COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

October 12, 2023

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. VA-PL20230007656 – 33 Pelican Street West - Request for a variance from Land Development Code (LDC) Section 5.03.06.E.6 to reduce the required side yard riparian setback from 15 feet to 4 feet on the east side and to 11 feet on the west side for a boat dock facility on a lot with 77± feet of water frontage. The subject property is located at 33 Pelican Street West and is legally described as Lot 78, Isles of Capri No. 1, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1

B. Petition No. BDE-PL20220004574 – 33 Pelican Street West - Request for a 19-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 39 feet into a waterway that is 682± feet wide. The subject property is located at 33 Pelican Street West and is legally described as Lot 78, Isles of Capri No. 1, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 26710
Item Summary: Petition No. VA-PL20230007656 – 33 Pelican Street West - Request for a variance from Land Development Code (LDC) Section 5.03.06.E.6 to reduce the required side yard riparian setback from 15 feet to 4 feet on the east side and to 11 feet on the west side for a boat dock facility on a lot with 77± feet of water frontage. The subject property is located at 33 Pelican Street West and is legally described as Lot 78, Isles of Capri No. 1, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1

Meeting Date: 10/12/2023

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/19/2023 11:07 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/19/2023 11:07 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/25/2023 5:51 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	09/26/2023 8:12 AM
Zoning	James Sabo	Review Item	Skipped	09/26/2023 8:57 AM
Zoning	Ray Bellows	Review Item	Completed	09/26/2023 9:16 AM
Zoning	Mike Bosi	Division Director	Completed	09/29/2023 11:37 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/12/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: OCTOBER 12, 2023

SUBJECT: VA-PL20230007656; 33 PELICAN STREET WEST – RUSSO VARIANCE

PROPERTY OWNER/APPLICANT:

Joseph Russo
33 Pelican St. W
Naples, FL 34113

AGENT:

Nick Pearson
Turrell, Hall & Associates, Inc.
3584 Exchange Ave.
Naples, FL 34104

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider a variance from Section 5.03.06.E.6 of the Collier County Land Development Code (LDC) to reduce the required side/riparian setback for dock facilities on lots with water frontage of 60 feet or greater from 15 feet to 4 feet on the east side and to 11 feet on the west side for a lot with 77± feet of water frontage for the benefit of the subject location.

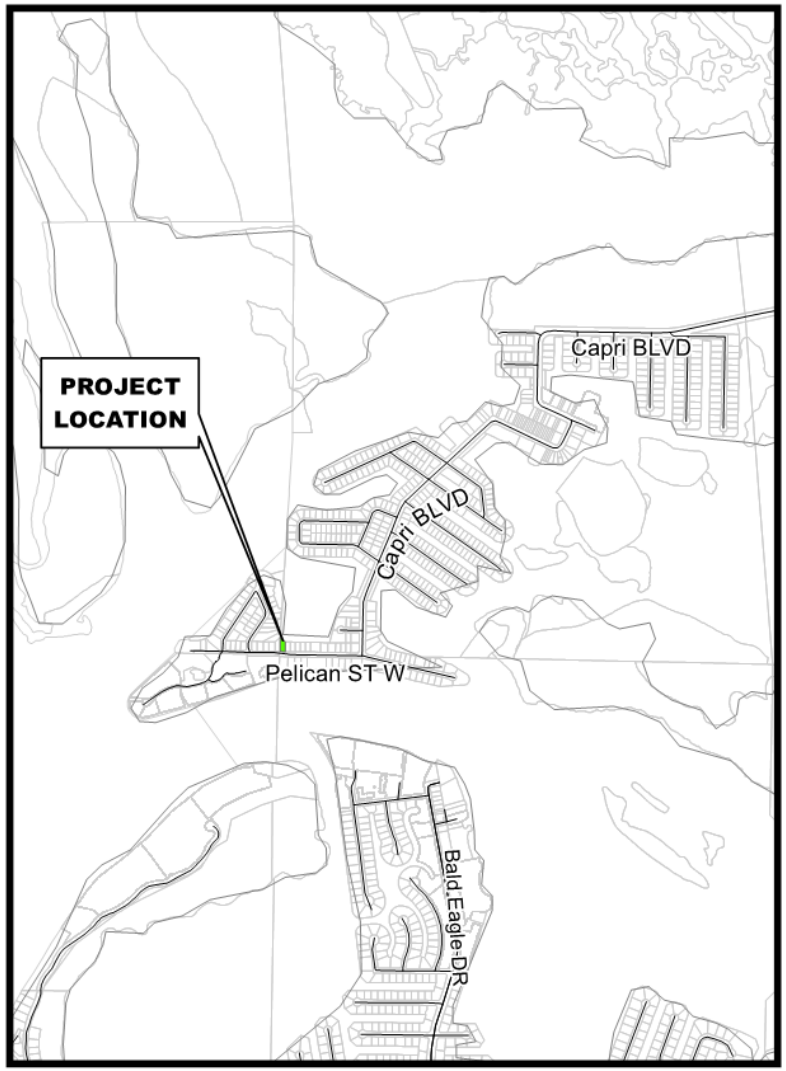
GEOGRAPHIC LOCATION:

