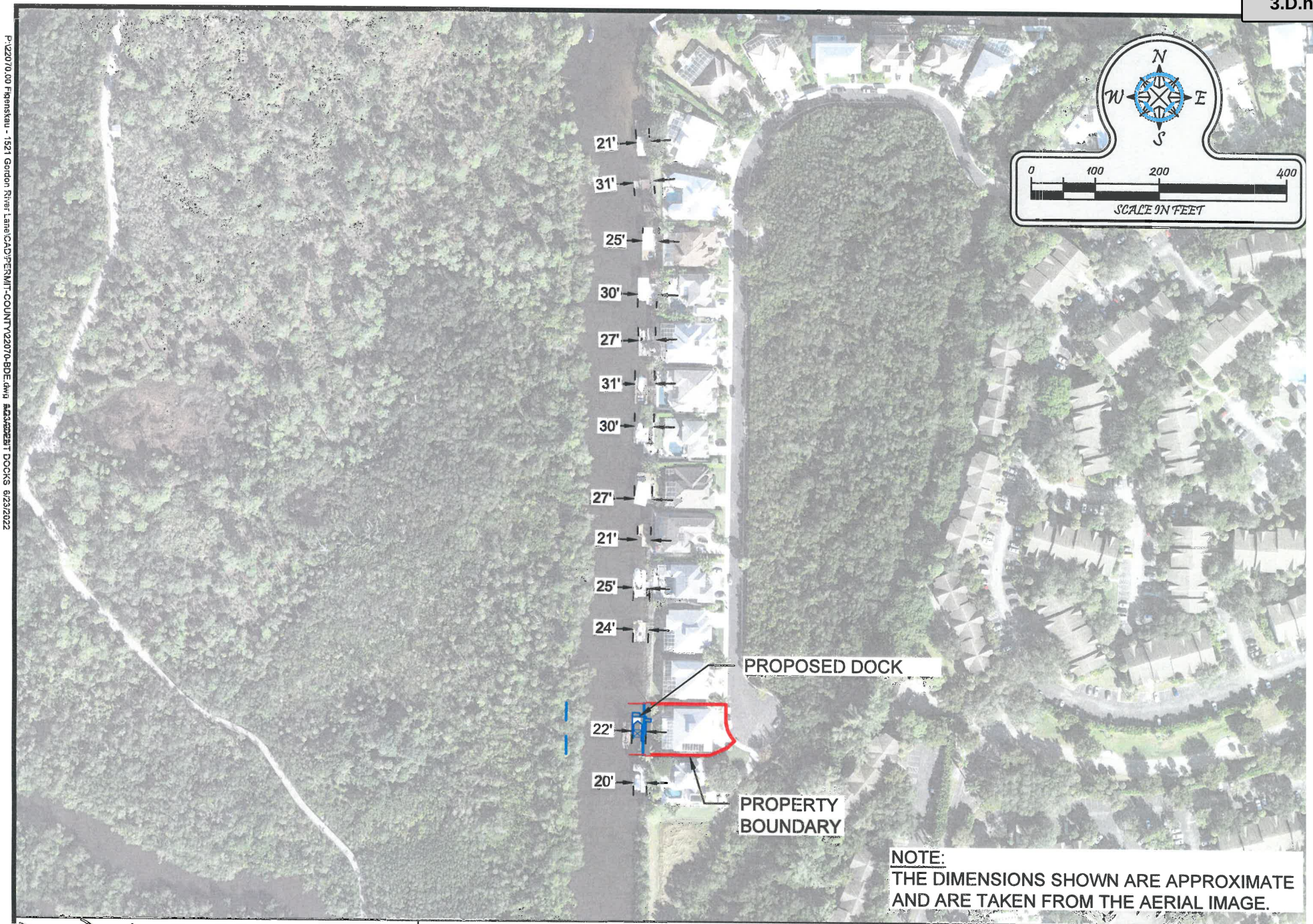
Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521



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

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

1521 GORDON RIVER LN

ADJACENT DOCKS

RY NO. 5875

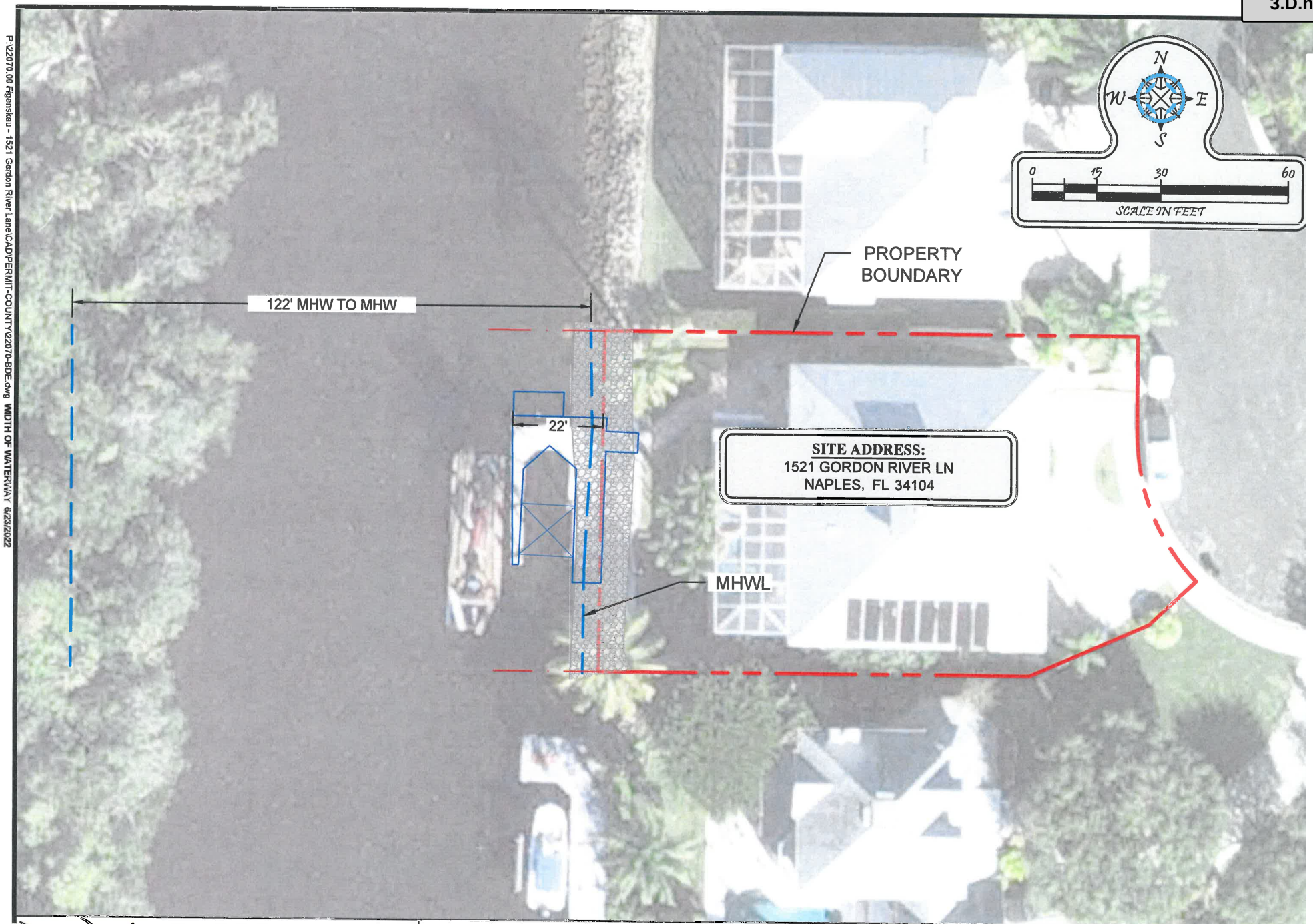
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV.	REV BY:	DATE:	CHK BY:	CHANGES:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

P:\22070.00 Fiqenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg 6/23/2022 DOCKS

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521



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Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632
RY NO. 5875

1521 GORDON RIVER LN

WIDTH OF WATERWAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGE:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-16-22	3.	-	-	-	-
JOB NO.:	22070	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 35 TOWNSHIP- 49S

P:\22070.00 Figenskau - 1521 Gordon River Lane\CAD\PERMIT-COUNTY\22070-BDE.dwg WIDTH OF WATERWAY 6/23/2022

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521

INSTR 5332584 OR 5332 PG 723 RECORDED 11/9/2016 9:05 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $7,000.00 REC $18.50
CONS $1,000,000.00

CONSIDERATION: $1,000,000.00

Prepared without opinion of title by:
Michael L. Michetti
Attorney at Law
Woods, Weidenmiller, Michetti, Rudnick & Galbraith, PLLC
9045 Strada Stell Court Fourth Floor
Naples, FL 34109
239-325-4070
File Number: **16089-001**
Will Call No.:

Parcel Identification No. **63770001185**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 5TH day of **November, 2016** between **Ronald T. Purcell and Stacey R. Purcell, husband and wife** whose post office address is **36293 Derby Downs Drive, Solon, OH 44139** of the County of **Cuyahoga**, State of **Ohio**, grantor*, and **Florida 4 Figs, LLC, a Florida limited liability company** whose post office address is **15224 Hideaway Ridge Road, Rogers, AR 72758** of the County of **Benton**, State of **Arkansas**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

Lot 19, Nature Pointe, according to the plat thereof as recorded in Plat Book 20, Page 20, of the Public Records of Collier County, Florida.

Subject to ad valorem taxes for the year 2017 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record if any; and restrictions, reservations and easements common to the subdivision; provided however, that none of them shall prevent use of the property for residential purposes.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantee, its successors and assigns, in fee simple forever.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

NOT A CERTIFIED COPY

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

3.D.h

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

Signed, sealed and delivered in our presence:

Witness Name: Catherine S Kuppelman
Witness #1 as to Ronald T. Purcell

Witness Name: Geraldine M. Snyder
Witness #2 as to Ronald T. Purcell

Ronald T. Purcell

GERALDINE M. SNYDER
NOTARY PUBLIC, STATE OF OHIO
PORTAGE COUNTY
My Commission Expires 3/14/2018

Witness Name: Catherine S Kuppelman
Witness #1 ast to Stacey R. Purcell

Witness Name: Geraldine M. Snyder
Witness #2 as to Stacey R. Purcell

Stacey R. Purcell (Seal)

GERALDINE M. SNYDER
NOTARY PUBLIC, STATE OF OHIO
PORTAGE COUNTY
My Commission Expires 3/14/2018

State of Ohio
County of Cuyahoga

The foregoing instrument was acknowledged and witnessed before me this 5 day of November, 2016 by Ronald T. Purcell and Stacey R. Purcell, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

GERALDINE M. SNYDER
NOTARY PUBLIC, STATE OF OHIO
PORTAGE COUNTY
My Commission Expires 3/14/2018

Notary Public

Printed Name: Geraldine M. Snyder

My Commission Expires: 3/14/2018

DO NOT CERTIFIED COPY

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 12, 2022
Secretary of State
9447910906CC

DOCUMENT# L16000197239

Entity Name: FLORIDA 4 FIGS, LLC

Current Principal Place of Business:

15224 HIDEAWAY RIDGE ROAD
ROGERS, AR 72758

Current Mailing Address:

15224 HIDEAWAY RIDGE ROAD
ROGERS, AR 72758 US

FEI Number: 81-4233719

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GENTZLE, MICHAEL D
4001 TAMIAMI TRAIL NORTH
SUITE 300
NAPLES, FL 34103 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	FIGENSKAU, ERIK R	Name	FIGENSKAU, ANNAMARIE T
Address	15224 HIDEAWAY RIDGE ROAD	Address	15224 HIDEAWAY RIDGE ROAD
City-State-Zip:	ROGERS AR 72758	City-State-Zip:	ROGERS AR 72758

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANNAMARIE FIGENSKAU PARTNER 04/12/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date

Attachment: Attachment G - Application and Supporting Documents (23469 : PL20220003152 BDE 1521 Gordon River Ln Florida 4 Figs LLC)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.E
Item Summary: Petition No. BDE-PL20210002320 - 415 Seabee Ave - Request for a 12-foot boat dock extension from 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, to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide. The subject property is located at 415 Seabee Avenue and is further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 10/13/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/22/2022 4:35 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/22/2022 4:35 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/23/2022 6:48 PM
Zoning	Ray Bellows	Review Item	Completed	09/25/2022 2:27 PM
Zoning	Mike Bosi	Division Director	Completed	09/26/2022 4:42 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/13/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: OCTOBER 13, 2022

SUBJECT: BDE-PL20210002320, 415 SEABEE AVENUE - MAFFEI DOCK

PROPERTY OWNER/APPLICANT:

Massimo and Phyllis LaGrasta Maffei
11128 Palmetto Ridge Dr.
Naples, FL 34110

AGENT:

Nick Pearson
Turrell, Hall & Associates, Inc.
3584 Exchange Ave.
Naples, FL 34104

REQUESTED ACTION:

The petitioner requests a 12-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, pursuant to Section 5.03.06 of the Collier County Land Development Code (LDC), to allow a boat docking facility protruding a total of 32 feet into a waterway that is 213± feet wide.

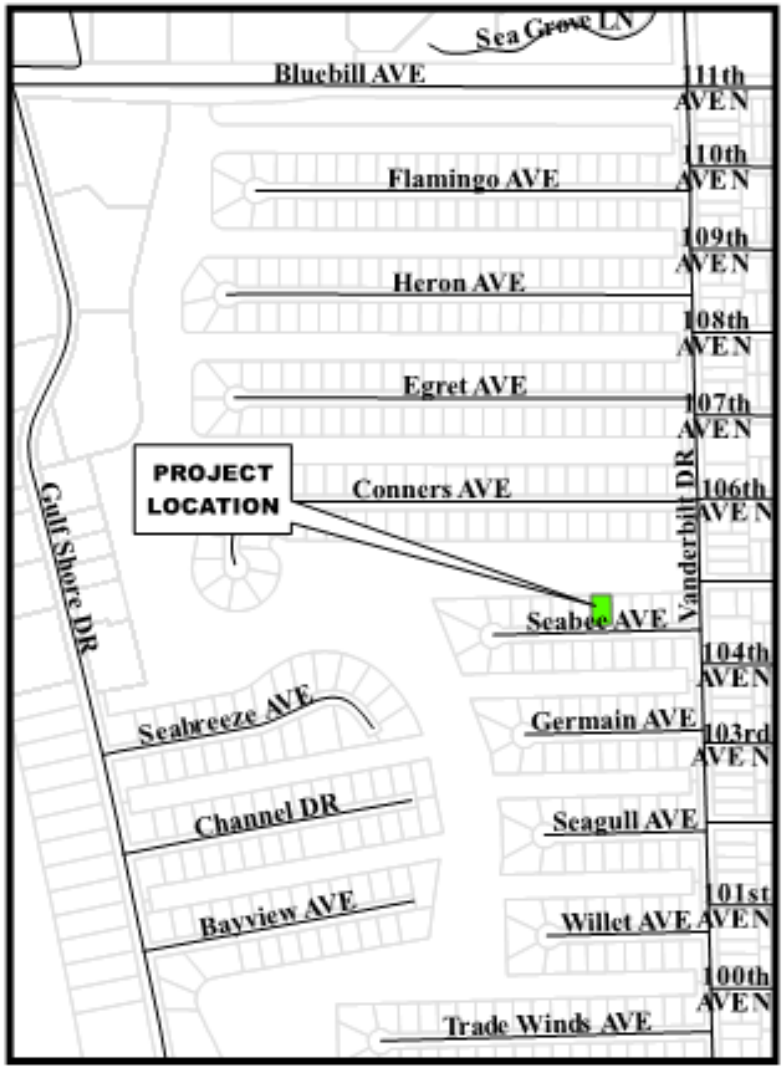
GEOGRAPHIC LOCATION:

The subject property is located at 415 Seabee Avenue, further described as Lot 19, Block Q, Conner's Vanderbilt Beach Estates Unit No. 2, in Section 29, Township 48 South, Range 25 East. Collier County, Florida. *(See location map on the following page)*

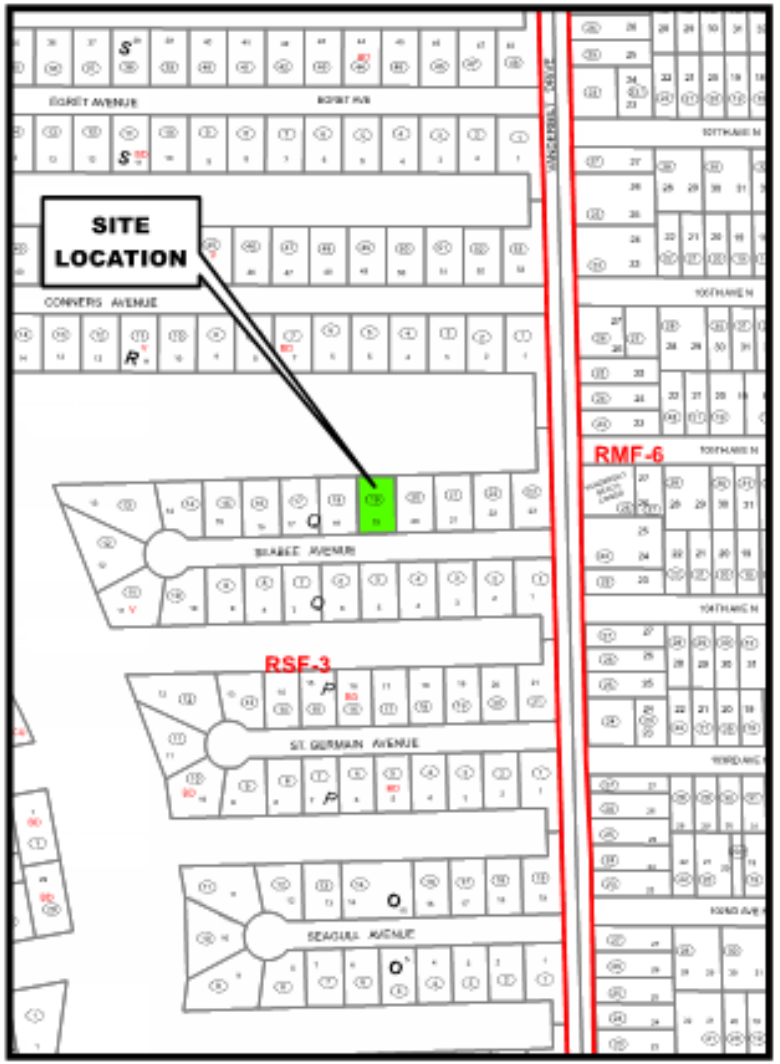
PURPOSE/DESCRIPTION OF PROJECT:

The subject property comprises 0.22 acres that has been razed, is located within a Single-Family-3 (RSF-3) Zoning District, with 80± feet of water frontage. Building Permit No. PRBD20201250795 was issued on 06/04/2021, re-issued on 07/21/2021 upon receipt of revisions, for a 3-story single-family residence that is presently under construction; the project is in "Inspect Status" with inspections being performed by a private provider. The proposed dock facility consists of an L-shaped floating dock that will be shore parallel with two boatlifts, one on the outside to moor a 31-foot vessel and a larger lift on the inside of the dock for a 36-foot vessel. The required 15-foot side/riparian setback will be satisfied on both sides of the dock facility.

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)



Location Map



Zoning Map

Petition Number: PL20210002320

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

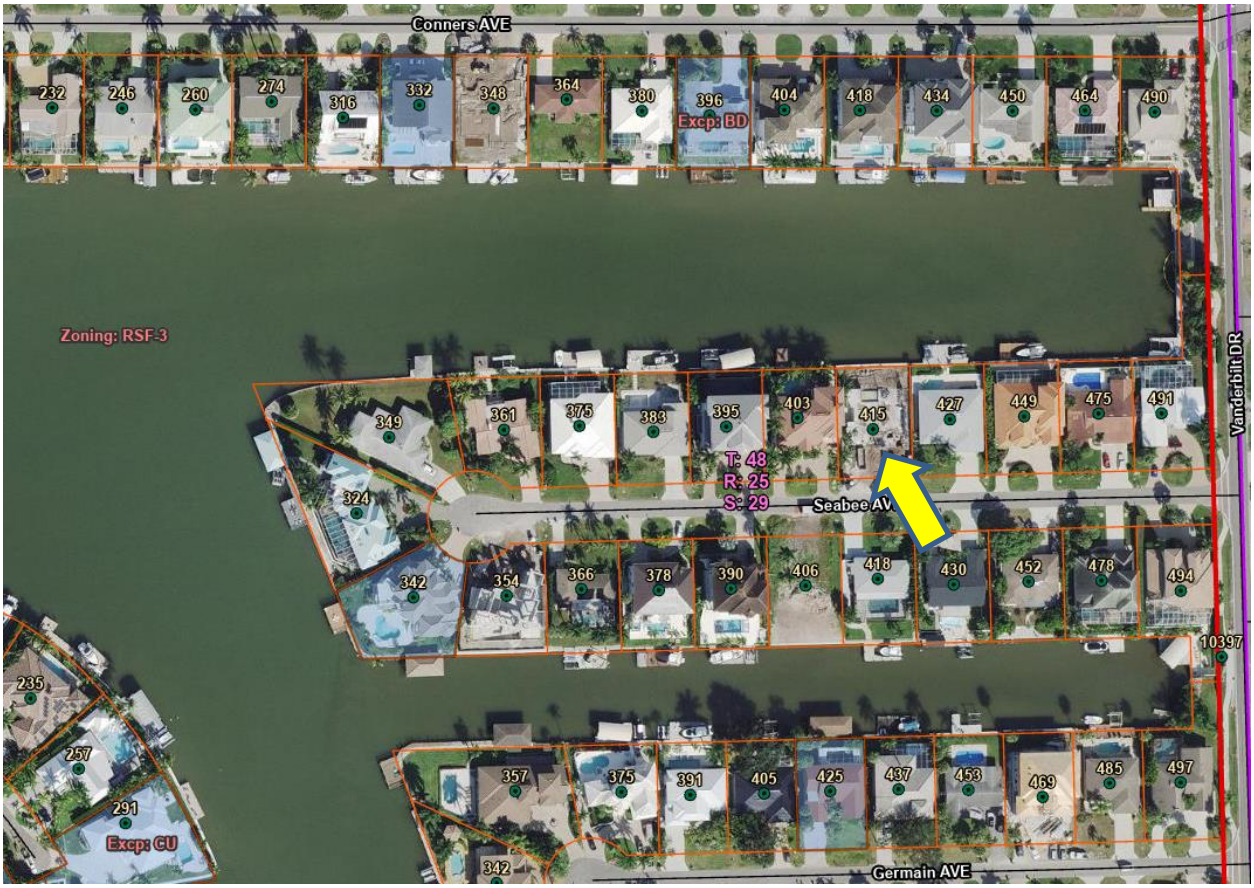
SURROUNDING LAND USE & ZONING:

North: Vanderbilt Lagoon Waterway then a single-family dwelling, Residential Single-Family-3 District (RSF-3)

East: Single-family dwelling, Residential Single-Family-3 District (RSF-3)

South: Seabee Avenue (Right-of-Way) then a Single-family dwelling, Residential Single-Family-3 District (RSF-3)

West: Single-family dwelling, Residential Single-Family-3 District (RSF-3)



Aerial – Collier County GIS

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to Vanderbilt Lagoon. The proposed docking facilities will be constructed waterward of the existing seawall. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 6 of 10 of the Site Plan provides an aerial with a note stating that no seagrasses were observed within 200 feet.

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within an RSF-3 Zoning District that will support a single-family dwelling, Building Permit No. PRBD20201250795, for which the LDC allows two boat slips. The proposed boat docking facility consists of a single dock with two boat lifts.

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.)**

   Criteria not met. The applicant's agent states: "See attached survey/drawings illustrating the previously existing docking facility and proposed docking facility. Water depths at this location are adequate for the proposed vessels. This criteria [sic] is therefore not met." Zoning staff doesn't disagree and therefore also finds this criterion has not been satisfied.

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's agent states: "There is no navigable channel at or adjacent to the proposed project location. Therefore, no marked or navigable channels will be affected by the proposed project and this criterion [sic] is met." Zoning staff concurs.

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

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

Criterion met. The approximate waterway width is 213 feet wide, MHWL to MHWL. The proposed dock will protrude 32 feet from the MHWL which is 15.02 percent of the waterway; there will be 163 feet between dock facilities which means 76.53 percent of the waterway will remain free for navigation.

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

Criterion met. The applicant's agent provides the following statement and exhibits: "The proposed docking facility is located entirely within the applicant's riparian area and will meet the required side yard setbacks of 15 feet on both sides. With the exception of the single boat and lift which is triggering the need for this BDE petition, the entire dock facility will also be located within the allowed 20' protrusion limit. That is to say, without the lift, a BDE petition would not be necessary, and the property owner could simply apply for a building permit and construct the floating dock as shown in the exhibits. Navigation to, from, and around a U-shaped, shore parallel oriented dock vis the 30' space provided by combined side setbacks is required in almost every dock within Vanderbilt lagoon. In this case, since the proposed boatlift poses no additional obstacle to navigation beyond that of the dock by itself, there is no reason to believe that navigation to the neighboring properties will be affected adversely by the project proposed under this BDE petition.

In terms of specifics, the docking facility to the east is oriented so that ingress/egress occurs from the east (away from the subject property). This property should therefore not be affected by the project at all. The property to the west also has a dock facility which, as is typical for the area, utilizes essentially the entirety of its riparian area that falls within the side setbacks and 20' protrusion limit. This facility will moor a maximum-sized boat of 33' in length that will ingress/egress from the east (towards the facility proposed under this BDE petition). The floating dock being proposed at the subject property, which is entirely within the 20-foot protrusion limit, would require the neighbor's boat to angle somewhat in and out of the lift for proper navigation. As discussed above, this sort of angled entry and exit path is common within the general area. The lift being proposed on the outside of the floating dock would not alter this angle of ingress/egress. Therefore, we believe that no neighboring dock facilities nor public navigation will be affected by the proposed structures, and this criterion [sic] is therefore met.

It is also not uncommon throughout Vanderbilt lagoon for boats to be docked within a slip where the backing distance is significantly less than the moored vessel's total length. And while we acknowledge that ingressing [sic] and egressing from a slip in this type of situation is constricted, such is also the nature of the shore parallel dock configuration throughout Vanderbilt Lagoon. Several examples of this situation can be seen in the photos below."

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)



103 Bayview Ave – 38 ft. of boat length and 24 ft. of backing distance.



151 Bayview Ave. – 33.5 ft. of boat length and 27 ft. of backing distance.



314 Egret Ave. - 40.5 ft. of boat length and 23 ft. of backing distance.



410 Egret Ave. – 36 ft. of boat length and 25 ft. of backing distance.

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

Zoning staff does not disagree with the applicant; however, must point out that, by definition, a boat dock facility includes all slips and vessels to be moored at the dock and that a dock is a structure constructed in or over a waterway for the purpose of mooring a boat or other watercraft; therefore, although the floating dock could be constructed without a BDE, the waterward side could not be used as a slip with or without a lift and the dock would still need a useable slip. To accept the applicant's argument, Staff needs to find that the proposed interior or most landward slip is functional. Staff further notes that it appears to be the proposed dock itself (located within the 20-foot protrusion limit) and not the proposed lift or vessel on the waterward side that is the potential cause for any docking challenges that could impact the neighbor to the west. Ultimately, staff opines that the applicant is correct that the proposed dock facility would be permitted by the County with a single slip which would pose the same docking challenges to the western neighbor; thus, staff is compelled to find that this criterion has been satisfied as it is located within the required side/riparian setback.

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 the type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)**

   Criterion met. The applicant states, in part: "The Vanderbilt Lagoon waterway is fronted by a network of linear streets, canal, and docks. This grid configuration of properties, combined with the 20' protrusion limitation for docks (as defined by Collier County's Land Development Code) in this area of the canal, all but requires the orientation of docks to be constructed in a shore parallel configuration. As a result, most docks present on standard canal lots within Vanderbilt lagoon are more or less uniform in utilizing this shore parallel mooring configuration, where the full 20' of protrusion and 40' to 50' area (for typical sized lots) within the riparian side setbacks are preempted. The subject property has 50' of riparian area between its 15' riparian setbacks. However, this shore-parallel configuration makes full use of the riparian area difficult or not possible should the applicant want to moor a boat that is larger than the combined 15' side setbacks of the applicant and their neighbor. This is namely because, although the applicant's vessel might fit within its riparian area, the neighboring docking facilities may block the needed ingress or egress path to the vessel's slip…" Zoning staff concurs that the neighboring dock facilities must be taken into account when looking at the waterway as a whole and further concurs that the actual length of owned shoreline factors into the proposed boat dock facility design; therefore, this criterion has been satisfied.

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

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

Criterion met. The applicant states: "The proposed facility will utilize approximately 505 square feet of 'decking', which is located entirely within the normal protrusion limit of 20' from the mean-high water line. This amount of structure is in-line with nearly all neighboring facilities in the area. Both contiguous neighbors at 403 and 427 Seabee Ave have comparably sized docks respectively with approximately 560 square feet and 490 square feet of decking, as seen in the photos below.





Additionally, the previous dock on this property was also approximately 500 square feet in area. The access walkway of the proposed dock is 6' wide and is typical for floating docks and for other dock structures in the area as well. The larger area on the east side of the facility will be used to provide space for the gangway and to provide storage space for recreational items such as dock boxes, kayaks or paddleboards, a fish cleaning station, etc. Lastly, this square platform will provide structural stability to the access walkway, similar to an outrigger on a sailboat. From an engineering standpoint, long skinny floating docks are never advisable because of their instability, known as the canoe effect. For the reasons listed above, and because no submerged resources are present in the area, we believe the decking proposed is not excessive and that this criterion [sic] is met." Zoning staff is convinced that there is no decking beyond the allowable 20-foot protrusion limit and that the landward of the protrusion limit has been engineered to provide stability for the floating dock; therefore, this criterion is satisfied.

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

Criterion not met. The combined length of the proposed vessels, 67 feet, will exceed 50 percent of the property's 80-foot shoreline.

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

Criterion met. The applicant's agent states: "Criteria #4 is aimed at whether or not the facility will have a 'major impact' on the waterfront views of the neighbors. Neither the use nor the number of vessels proposed is excessive beyond what the normal building code

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

would allow. The proposed structures are also located entirely within the applicant's riparian area and riparian setbacks and no decking is proposed outside the normal protrusion limit. Although the adjective 'major' is, in this context, a subjective term, our opinion is that the proposed structures will not constitute an impact on the neighbors' views at all beyond what is typically allowed. And the structures will certainly not constitute a major impact.

Additionally, the right of view of riparian owners is restricted to the space within their respective riparian areas. From this perspective, the views of the neighbors won't be changing at all, and impacts on their legally allotted views will not be affected. If the views outside the neighbors' riparian areas are considered, then it should be noted that nearly every house on the project's site's canal is already built out with a dock and boat(s). The proposed facility consists of a private, recreational 2-vessel dock which will serve the same use and purpose as everyone else. Therefore, because the use of the property is not changing, and because both vessels are located entirely within the owner's riparian area, our opinion is that the project should not have an impact on the views of neighboring property owners, and this criterion [sic] is met."

To evaluate this criterion, Zoning staff must be mindful that both the applicant and their neighbors have rights that must be applied equally and fairly. It is staff's understanding that a waterfront property owner has the right to an unobscured view within their riparian area; however, rights to a view outside of said area riparian area are limited to the extent that a neighbor should not have their rights to full use of their waterfront property (to include docks) infringed upon. Given that the proposed dock facility has been designed to be fully within the riparian area of the subject property, and that the required 15-foot side/riparian setbacks are satisfied on both sides, staff finds that the proposed dock has been fully minimized beyond the 20-foot thereby minimizing any impact to views.

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

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

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

Criterion is not applicable. The proposed project is for a single-family residential boat dock facility. Section 5.03.06.E.11, Manatee Protection Plan, is not applicable for this boat dock proposal.

Staff analysis finds this request complies with four of the five primary criteria and five of the six secondary criteria with the sixth criterion being not applicable. As of the date of this Staff Report, no public opposition has been received.

Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

CONCURRENT LAND USE APPLICATIONS:

There are no known concurrent land use petitions.

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. Such appeal shall be filed per Section 2-88 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. An aggrieved non-party may appeal a decision of the Hearing Examiner to the Circuit Court of Collier County within 30 days of the decision. 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.

RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner approve Petition BDE-PL20210002320 in accordance with the "Proposed Dock" plan provided within Attachment A.

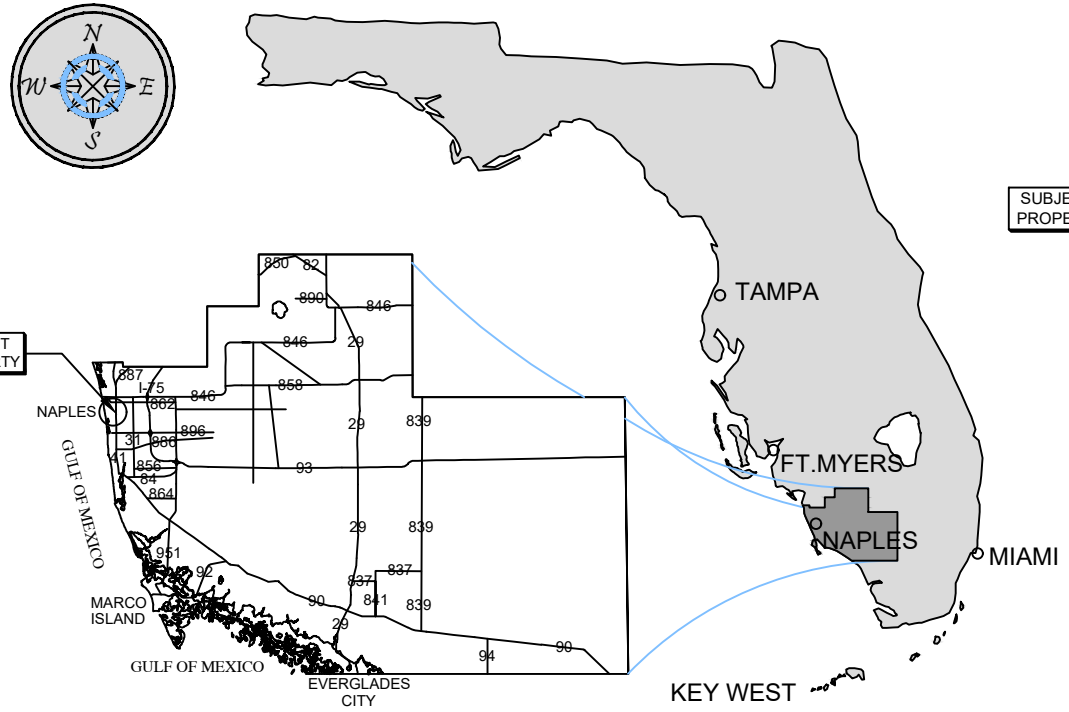
Attachments:

A. Proposed Dock Plans
B. Public Hearing Sign Posting
C. Applicant's Backup; Application and Supporting Documents

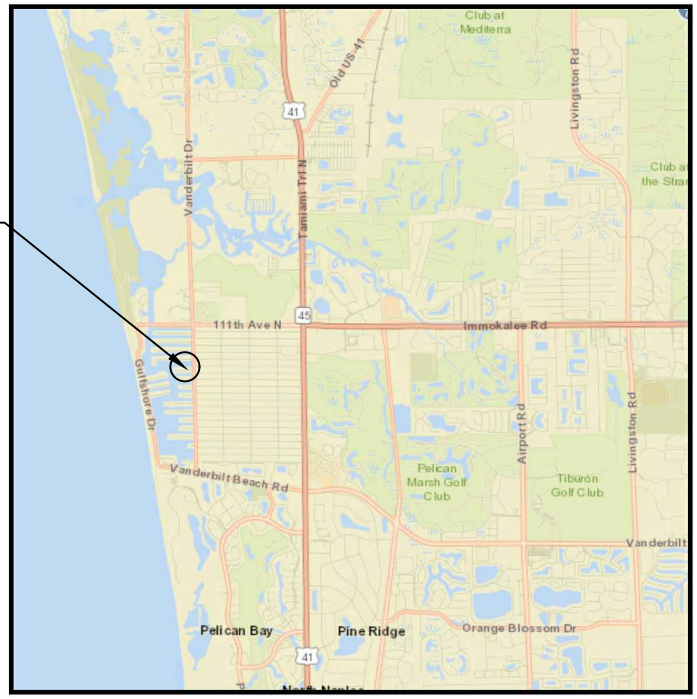
Attachment: Staff Report 09202022 (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg LOCATION MAP 8/4/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment A - Site and Dock Plans (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg EXISTING CONDITIONS 8/4/2022



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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415 SEABEE AVE

EXISTING CONDITIONS

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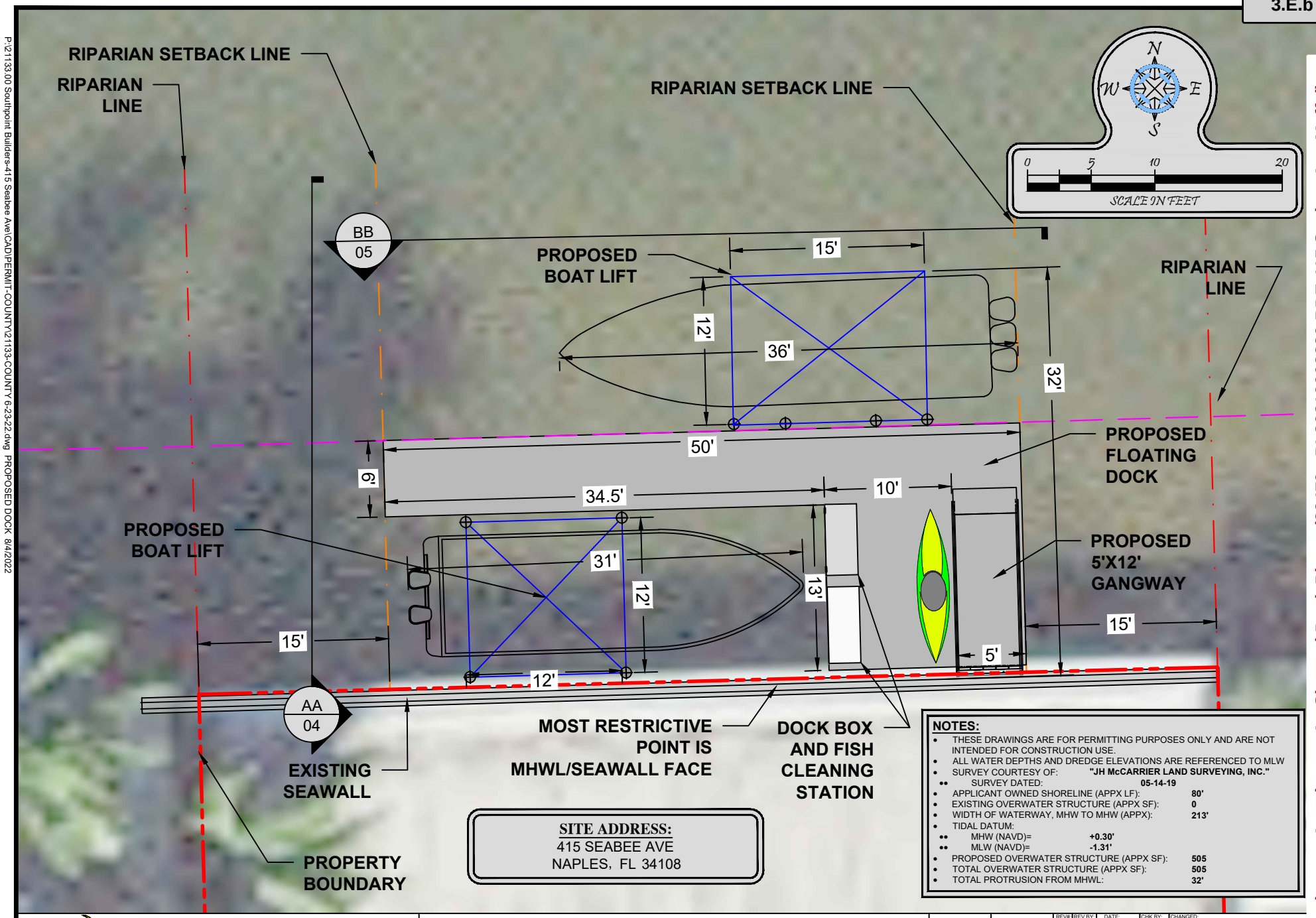
SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg PROPOSED DOCK 8/4/2022



SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

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- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **32'**

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415 SEABEE AVE

PROPOSED DOCK

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SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

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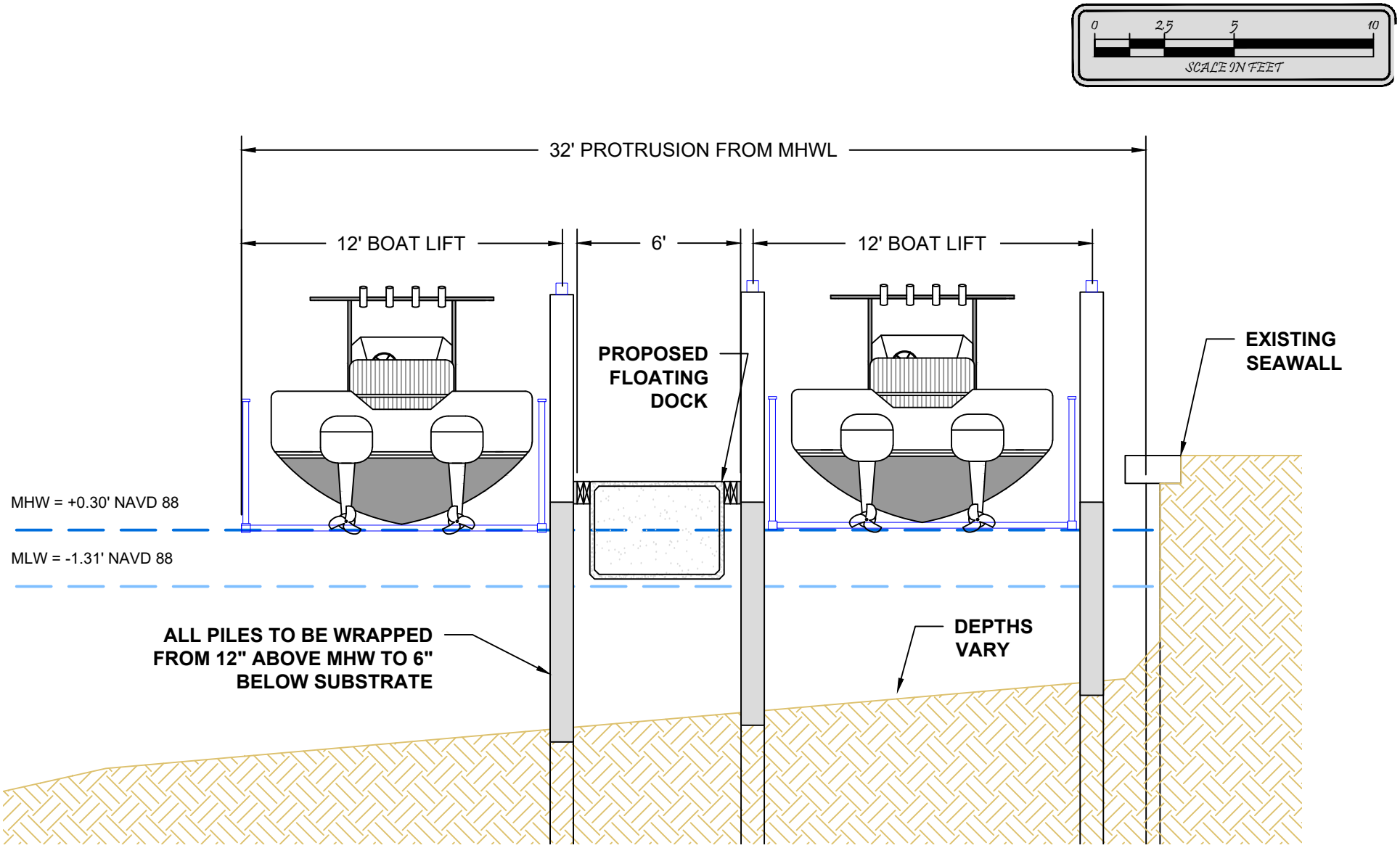

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CROSS SECTION AA

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SECTION-29 TOWNSHIP-48S

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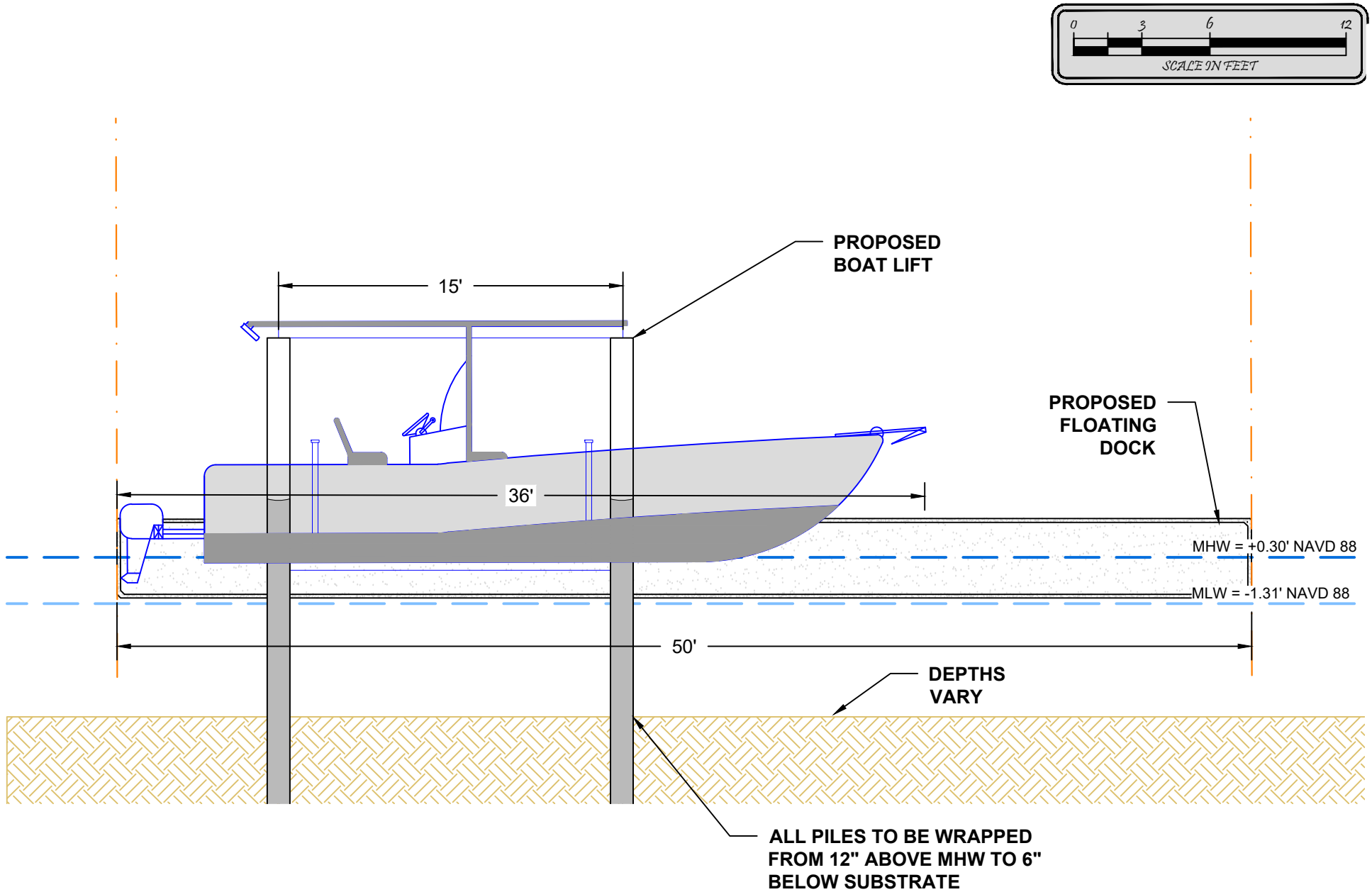

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CROSS SECTION BB

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SECTION-29 TOWNSHIP-48S

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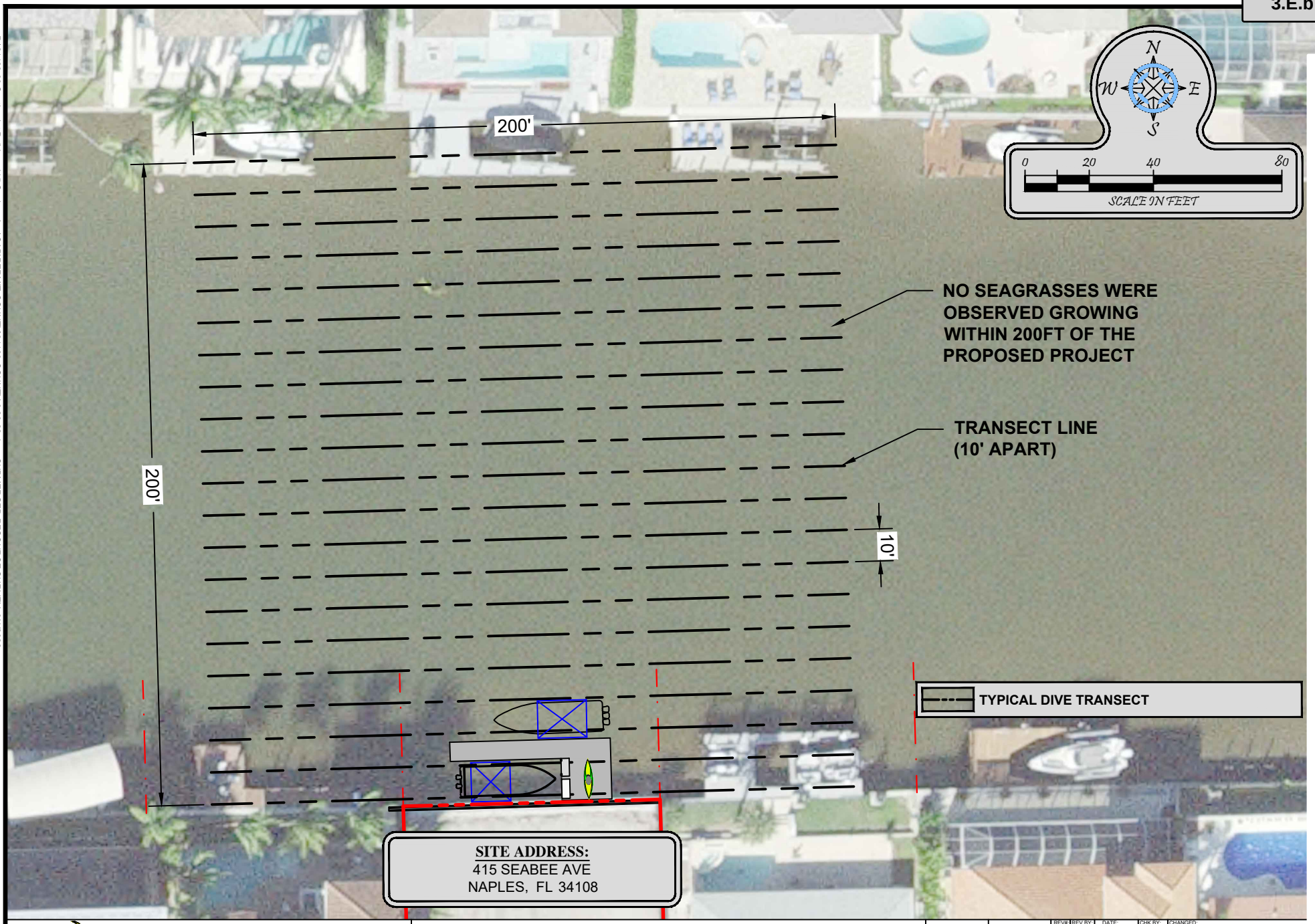
P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg SUBMERGED RESOURCE SURVEY 8/4/2022



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SUBMERGED RESOURCE SURVEY

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SECTION- 29 TOWNSHIP- 48S

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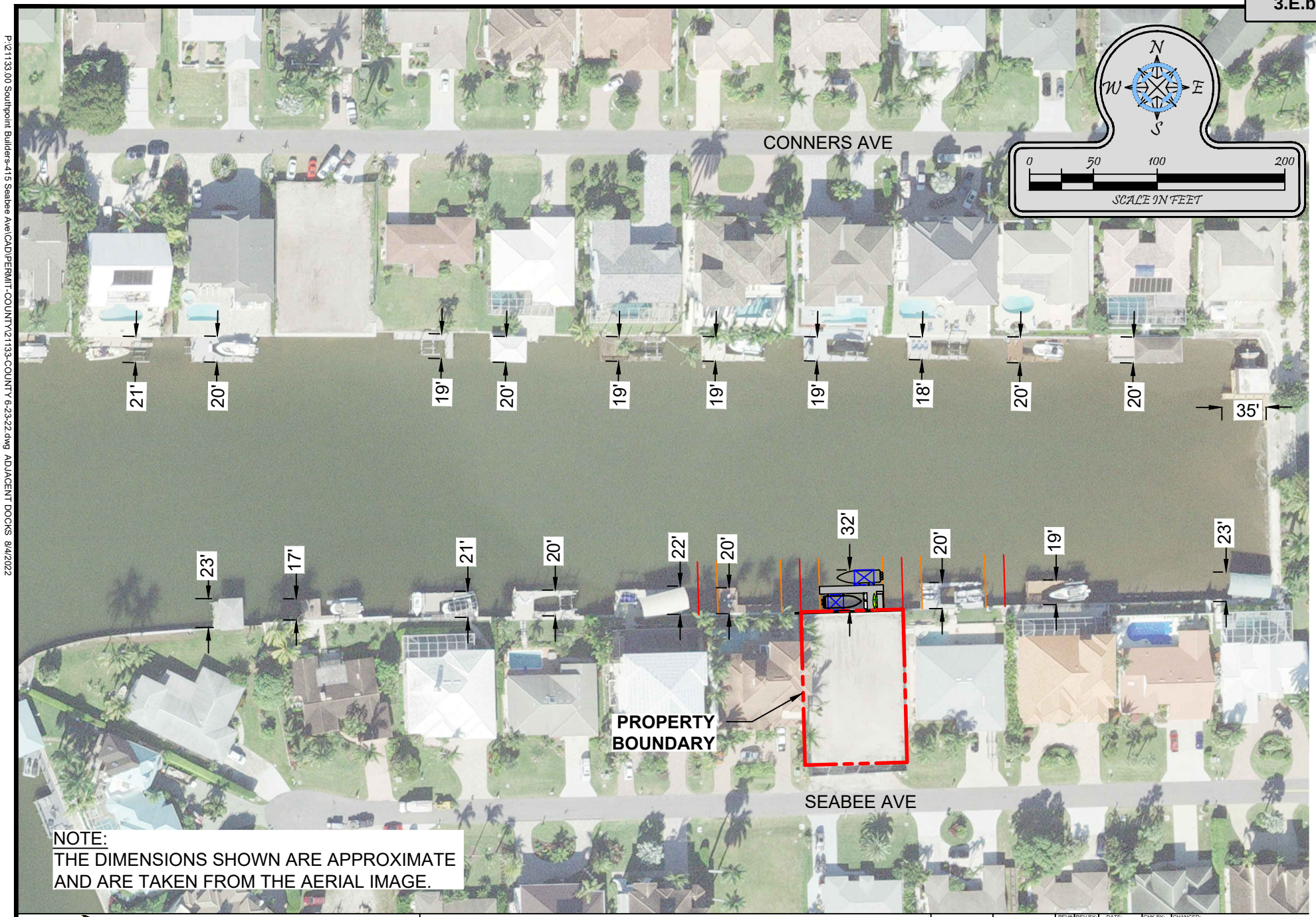

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ADJACENT DOCKS

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SECTION-29 TOWNSHIP-48S

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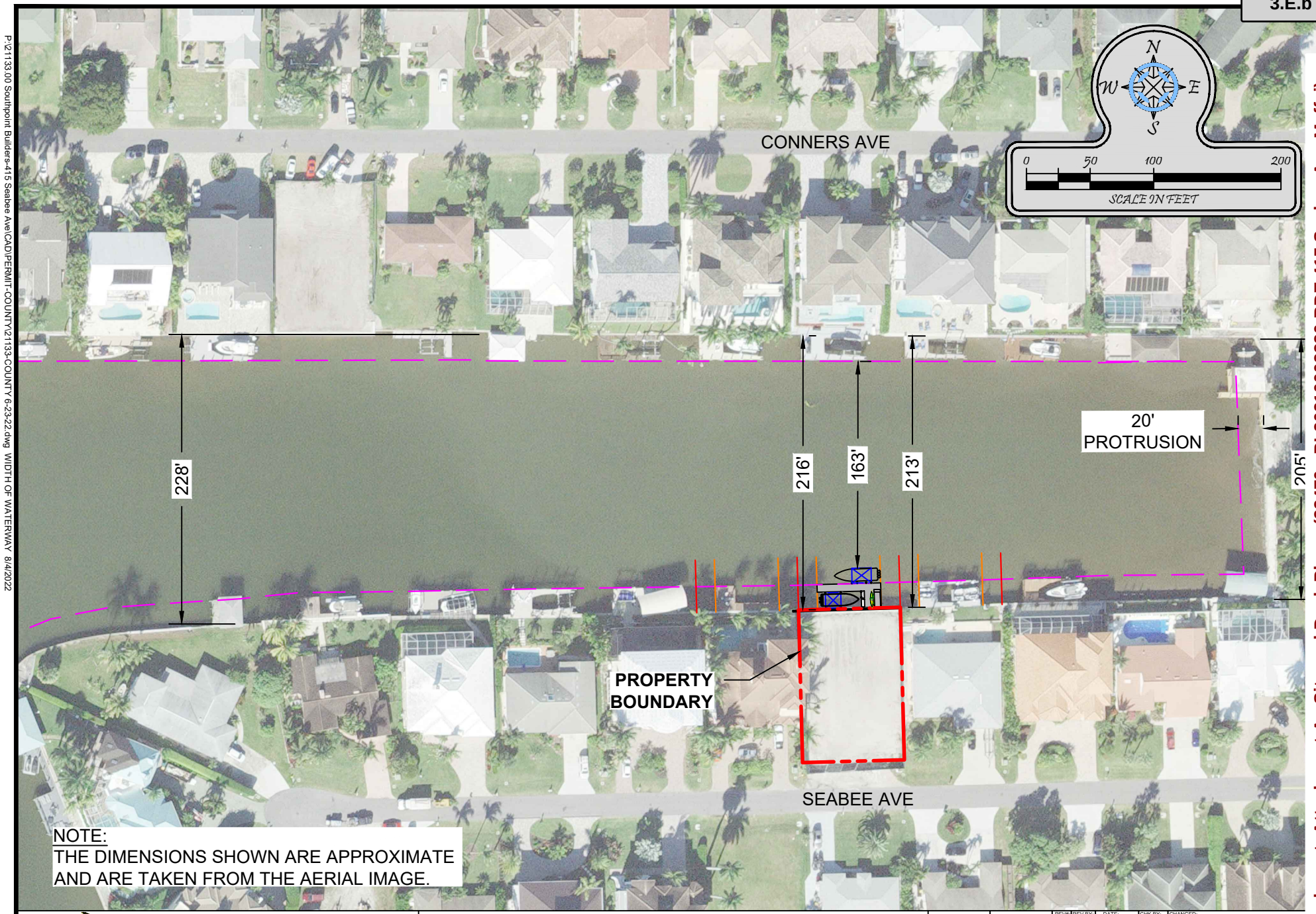

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415 SEABEE AVE

WIDTH OF WATERWAY

RY NO. 5875

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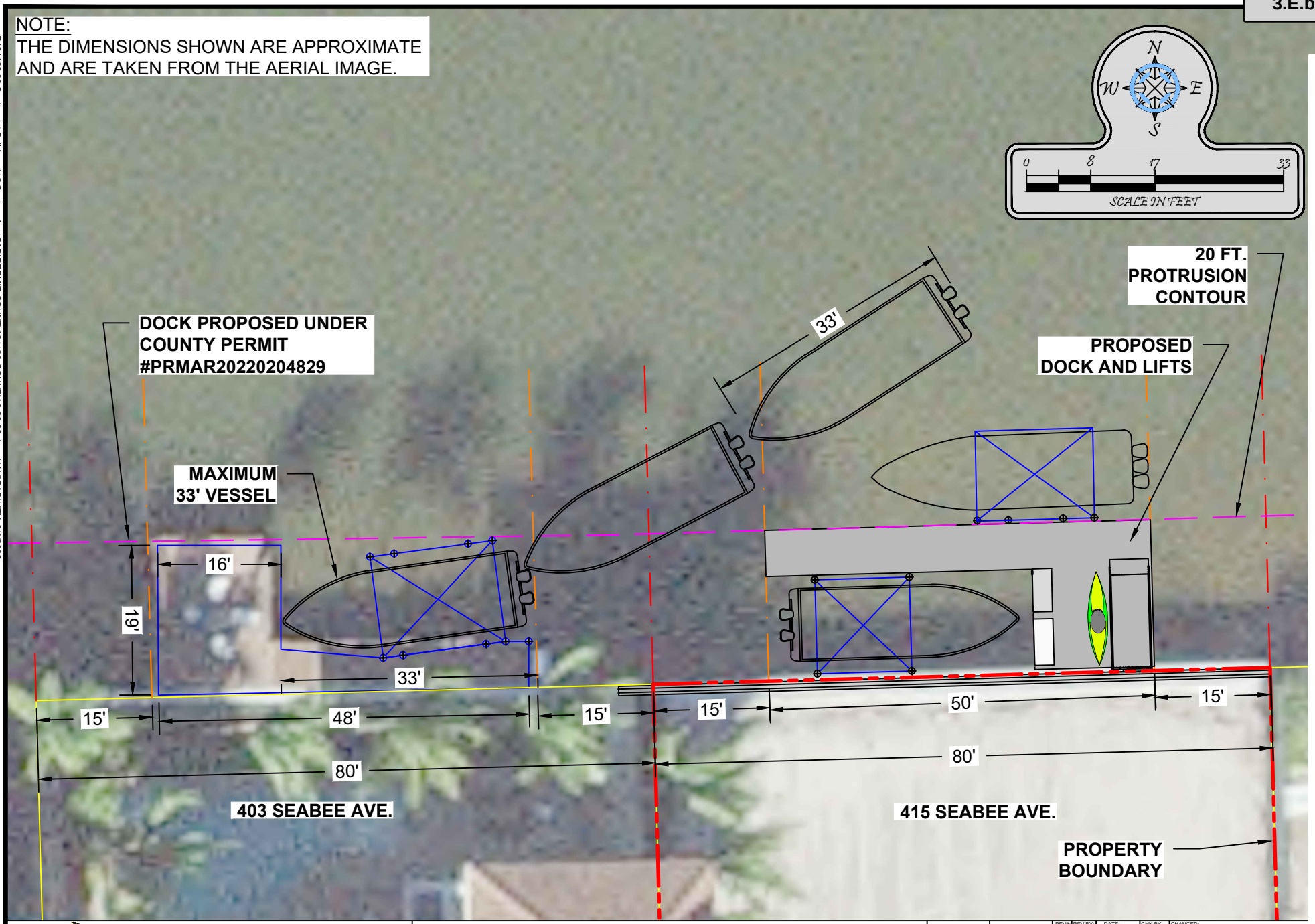
SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg WIDTH OF WATERWAY 8/4/2022

Attachment: Attachment A - Site and Dock Plans (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY 8/4/2022

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



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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

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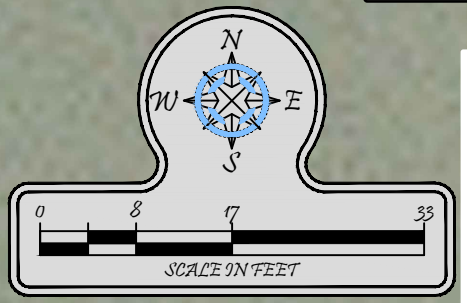

PROPOSED DOCK AND LIFTS

EXISTING DOCK

20 FT. PROTRUSION CONTOUR

32'

16'

20'

15'

50'

15'

15'

50'

15'

80'

80'

415 SEABEE AVE.

PROPERTY BOUNDARY

427 SEABEE AVE.

Turrell, Hall & Associates, Inc.
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415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment A - Site and Dock Plans (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

KellyJohn

From: KellyJohn
Sent: Monday, October 3, 2022 5:06 PM
To: KellyJohn
Subject: BDE-PL20210002320 - 415 Seabee Ave - HEX Sign Posting 10/3/2022
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing Sign for the above referenced petition, scheduled for hearing by the Hearing Examiner on October 13, 2022, at approximately 1:55PM this date. Said sign was posted to the front of the subject property immediately adjacent to the nearest public right-of-way as evidenced by 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 - Public Hearing Sign Posting (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)





Attachment: Attachment B - Public Hearing Sign Posting (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

MAFFEI DOCK
415 SEABEE AVENUE
NAPLES, FL 34108

BDE PETITION
#PL20210002320
AUGUST 2022

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

BDE. PL202100
415 SEABEE AVE

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR EMAIL

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

Signature of Agent Representative

9/7/2022
Date

Nick Pearson
Printed Name of Signing Agent Representative

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

Application Form

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Massimo Maffei and Phyllis Maffei

Name of Applicant if different than owner: _____

Address: 11128 Palmetto Ridge Dr **City:** Naples **State:** FL **ZIP:** 34110

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

E-Mail Address: _____

Name of Agent(s): Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

Telephone: (239) 643-0166 **Cell:** _____ **Fax:** _____

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 29 / 48S / 25E **Property I.D. Number:** 27589360008

Subdivision: Conner's Vanderbilt Beach Est **Unit:** 2 **Lot:** 19 **Block:** Q

Address/ General Location of Subject Property:
415 Seabee Avenue

Current Zoning and Land use of Subject Property:
RSF-3

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-3	N/A / open water
S	RSF-3	single-family residential
E	RSF-3	single-family residential
W	RSF-3	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):
see attached narrative

SITE INFORMATION

1. **Waterway Width:**
   213 ft. Measurement from ☐ plat ☐ survey ■ visual estimate
   ■ other (specify) GIS
2. **Total Property Water Frontage:**
   80 ft.
3. **Setbacks:**
   Provided: 15 ft.
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   32 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 31 ft.
   2. 36 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   Both neighboring docks to the east and west protrude 20' into the waterway (403 and 427 Seabee Ave.)
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?** 0.22 Acres

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

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SECONDARY CRITERIA

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

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

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

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

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

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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: ENVIRONMENTAL
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	Other:

PAID ☑ PRE-APP Meeting Fee $500.00

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

8/2/2022
Date

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Narrative Statement

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

415 Seabee Ave. BDE Petition #PL20210002320
February 16, 2021
Narrative Description of Project

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

The property at 415 Seabee Ave, owned by Massimo and Phyllis Maffei since July 2019, is a conventional 80′ x 120′ rectangular shaped lot located in the Conner's Vanderbilt Beach Estate subdivision of Naples. The parcel is currently the construction site of a single-family residence by the owners. The parcel currently has an 80′ seawall shoreline and no docking facility. A dock was present until late 2020, when it was demolished in preparation for a new, reconfigured dock. The waterway on which this property occurs is a man-made waterway, dredged entirely from uplands. The lot is zoned RSF-3, which is intended for development with single-family residences.

The proposed dock consists of an L-shaped floating dock that will span 50′ from riparian setback to riparian setback. The access walkway which will be used for loading and unloading from the applicants' boats will be 6′ in width. The end segment where the gangway will be located, will provide an approximately 10′ x 13′ platform for storage of marine related items (kayaks, dock box, fish cleaning station). Two boatlifts are also proposed as part of this BDE petition. A smaller lift will occur on the inside of the dock and a larger elevator lift will be located on the outside of the floating dock. The larger lift is the only portion of the project which will protrude beyond the typical 20′ protrusion limit. The smaller lift will moor an approximately 31′ vessel and the larger lift will moor an approximately 36′ vessel. Total protrusion of the facility into the waterway will amount to approximately 32′ from the MHWL, or 12′ beyond the typically permitted 20′ of protrusion. Total over-water structure proposed would amount to approximately 505 square feet, which is comparable to the surrounding structures, despite the additional protrusion proposed.

All structures proposed would be located within the applicant's riparian setbacks and have been designed so as to not affect the ingress or egress paths from neighboring docks or public navigability in general. The neighbor to the east ingresses from the east and so will not be affected by the structures as proposed. The neighboring to the west has a dock with an ingress/egress path also from the east. However, the structure has been designed so that this neighbor will not be affected by any structures protruding beyond the typically allowed 20′ of protrusion either.

Considering that there are also no seagrasses growing within 200′ of the proposed project so environmental impacts by the designed structure are non-existent. We believe that this BDE would therefore allow the property owner to make reasonable use of the waterway and docking facility for mooring and other water-based recreational activities while also maintaining the ability to safely ingress and egress with either of the applicant's vessels.

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Property Information

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

Collier County Property Appraiser
Property Summary

Parcel No	27589360008	Site Address *Disclaimer	415 SEABEE AVE	Site City	NAPLES	Site Zone *Note	3410

Name / Address	MAFFEI, MASSIMO
	PHYLLIS LAGRASTA MAFFEI
	11128 PALMETTO RIDEGE DR
City	NAPLES

State	FL	Zip	34110

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A29	233800 Q 193A29	29	48	25	0.22

Legal	CONNER'S VANDERBILT BCH EST UNIT 2 BLK Q LOT 19

Millage Area	154	Millage Rates	*Calculations	
Sub./Condo	233800 - CONNERS VANDERBILT BCH EST #2	School	Other	Total
Use Code	0 - VACANT RESIDENTIAL	5.016	6.5976	11.6136

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
07/11/19	5664-1620	$ 915,000
04/30/10	4563-1503	$ 625,000
09/13/06	4104-1530	$ 1,200,000
05/04/04	3555-1209	$ 700,000
07/14/00	2698-2420	$ 0
02/19/99	2514-2381	$ 245,000
02/19/99	2514-2379	$ 0
06/10/92	1724-921	$ 222,300
08/01/89	1462-1085	$ 0

2020 Certified Tax Roll

(Subject to Change)

	Land Value	$ 733,4
(+)	Improved Value	$ 181,0
(=)	Market Value	$ 914,4
(=)	Assessed Value	$ 914,4
(=)	School Taxable Value	$ 914,4
(=)	Taxable Value	$ 914,4

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

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Collier County Property Appraiser
Property Detail

Parcel No	27589360008	Site Address *Disclaimer	415 SEABEE AVE	Site City	NAPLES	Site Zone *Note	34

Name / Address	MAFFEI, MASSIMO
	PHYLLIS LAGRASTA MAFFEI
	11128 PALMETTO RIDEGE DR

City	NAPLES	State	FL	Zip	34110

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1974	COUNTY	73-3185	12/06/74			
1975	COUNTY	74-142	01/13/75			
2005	COUNTY	0405-2848				DOCK
2005	COUNTY	0406-2132	09/16/04			POOL
2005	COUNTY	0407-1450	08/16/04			ROOF
2005	COUNTY	0407-2510	09/16/04			SCREEN ENCLOSUR
2008	COUNTY	0702-2207				DOCK
2021	COUNTY	PRBD20200520647	10/27/20		10/19/20	SEA WALL
2021	COUNTY	PRBD20200726848	05/24/21		05/21/21	RESIDENCE, DEMOLITION

Land

#	Calc Code	Units
10	RESIDENTIAL FF	9600

Building/Extra Features

#	Year Built	Description	Area	Ac Ar
10	2020	SEAWALL	80	8(

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Collier County Property Appraiser
Property Aerial

Parcel No	27589360008	Site Address *Disclaimer	415 SEABEE AVE	Site City	NAPLES	Site Zone *Note	34



Open GIS in a New Window with More Features.

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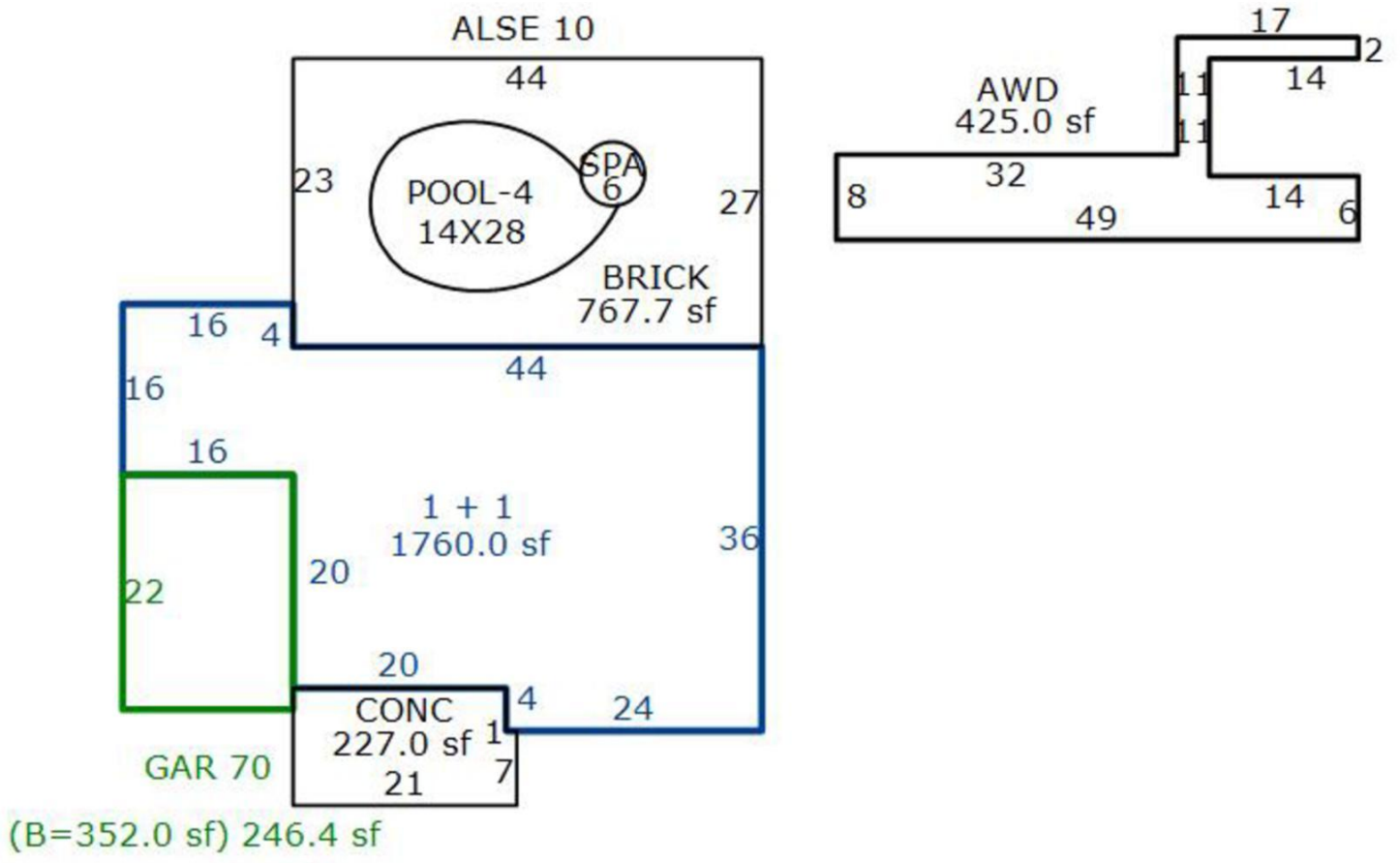

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Property Ownership Disclosure Form

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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
Massimo and Phyllis Maffei 11128 Palmetto Ridege Dr	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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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

2/15/2022
Date

Nick Pearson
Agent/Owner Name (please print)

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Property Deed

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

INSTR 5754760 OR 5664 PG 1620 E-RECORDED 8/19/2019 3:32 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $6,405.00 REC $18.50
CONS $915,000.00

Consideration: $915,000.00
Documentary Stamps: $6,405.00
Recording Fee: $18.50

Prepared by:
James F. Morey, Esq.
Bond, Schoeneck & King, PLLC
4001 Tamiami Trail North Suite 105
Naples, FL 34103

File Number: **406977**

Parcel Identification No. **27589360008**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11 day of **July, 2019** between **William G. Howard and Jill A. Howard, husband and wife** whose post office address is **P.O. Box 388, Buckner, KY 40010** of the County of **Oldham**, State of **Kentucky**, grantor*, and **Massimo Maffei and Phyllis LaGrasta Maffei, husband and wife** whose post office address is **11128 Palmetto Ridge Drive, Naples, FL 34110** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County**, **Florida**, to-wit:

> **Lot 19, Block Q, Unit No. 2 Conner's Vanderbilt Beach Estates, according to the Plat thereof recorded in Plat Book 3, Page 17, of the Public Records of Collier County, Florida.**
>
> **Subject to (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.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

NOT A CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 : PL20210002320

Signed, sealed and delivered in our presence (as to both):

Dwaina Richmond
(Signature of Witness #1)
Print Name: Dwaina Richmond

William Howard (Seal)
William G. Howard

Debora Wisdom
(Signature of Witness #2)
Print Name: Debora Wisdom

Jill A. Howard (Seal)
Jill A. Howard

State of Kentucky
County of Oldham

The foregoing instrument was acknowledged before me this 11 day of July, 2019 by William G. Howard and Jill A. Howard, who [✓] are personally known or [_] have produced _____ driver's licenses as identification.

[Notary Seal]

Notary Public

Printed Name: Baylene Blair

My Commission Expires: 4/12/2020

WEB CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 : PL20210002320

Addressing Checklist

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ADDRESSING CHECKLIST

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

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

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

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

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

Conner's Vanderbilt Beach Est # 2 T48, R25, S29

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

27589360008

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

415 Seabee Avenue, Naples, FL, 34108

- **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)*

415 Seabee Avenue - BDE petition name not yet approved

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # _____

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

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

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

Applicant Name: Nick Pearson (Turrell, Hall & Associates, Inc.)

Phone: (239) 643-0166 **Email/Fax:** Nick@THAnaples.com

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

FOR STAFF USE ONLY

Folio Number 27589360008

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H. **Date:** 08/27/2021

Updated by: **Date:**

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

Affidavit of Authorization

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

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

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

_____ 1-13-2022

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 13th day of January, 2021, by (printed name of owner or qualifier) Massimo Maffei.

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: Victoria Burns

VICTORIA D BURNS
Notary Public – State of Florida
Commission # GG 182731
My Comm. Expires Mar 13, 2022
Bonded through National Notary Assn.

Notary Seal

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 : PL20210002320

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210002320

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

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

10-28-2021 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 28th day of October, 2021, by (printed name of owner or qualifier) Phyllis Maffei.

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: Victoria Burns

VICTORIA D BURNS
Notary Public – State of Florida
Commission # GG 182731
My Comm. Expires Mar 13, 2022
Bonded through National Notary Assn.

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

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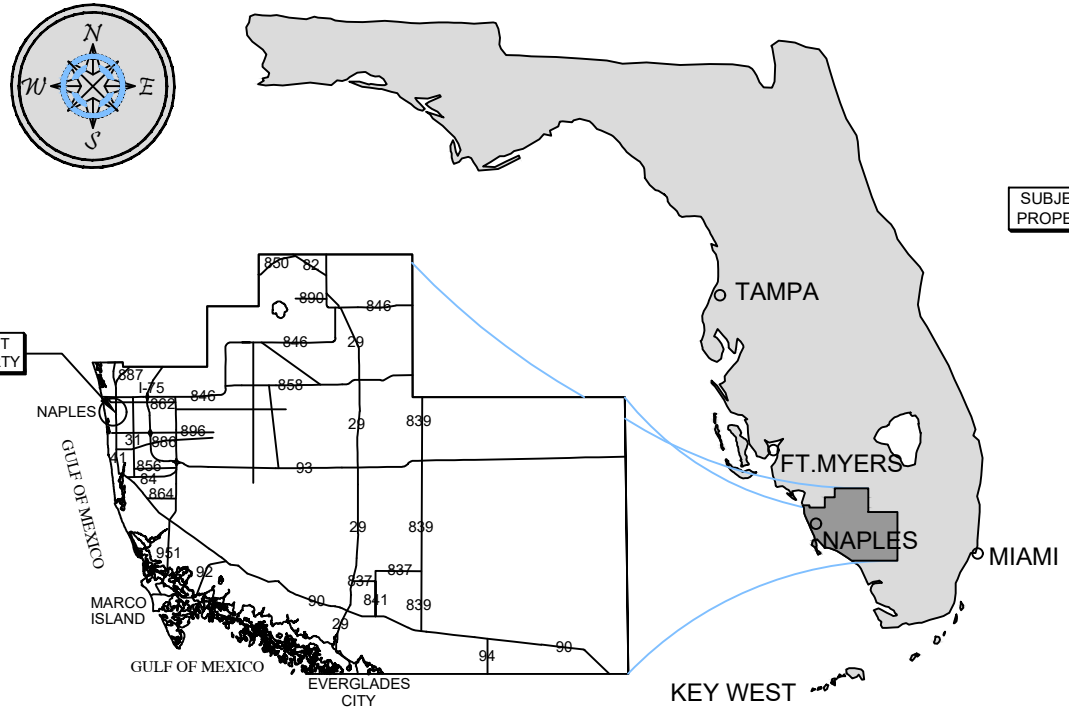
BDE Drawings / Exhibits

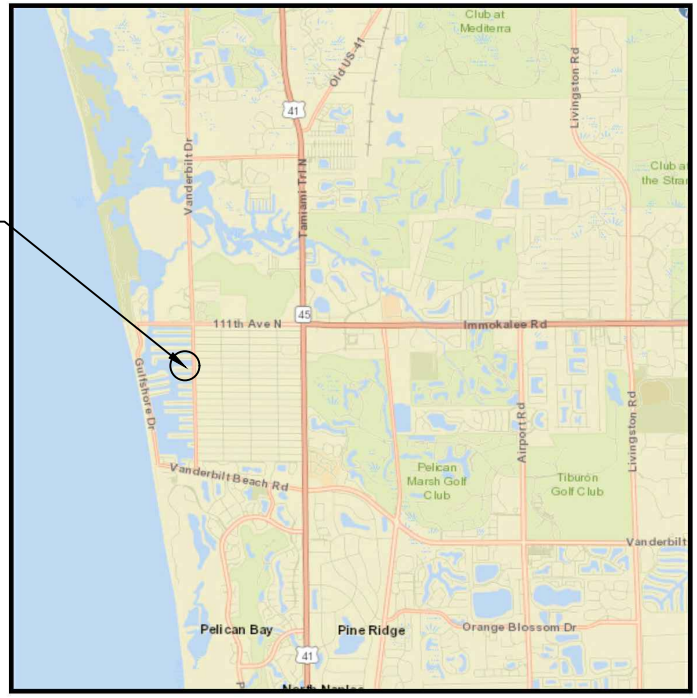
Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg LOCATION MAP 8/4/2022

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg EXISTING CONDITIONS 8/4/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

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415 SEABEE AVE

EXISTING CONDITIONS

RY NO. 5875

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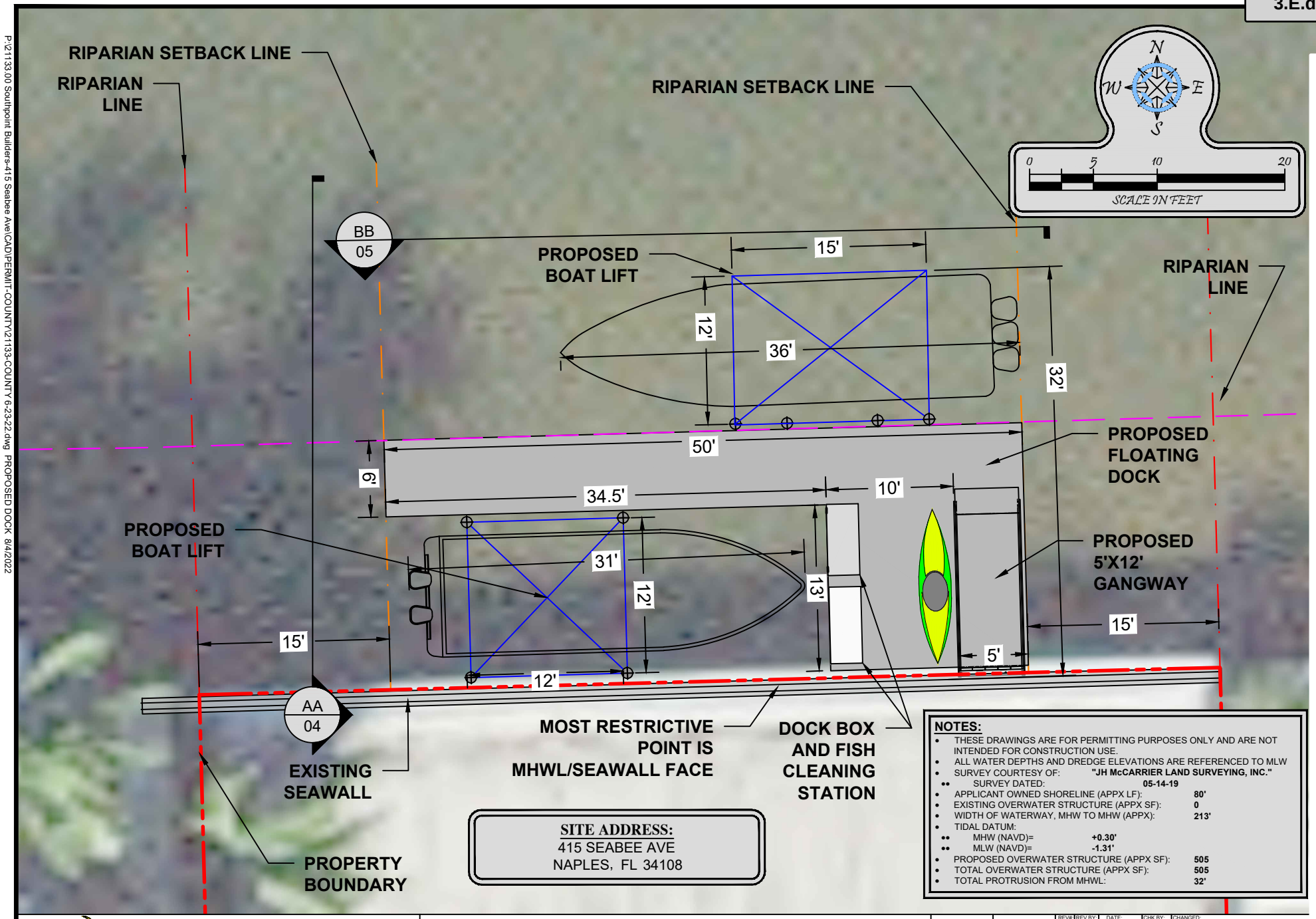
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	02 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -



SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

NOTES:

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- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **32'**

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3584 Exchange Ave. Naples, FL 34104-3732
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415 SEABEE AVE

PROPOSED DOCK

RY NO. 5875

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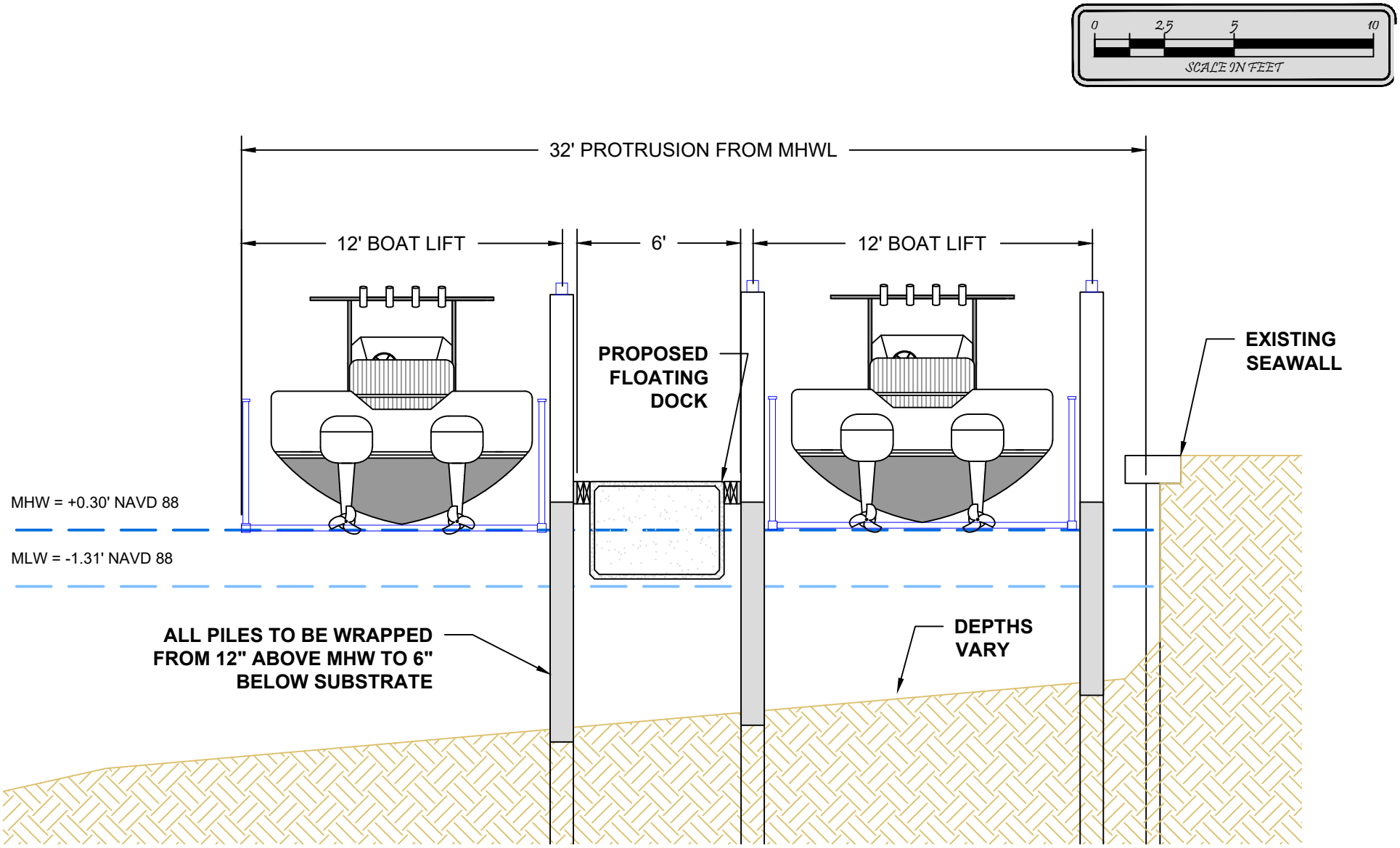
		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	03 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg PROPOSED DOCK 8/4/2022

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg CROSS SECTION AA 8/4/2022



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415 SEABEE AVE

CROSS SECTION AA

RY NO. 5875

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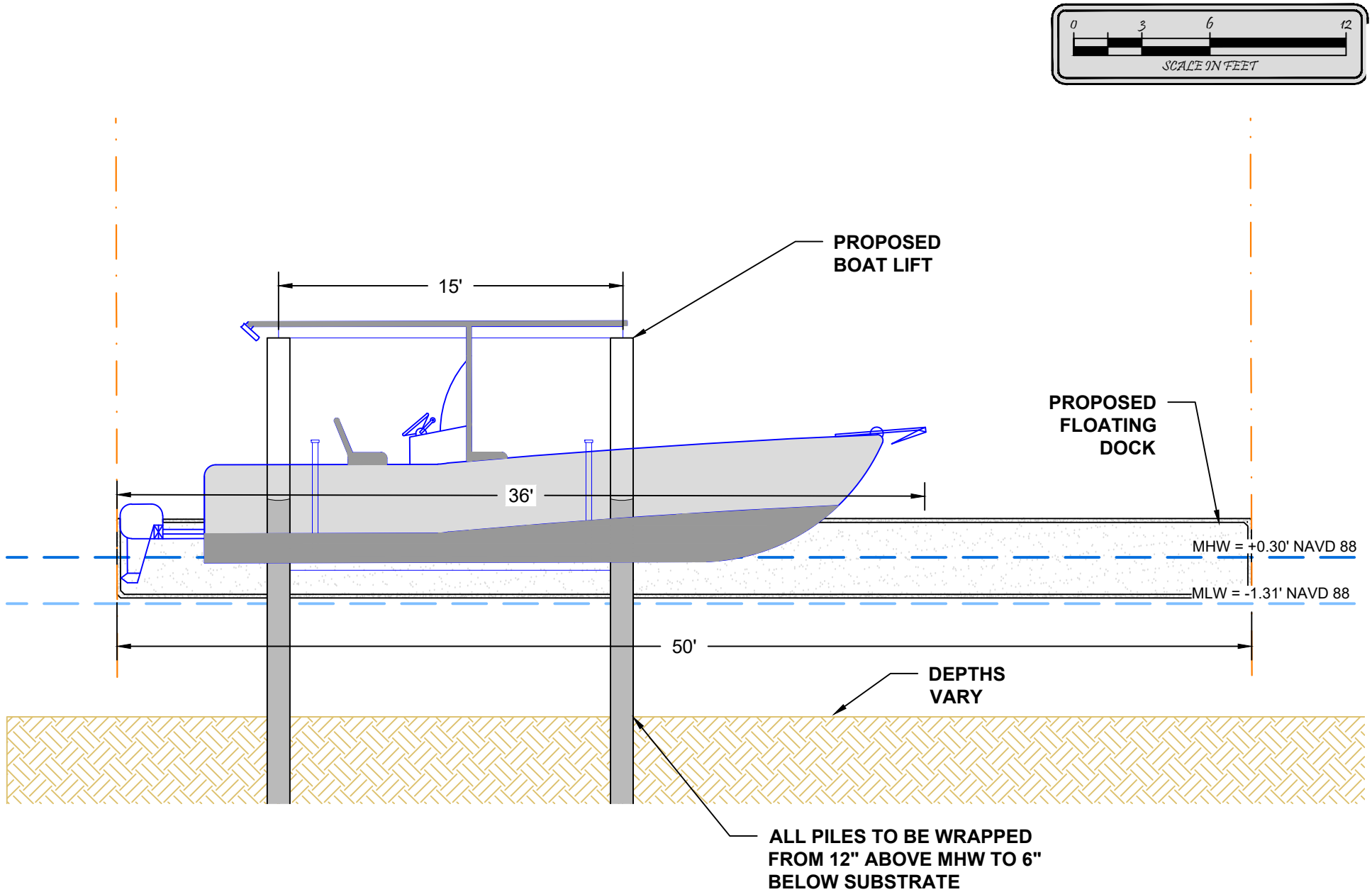
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	04 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg CROSS SECTION BB 8/4/2022



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415 SEABEE AVE

CROSS SECTION BB

RY NO. 5875

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DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
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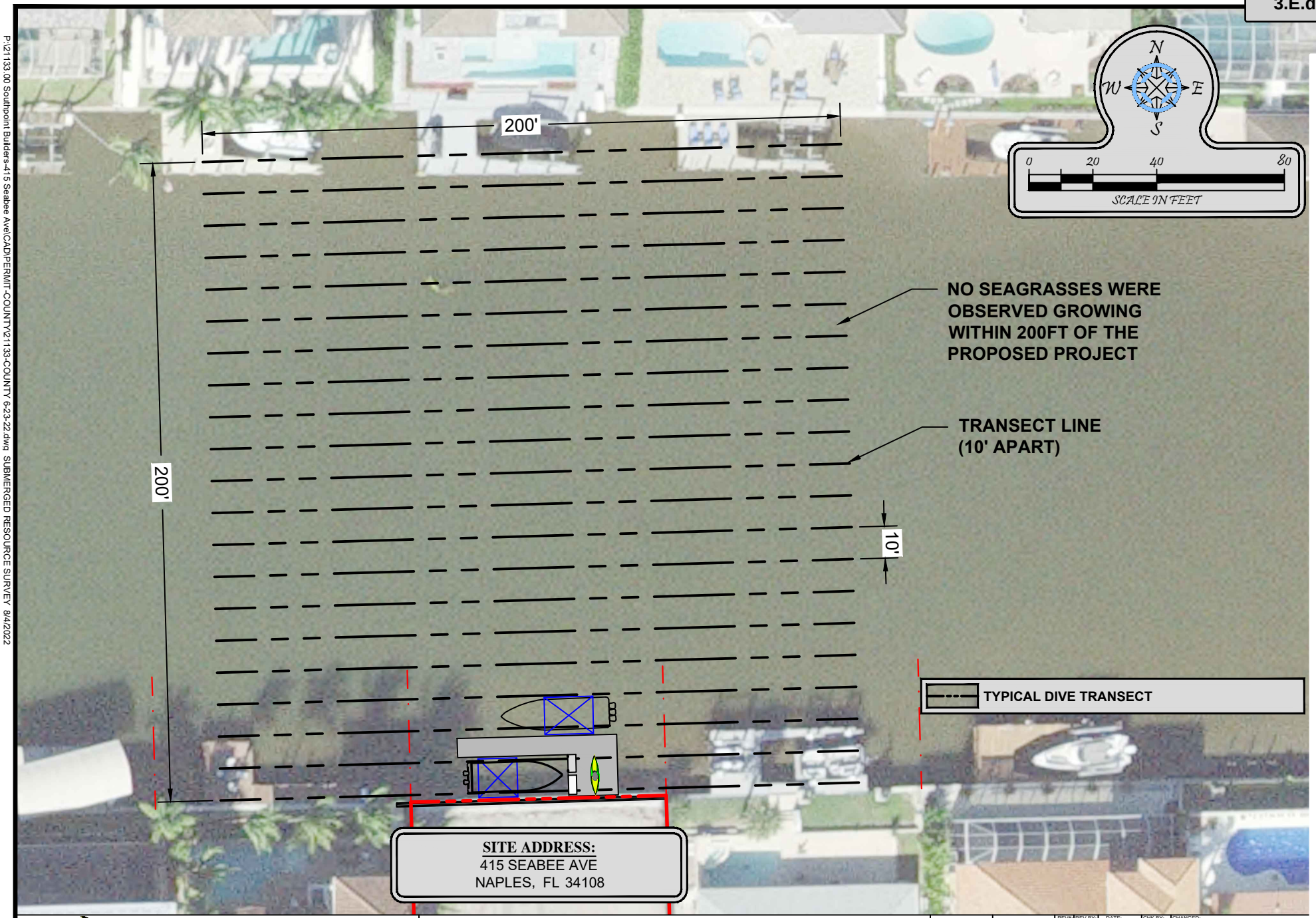
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	05 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -



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415 SEABEE AVE

SUBMERGED RESOURCE SURVEY

RY NO. 5875

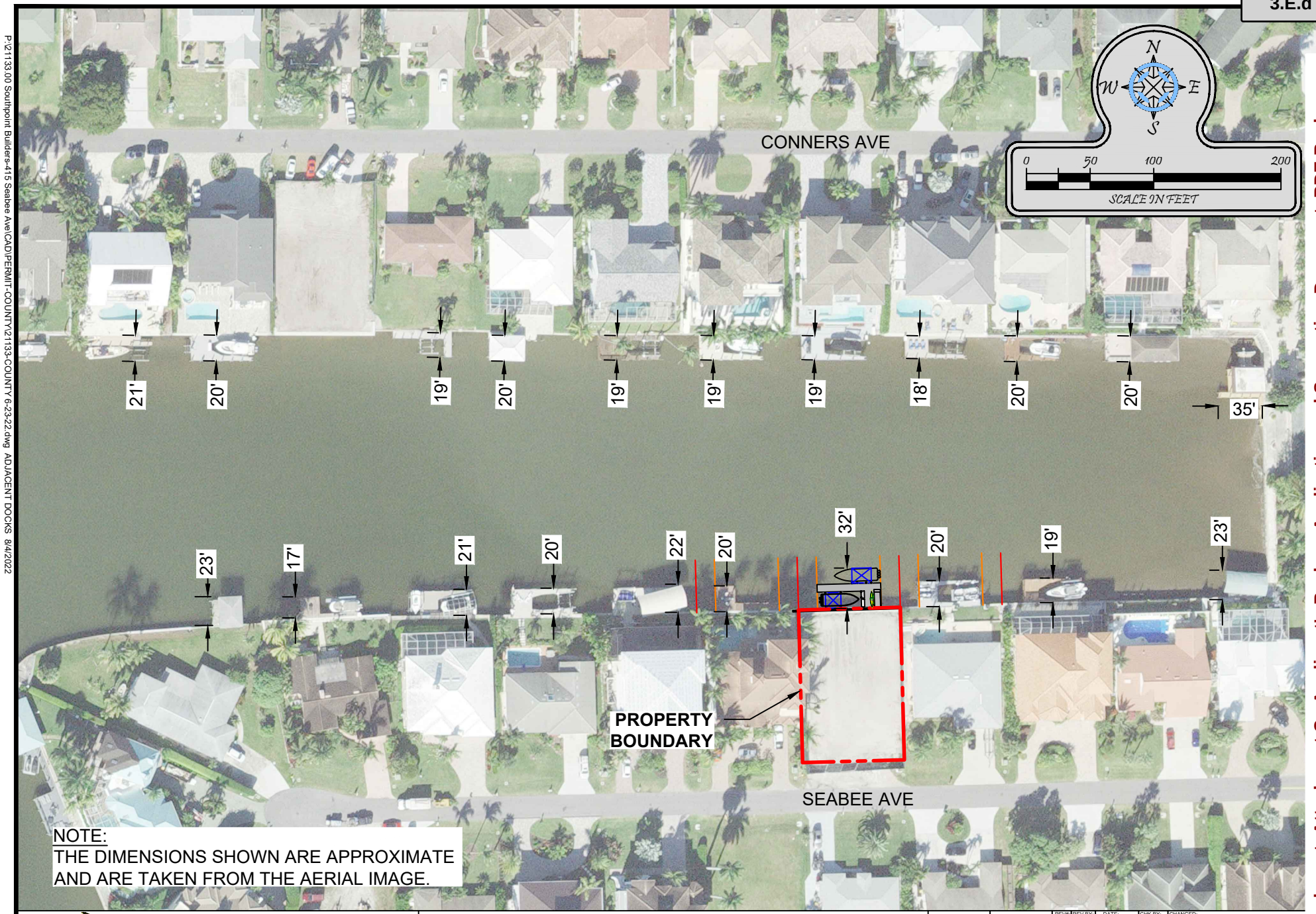
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	06 OF 10	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg SUBMERGED RESOURCE SURVEY 8/4/2022

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -



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415 SEABEE AVE

ADJACENT DOCKS

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
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SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg ADJACENT DOCKS 8/4/2022

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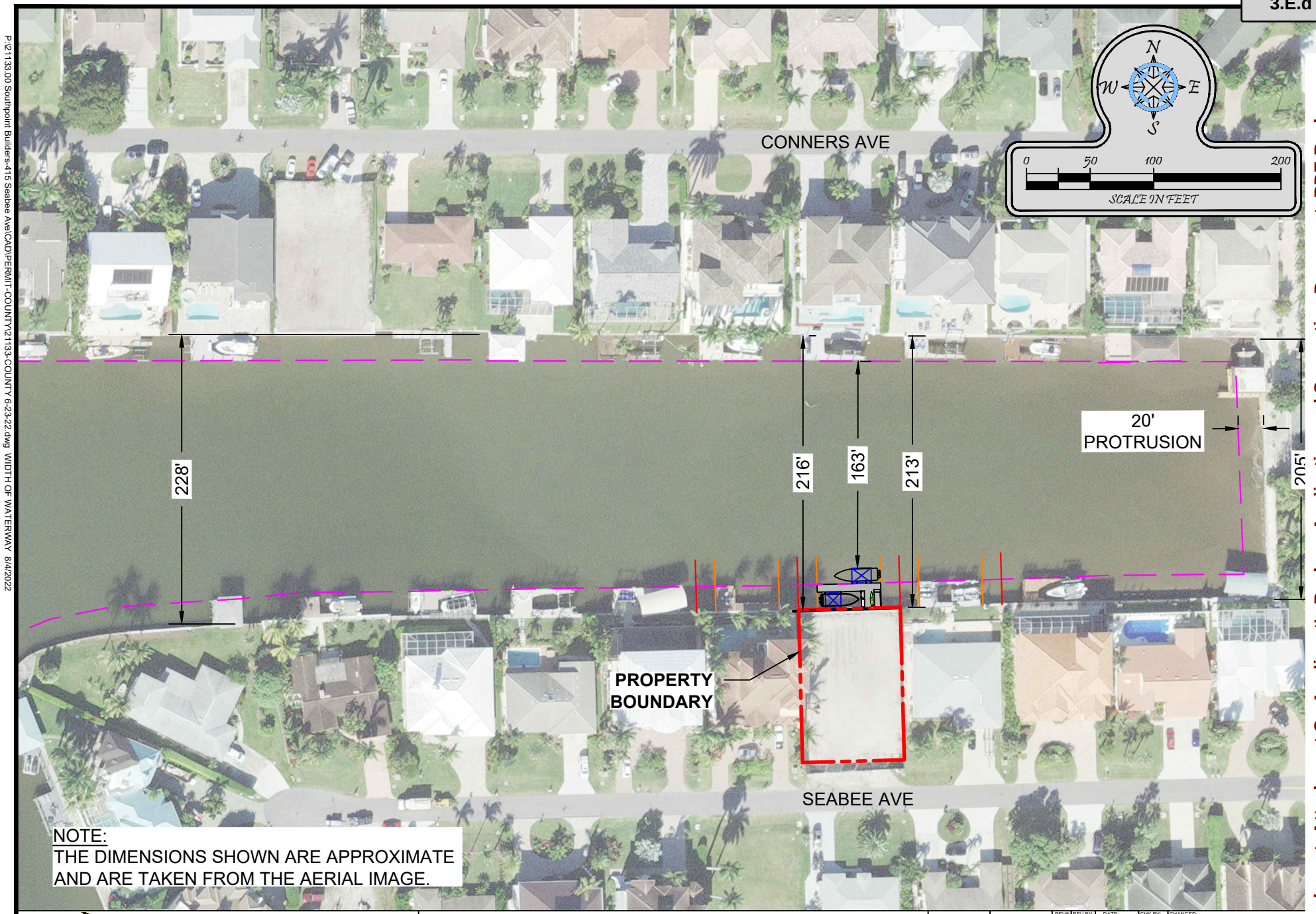

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415 SEABEE AVE

WIDTH OF WATERWAY

RY NO. 5875

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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

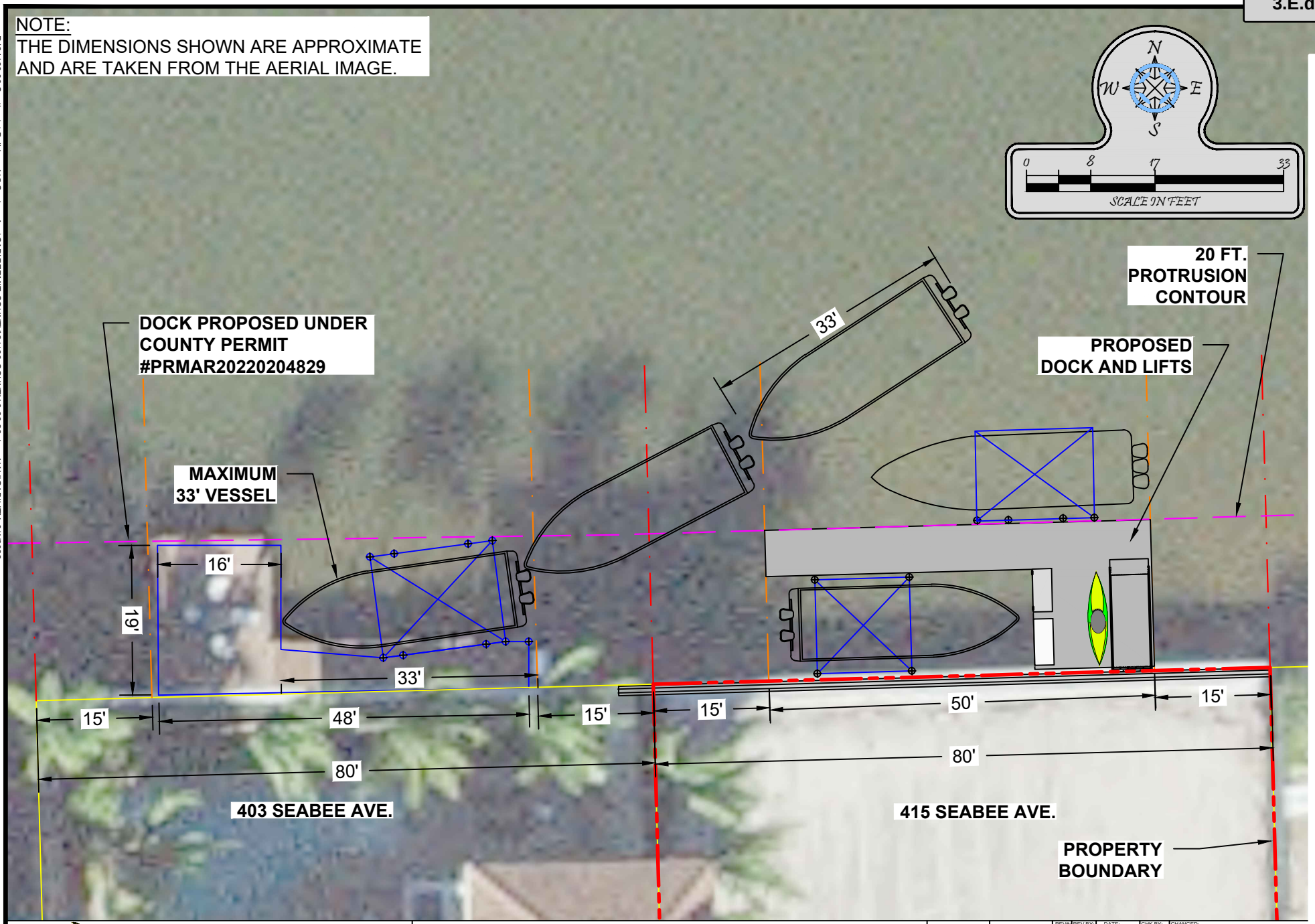
SECTION-29 TOWNSHIP-48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg WIDTH OF WATERWAY 8/4/2022

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY 8/4/2022

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



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

415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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

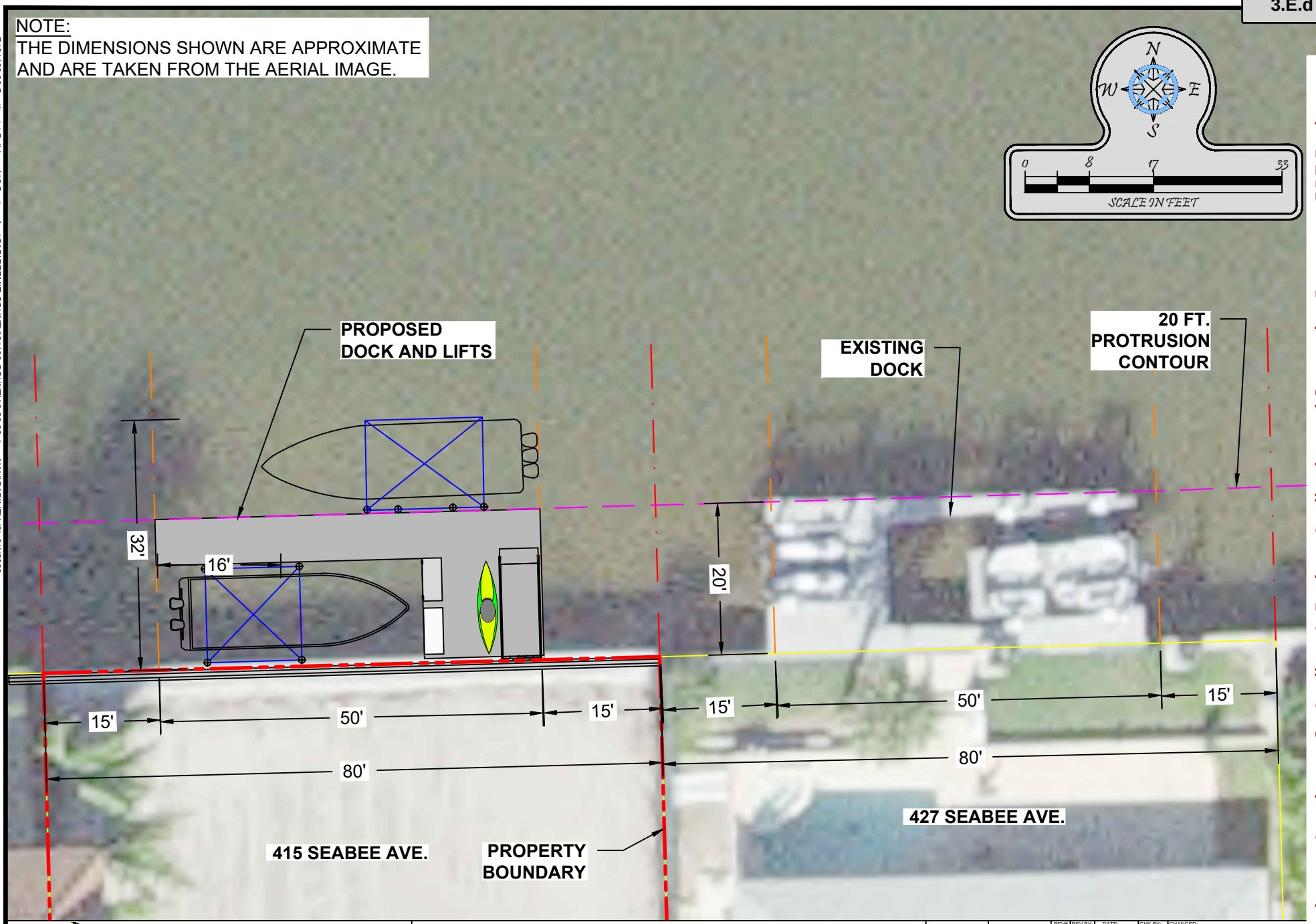
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY 6-23-22.dwg NAVIGABILITY (2) 8/4/2022

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



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

415 SEABEE AVE

NAVIGABILITY OF NEIGHBORS

RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-29 TOWNSHIP-48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

Primary Criteria

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

PRIMARY CRITERIA

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

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

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed project consists of single dock with 2 boat lifts. This criteria is therefore 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.)

   See attached survey/drawings illustrating the previously existing docking facility and proposed docking facility. Water depths at this location are adequate for the proposed vessels. This criteria is therefore not met.

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

   There is no navigable channel at or adjacent to the proposed project location. Therefore, no marked or navigable channels will be affected by the proposed project and this criteria is met.

4. Whether or not 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 of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

   The proposed docking facility will protrude 32' into the waterway in a location where the width of waterway is approximately 213' across. Meaning, the project will take

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

up 15% of the waterway with 85% of the waterway left for navigability and construction on the opposite side of the waterway. This criteria is therefore met.

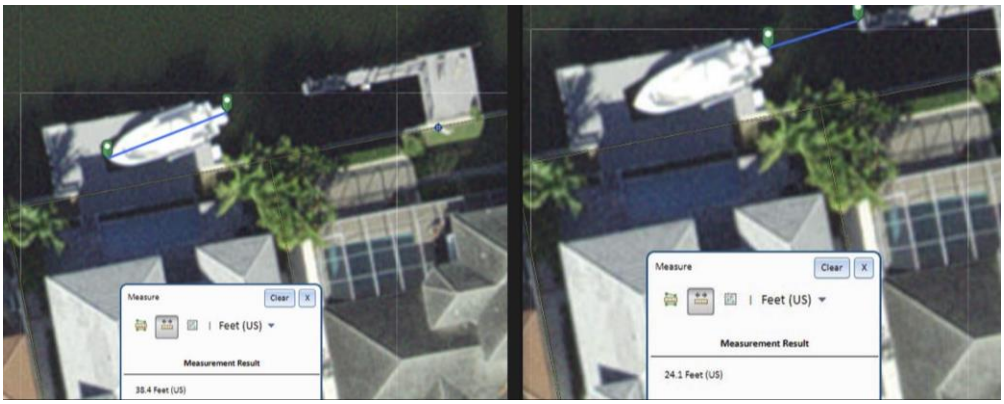
5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

The proposed docking facility is located entirely within the applicant's riparian area and will meet the required side yard setbacks of 15-feet on both sides. With the exception of the single boat and lift which is triggering the need for this BDE petition, the entire dock facility will also be located within the typically allowed 20' protrusion limit. That is to say, without the lift, a BDE petition would not be necessary, and the property owner could simply apply for a building permit and construct the floating dock as shown on the exhibits. Navigation to, from, and around a U-shaped, shore-parallel oriented dock via the 30' space provided by combined side setbacks is required in almost every dock within Vanderbilt lagoon. In this case, since the proposed boatlift poses no additional obstacle to navigation beyond that of the dock by itself, there is no reason to believe that navigation to the neighboring properties will be affected adversely by the project proposed under this BDE petition.

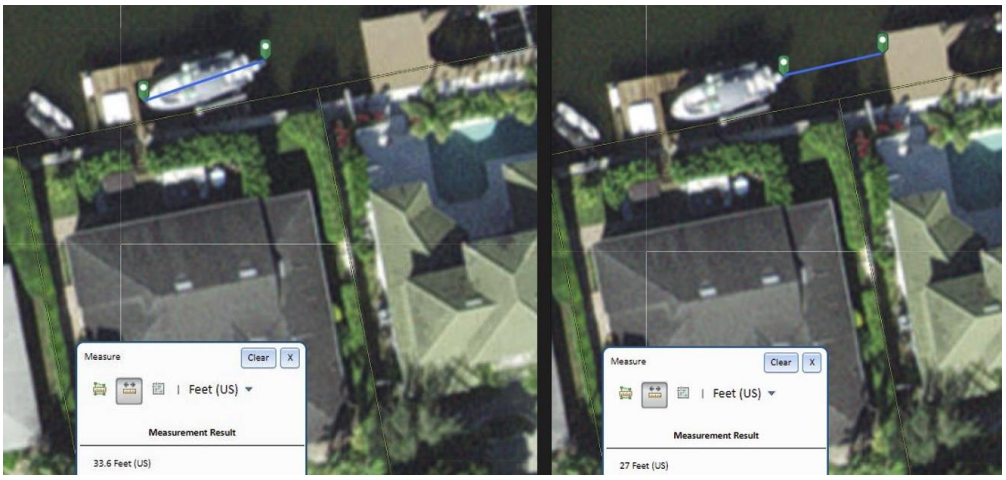
In terms of specifics, the docking facility to the east is oriented so that ingress/egress occurs from the east (away from the subject property). This property should therefore not be affected by the project at all. The property to the west also has a dock facility which, as is typical for the area, utilizes essentially the entirety of its riparian area that falls within the side setbacks and 20' protrusion limit. This facility will moor a maximum sized boat of 33' in length that will ingress/egress from the east (towards the facility proposed under this BDE petition). The floating dock being proposed at the subject property, which is entirely within the 20-foot protrusion limit, would require the neighbor's boat to angle somewhat in and out of the lift for proper navigation. As discussed above, this sort of angled entry and exit path is common within the general area. The lift being proposed on the outside of the floating dock would not alter this angle of ingress/egress. Therefore, we believe that no neighboring dock facilities nor public navigation will be affected by the proposed structures, and this criteria is therefore met.

It is also not uncommon throughout Vanderbilt lagoon for boats to be docked within a slip where the backing distance is significantly less than the moored vessel's total length. And while we acknowledge that ingressing and egressing from a slip in this type of situation is constricted, such is also the nature of the shore parallel dock configuration throughout Vanderbilt lagoon. Several examples of this situation cane be seen in the photos below.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :



103 Bayview Ave – 38 ft. of boat length and 24 ft. of backing distance.



151 Bayview Ave. – 33.5 ft. of boat length and 27 ft. of backing distance.



314 Egret Ave. - 40.5 ft. of boat length and 23 ft. of backing distance.



410 Egret Ave. – 36 ft. of boat length and 25 ft. of backing distance.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

Secondary Criteria

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

SECONDARY CRITERIA

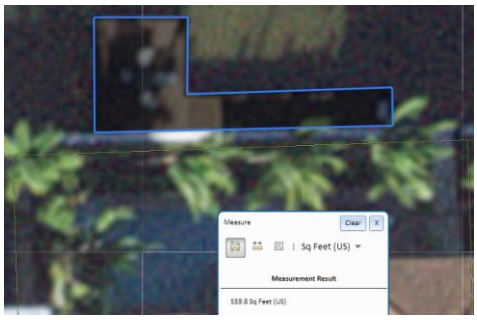
1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline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

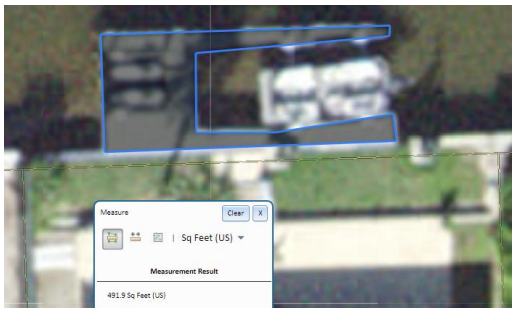
   The Vanderbilt Lagoon waterway is fronted by a network of linear streets, canals, and docks. This grid configuration of properties, combined with the 20' protrusion limitation for docks (as defined by Collier County's Land Development Code) in this area of the canal, all but requires the orientation of docks to be constructed in a shore parallel configuration. As a result, most docks present on standard canal lots within Vanderbilt lagoon are more or less uniform in utilizing this shore parallel mooring configuration, where the full 20' of protrusion and 40' to 50' area (for typical sized lots) within the riparian side setbacks are preempted. The subject property has 50' of riparian area between its 15' riparian setbacks. However, this shore-parallel configuration makes full use of the riparian area difficult or not possible should the applicant want to moor a boat that is larger than the combined 15' side setbacks of the applicant and their neighbors. This is namely because, although the applicant's vessel might fit within its riparian area, the neighboring docking facilities may block the needed ingress or egress path to the vessel's slip. While a shore-perpendicular design configuration would likely solve the issue of such potential navigational interference, the associated increased deviation from Collier County's protrusion regulations make this an undesirable alternative. As a result, in this case the applicant has instead elected to proceed with utilizing a shore-parallel dock design configuration to preserve consistency, while acknowledging the navigational challenges arising from neighboring properties that are inherently involved. This criteria is therefore met. Should staff prefer a shore-perpendicular design, this can be offered as an alternative.

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 facility will utilize approximately 505 square feet of "decking", which is located entirely within the normal protrusion limit of 20' from the mean-high water line. This amount of structure is in-line with nearly all neighboring facilities in the area. Both contiguous neighbors at 403 and 427 Seabee Ave have comparably sized docks respectively with approximately 560 square feet and 490 square feet of decking, as seen in the photos below.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :





Additionally, the previous dock on this property was also approximately 500 square feet in area. The access walkway of the proposed dock is 6' wide and is typical for floating docks and for other dock structures in the area as well. The larger area on the east side of the facility will be used to provide space for the gangway and to provide storage space for recreational items such as a dock box, kayaks or paddleboards, a fish cleaning station, etc. Lastly, this square platform will provide structural stability to the access walkway, similar to an outrigger on a sailboat. From an engineering standpoint, long skinny floating docks are never advisable because of their instability, known as the canoe effect. For the reasons listed above, and because no submerged resources are present in the area, we believe the decking proposed is not excessive and that this criteria is 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 length of both vessels together do exceed 50% of the property's shoreline. This criteria is therefore 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.)

   Criteria #4 is aimed at whether or not the facility will have a "major impact" on the waterfront views of the neighbors. Neither the use nor number of vessels proposed is excessive beyond what the normal building code would allow. The proposed structures are also located entirely within the applicant's riparian area and riparian setbacks and no decking is proposed outside the normal protrusion limit. Although the adjective "major" is, in this context, a subjective term, our opinion is that the proposed structures will not constitute an impact on the neighbors views at all beyond what is typically allowed. And the structures will certainly not constitute a major impact.

   Additionally, the right of views of riparian owners are restricted to the space within their respective riparian area. From this perspective, the views of the neighbors won't be changing at all, and impacts to their legally allotted views will not be affected. If the views outside the neighbors' riparian areas are considered, then it

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

should be noted that nearly every house on the project's site's canal is already built out with a dock and boat(s). The proposed facility consists of a private, recreational 2-vessel dock which will serve the same use and purpose as everyone else. Therefore, because the use of the property is not changing, and because both vessels are located entirely within the owners riparian area, our opinion is that the project should not have an impact on the views of neighboring property owners and this criteria is 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 within 200' of the property nor the neighboring properties. This criteria is therefore 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 project is for a private, recreational 2-slip dock associated with a single-family residence in Vanderbilt Lagoon, and so this criteria is, according to county staff, not applicable.

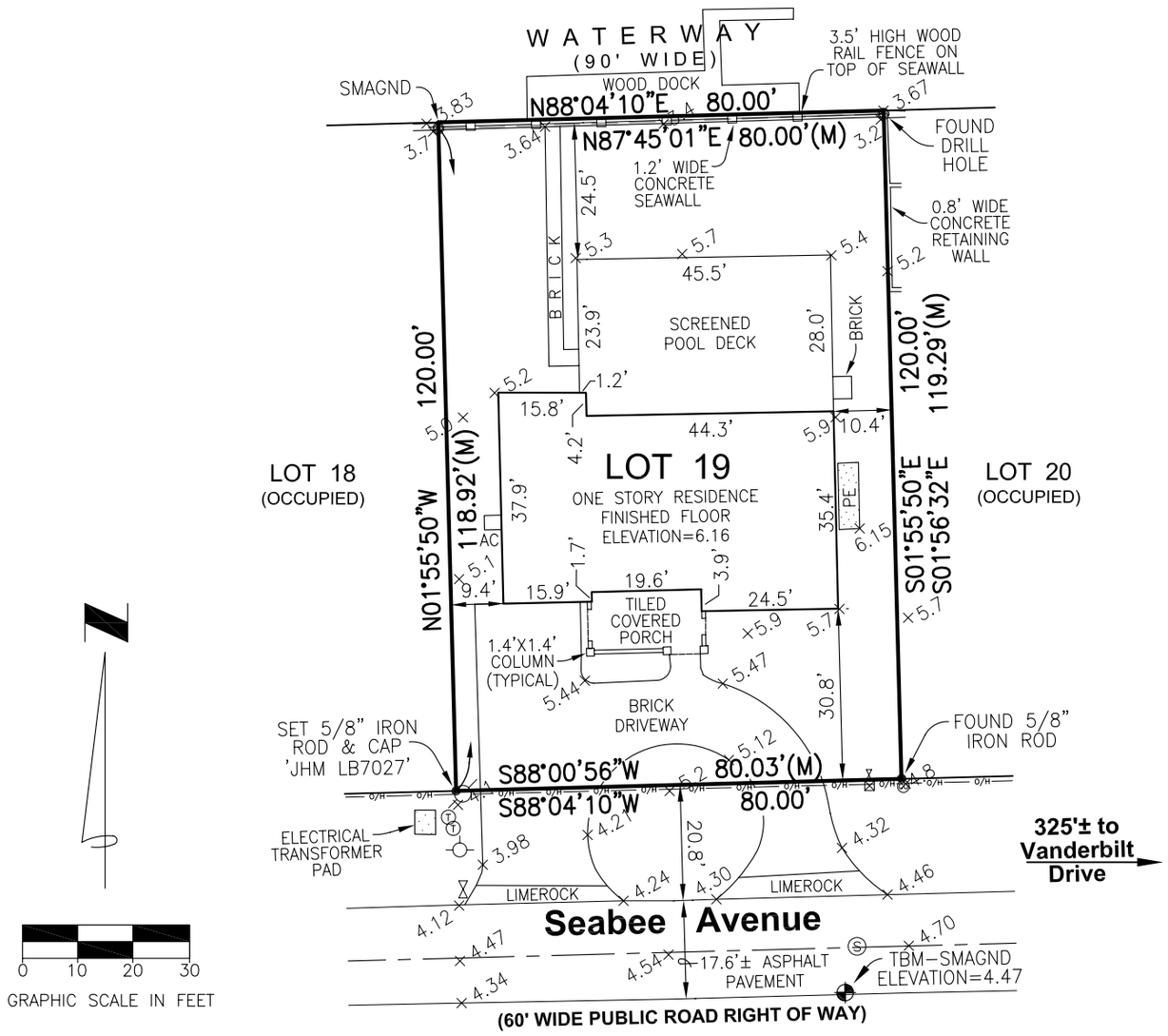
Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

Professional Survey

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

LEGEND

+5.3	DENOTES SPOT ELEVATION	SMAGND	DENOTES SET MAG NAIL & DISC STAMPED 'JHM LB7027'
SS	DENOTES SEWER CLEANOUT	TBM	DENOTES TEMPORARY BENCHMARK
T	DENOTES TELEPHONE RISER	PE	DENOTES POOL EQUIPMENT
	DENOTES FIRE HYDRANT	AC	DENOTES AIR CONDITIONER
	DENOTES GATE VALVE	S	DENOTES SANITARY SEWER MANHOLE
	DENOTES POWER POLE		DENOTES WATER METER W/BACKFLOW PREVENTER
O/H	DENOTES OVERHEAD WIRES	(M)	DENOTES MEASURED
	DENOTES CONCRETE		



0 10 20 30
GRAPHIC SCALE IN FEET

LEGAL DESCRIPTION

LOT 19, BLOCK "Q", **'UNIT NO. 2 CONNER'S VANDERBILT BEACH ESTATES'**, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 17, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

SURVEYOR'S NOTES

1) UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
2) BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED EAST LINE OF LOT 19, BLOCK Q, AS S01°56'32"E.
3) THIS MAP IS NOT VALID WITHOUT EITHER THE SIGNATURE AND THE ORIGINAL RAISED SEAL, OR A VALIDATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
5) SUBJECT PROPERTY LIES IN ZONE AE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 12021C0189H, DATED 05/16/2012 (BASE FLOOD ELEVATION = 10).
6) THE ACCURACY OF THIS SURVEY HAS MET OR EXCEEDED THE MINIMUM REQUIREMENTS FOR A SUBURBAN SURVEY AS SET FORTH IN THE STANDARDS OF PRACTICE [CHAPTER 5J-17.051(3)(b)15.b.ii], FLORIDA STATUTES.
7) ELEVATIONS SHOWN HEREON RELATE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
8) BEARINGS AND DISTANCES ARE PER PLAT UNLESS OTHERWISE NOTED.

CERTIFIED TO:
MASSIMO and PHYLLIS MAFFEI
SANIBEL CAPTIVA COMMUNITY BANK
FLORIDA HOMETOWN TITLE & ESCROW, LLC
WESTCOR LAND TITLE INSURANCE COMPAN

Judith H. McCarrier License Number 6021 STATE OF FLORIDA Professional Surveyor and Mapper

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6021

J H McCARRIER LAND SURVEYING, INC.
Licensed Business No. 7027
2460 SUNRISE BOULEVARD
FORT MYERS, FLORIDA 33907
Phone:(239) 277-7821

PROJECT
BOUNDARY SURVEY W/SPOT ELEVATIONS
LOT 19, BLOCK Q,
'UNIT NO. 2 CONNER'S VANDERBILT BEACH ESTATES'

ADDRESS
415 SEABEE AVENUE
NAPLES, FL 34108

CLIENT
MASSIMO and PHYLLIS MAFFEI
11128 PALMETTO RIDGE DRIVE
NAPLES, FL 34110
PHONE: (239) 348-9299

REVISIONS
5/21/19 ADD FNC,PP+REV LOC OF SMAGND

F.B. / PG.: ConnersVanderbiltBchEst-L19.survey

SCALE 1"=30'
DATE MAY 14, 201
FILENAME ConnersVanderbiltBch_415Seabee.dwg
PROJECT NO. 19-034
DRAWN BY JWM
CHECKED BY JHM

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 : PL20210002320 BDE 415 Seabee Ave Maffei)

Submerged Resource Survey

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

415 SEABEE AVE.
NAPLES, FL 34108
FOLIO #27589360008

SUBMERGED RESOURCE SURVEY REPORT
SEPTEMBER 2021

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

Table of Contents

1 Introduction 1
2 Objective 2
3 Methodology 3
4 Results 4
5 Conclusion 5
6 Photos ..... Error! Bookmark not defined.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 415 Seabee Ave. in Naples, FL 34108 that can be identified by folio #27589360008. This resource survey will provide planning assistance to both the property owner and regulating agencies during any review processes for the proposed project.

The subject property consists of a 0.22-acre parcel that can be found in Naples along Vanderbilt Channel that connects to the Gulf of Mexico through Wiggins Pass. The cleared parcel currently contains an existing seawall measuring 80 linear feet. The property is neighbored to the east and west by single family residences, to the north by a manmade canal, and to the south by Seabee Avenue. Nearly all surrounding lots contain docking facilities (with boatlifts) with the same use as that which is proposed.

The SRS was conducted on September 22, 2021, between approximately 2:00 p.m. and 3:00 p.m. Site conditions consisted of cloudy skies with a slight breeze. Water clarity was adequate and allowed approximately 12-18 inches of visibility. The ambient air temperature was approximately 83 degrees Fahrenheit and wind speeds averaged 6 mph from the north. The average ambient water temperature was approximately 86 degrees Fahrenheit. High tide occurred during the site visit at approximately 2:34 p.m. and reached approximately 2.50 feet above the Mean Low Water Mark. Low tide was achieved before the site visit at approximately 8:46 a.m., reaching approximately 0.30 feet above the Mean Low Water Mark. It then was again achieved following the site visit at approximately 9:09 PM, reaching 0.6 feet above the MLW mark.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

2 OBJECTIVE

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

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

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline for the proposed dock installation but also the area within 200 ft. of the proposed site. The components utilized for this survey included:

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

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. Neighboring properties, docking facilities, and other landmarks provided reference markers which assisted in maintaining correct positioning over each transect.

During this SRS, one THA staff member swam the transect lines using snorkel equipment while a second remained on the shore taking notes and compiling findings on an aerial of the project site. Ordinarily, if any resources are found, they are photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrat.

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

4 RESULTS

The substrate found within the surveyed area consists of sandy material and sparse shell debris. Depths increased gradually with distance from the shoreline to the middle of the waterway from approximately three to seven feet. During the submerged portion of the survey, no seagrasses, oysters, or other resources were observed in any capacity. Accordingly, no impacts to submerged resources are expected to occur as the result of the proposed project. A list of species observed during the SRS can be seen below in Table 1.

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

Common Name	**Scientific Name**
Eastern mudminnow	*Umbra pygmaea*
Sheepshead	*Archosargus probatocephalus*

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup - Maffei, 415 Seabee Ave - (23470 :

5 CONCLUSION

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded no results. No seagrasses or other resources were observed anywhere within the vicinity of the project site. Accordingly, negative impacts to submerged resources are not expected as a result of any dock project.

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6 PHOTOS

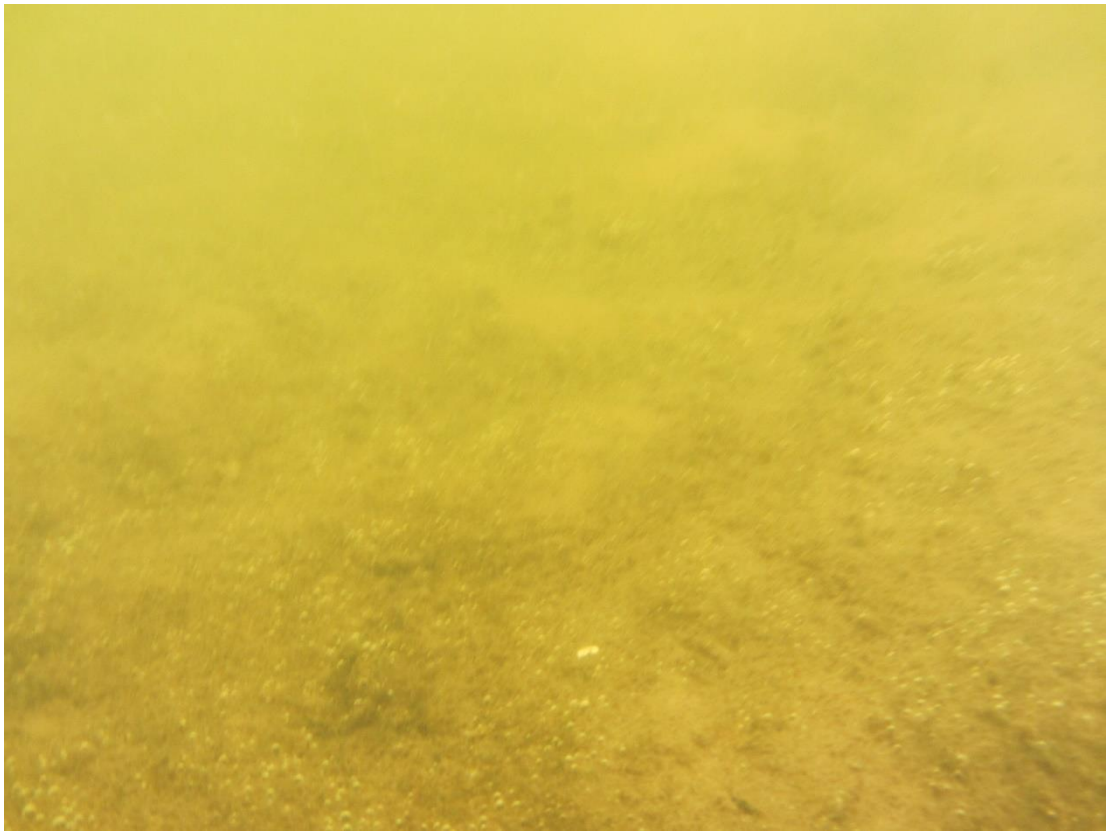

Photo 1: View of the silty sand substrate observed on the seafloor.

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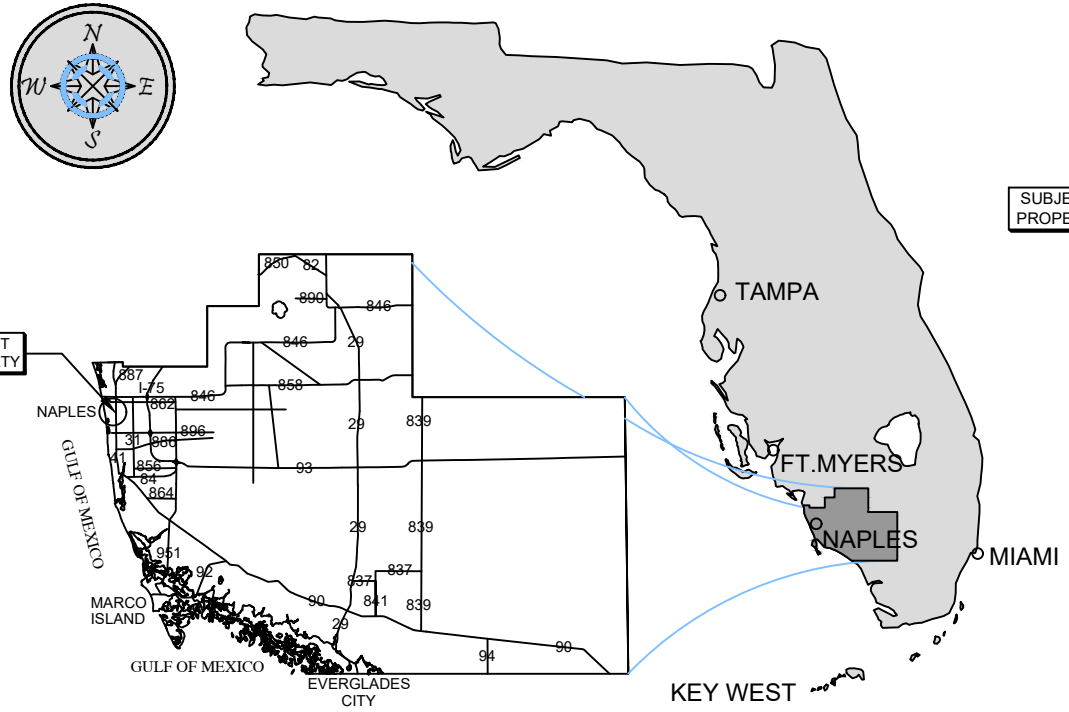
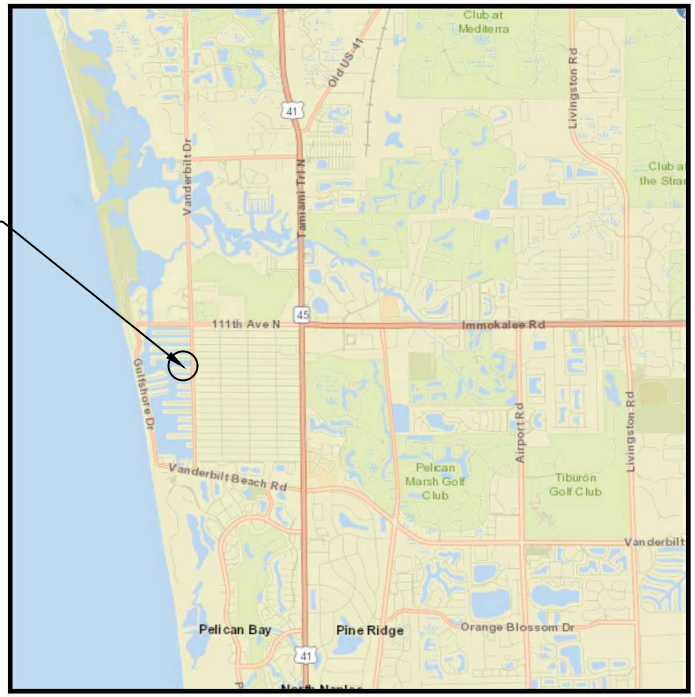
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 415 SEABEE AVE
NAPLES, FL 34108

<> LATITUDE: N 26.266570
<> LONGITUDE: W -81.818745

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

415 SEABEE AVE

LOCATION MAP

RY NO. 5875

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SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg EXISTING CONDITIONS 2/15/2022



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**

Turrell, Hall & Associates, Inc.
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415 SEABEE AVE

EXISTING CONDITIONS

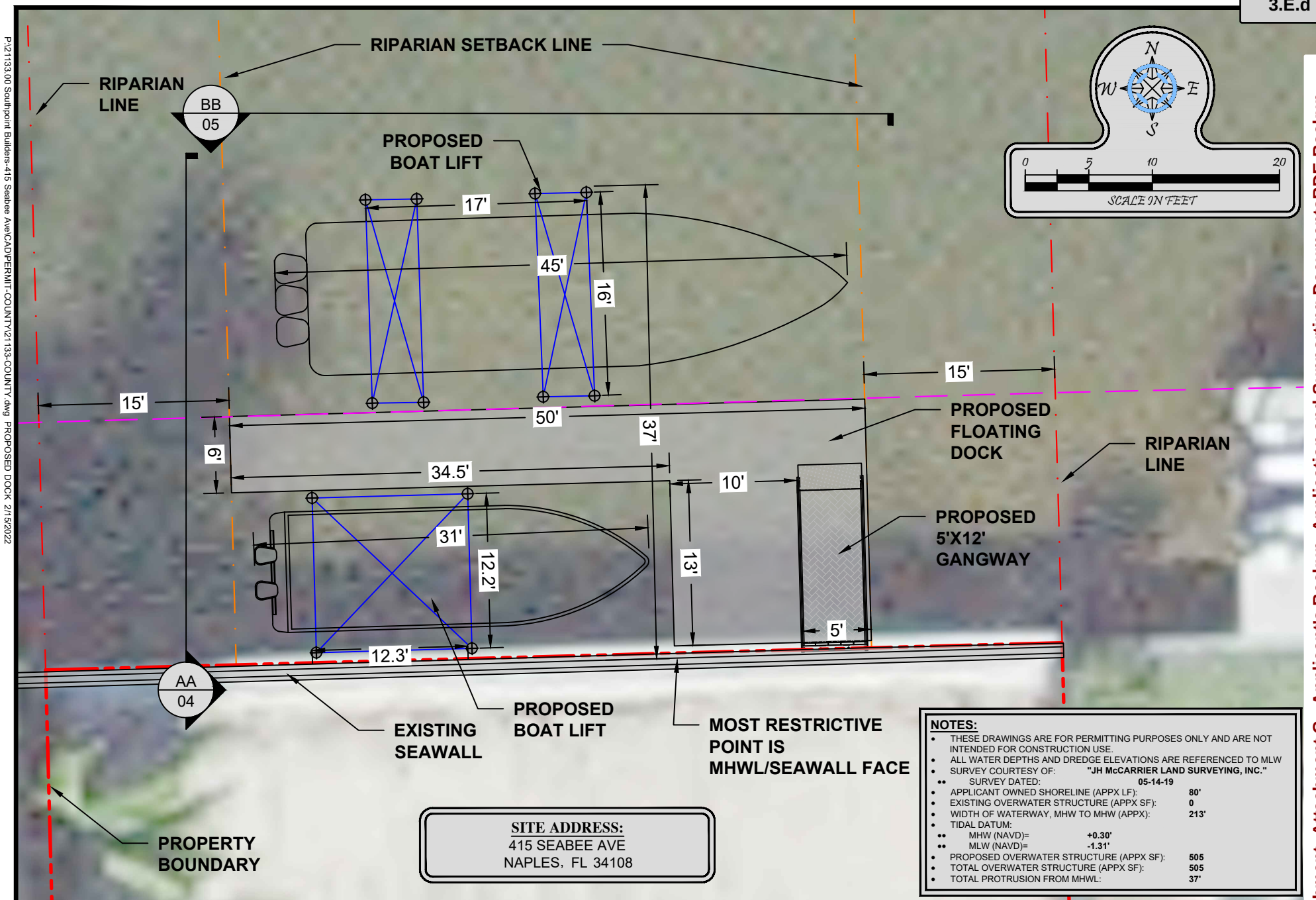
RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-18-21	3.	-	-	-	-
JOB NO.:	21133	4.	-	-	-	-
SHEET NO.:	02 OF 04	5.	-	-	-	-

SECTION- 29 TOWNSHIP- 48S

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -



SITE ADDRESS:
415 SEABEE AVE
NAPLES, FL 34108

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: **"JH McCARRIER LAND SURVEYING, INC."**
  - SURVEY DATED: **05-14-19**
- APPLICANT OWNED SHORELINE (APPX LF): **80'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **213'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.30'**
  - MLW (NAVD)= **-1.31'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL OVERWATER STRUCTURE (APPX SF): **505**
- TOTAL PROTRUSION FROM MHWL: **37'**

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

415 SEABEE AVE

PROPOSED DOCK

RY NO. 5875

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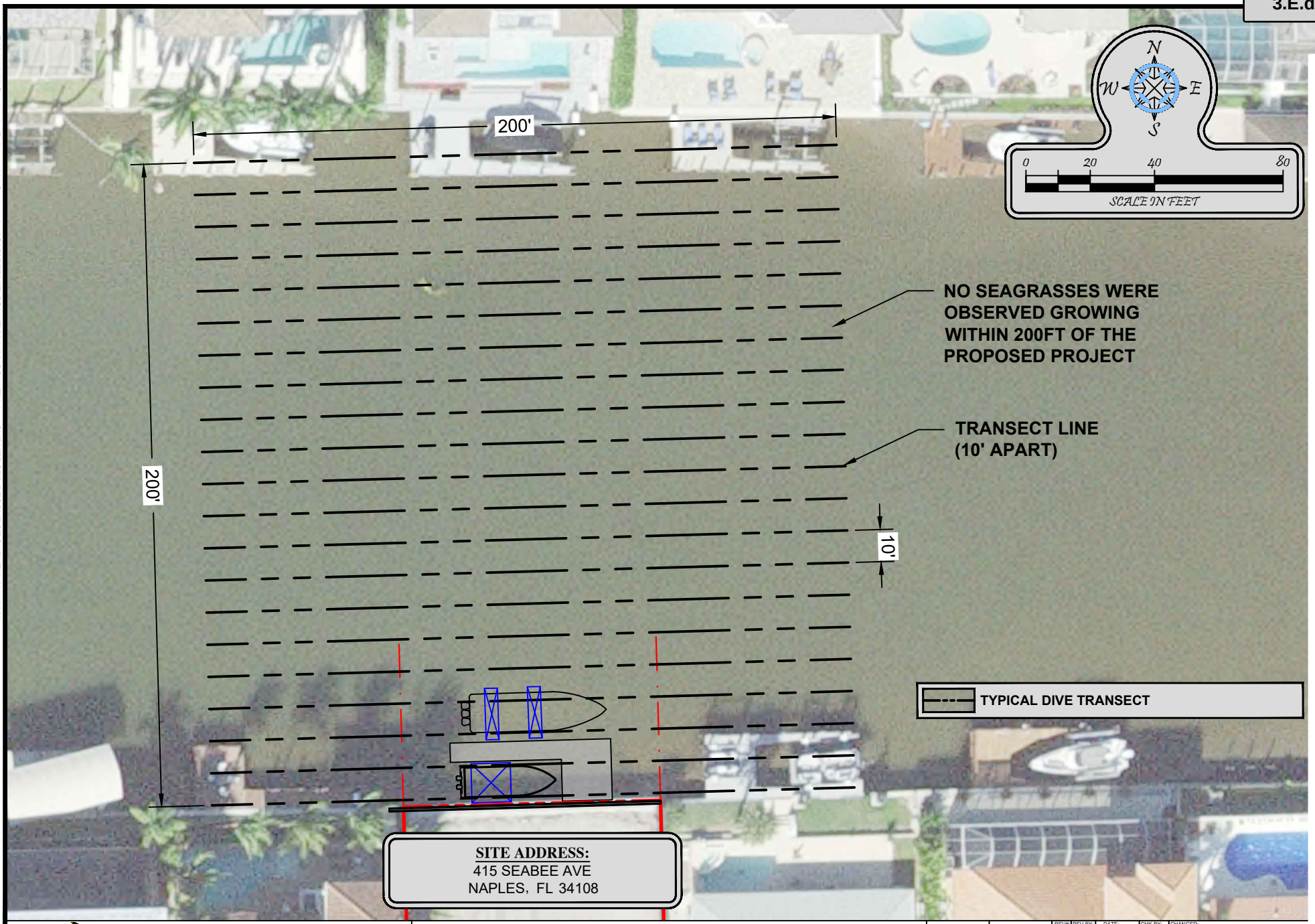
SECTION- 29 TOWNSHIP- 48S

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg PROPOSED DOCK 2/15/2022

Attachment: Attachment C - Applicant's Backup, Application and Supporting DocumentsBDE Backup -

P:\21133.00 Southpoint Builders-415 Seabee Ave\CAD\PERMIT-COUNTY\21133-COUNTY.dwg SUBMERGED RESOURCE SURVEY 2/15/2022



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SUBMERGED RESOURCE SURVEY

RY NO. 5875

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SECTION-29 TOWNSHIP-48S

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