The subject property is located at 33 Pelican Street West and is legally described as Lot 78, Isles of Capri No. 1, in Section 31, Township 51 South, Range 26 East, Collier County, Florida; together with that land lying North of said Lot 78, to the mean high tide line (150' MSL) in Government Lot 9 in Section 32, Township 51 South, Range 26 East, Collier County, Florida. *(See location map on the following page)*

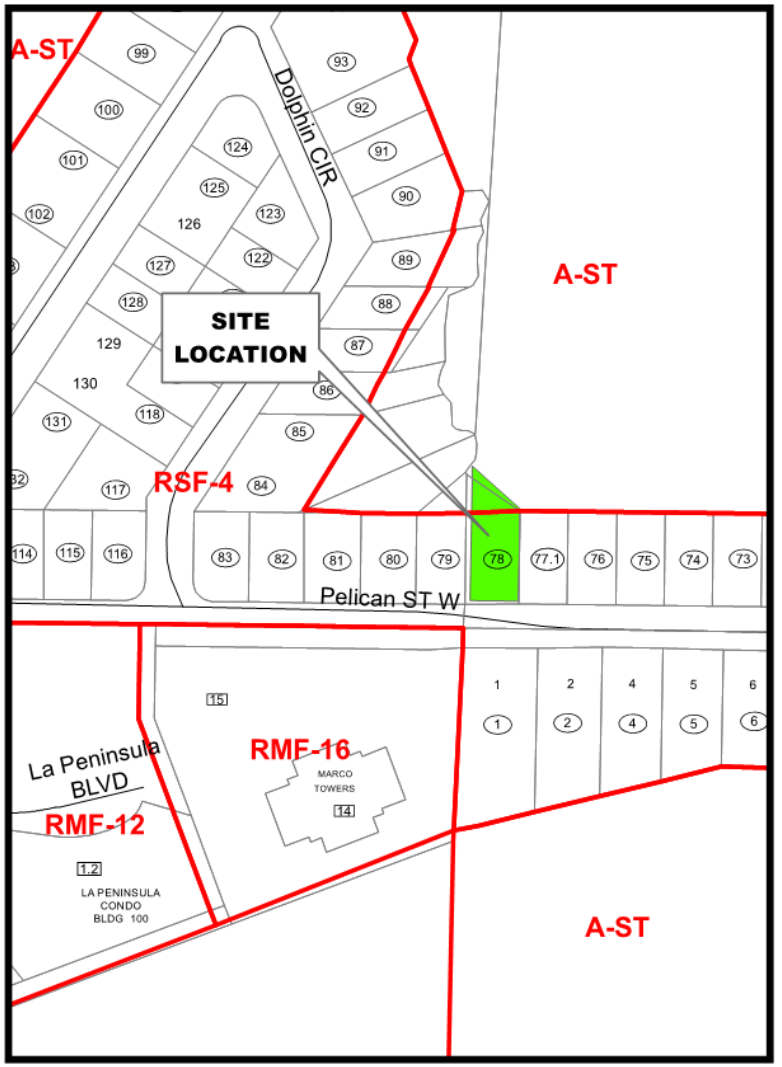
PURPOSE/DESCRIPTION OF PROJECT:

The current owner purchased this property in May 2021, and has been homesteaded. Said property was originally platted as a standard rectangular lot measuring 80 feet by 115 feet; however, it has since been modified to include an unplatted triangular portion of land to its north that lies between the platted boundary and the Mean High-Water Line (MHWL). Therefore, the true depth of the lot is 115 feet on the east side and 161 feet on the west. The shoreline of this (continued on page 4)

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)



Location Map



Zoning Map

Petition Number: PL20230007656

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West

SURROUNDING LAND USE AND ZONING:

North: Pompano Bay; within a Rural Agricultural (A) Zoning District with a Special Treatment (ST) Overlay

South: Pelican Street West (Right-of-Way) then Single-family residence in a Residential Single-Family-4 (RSF-4) zoning district

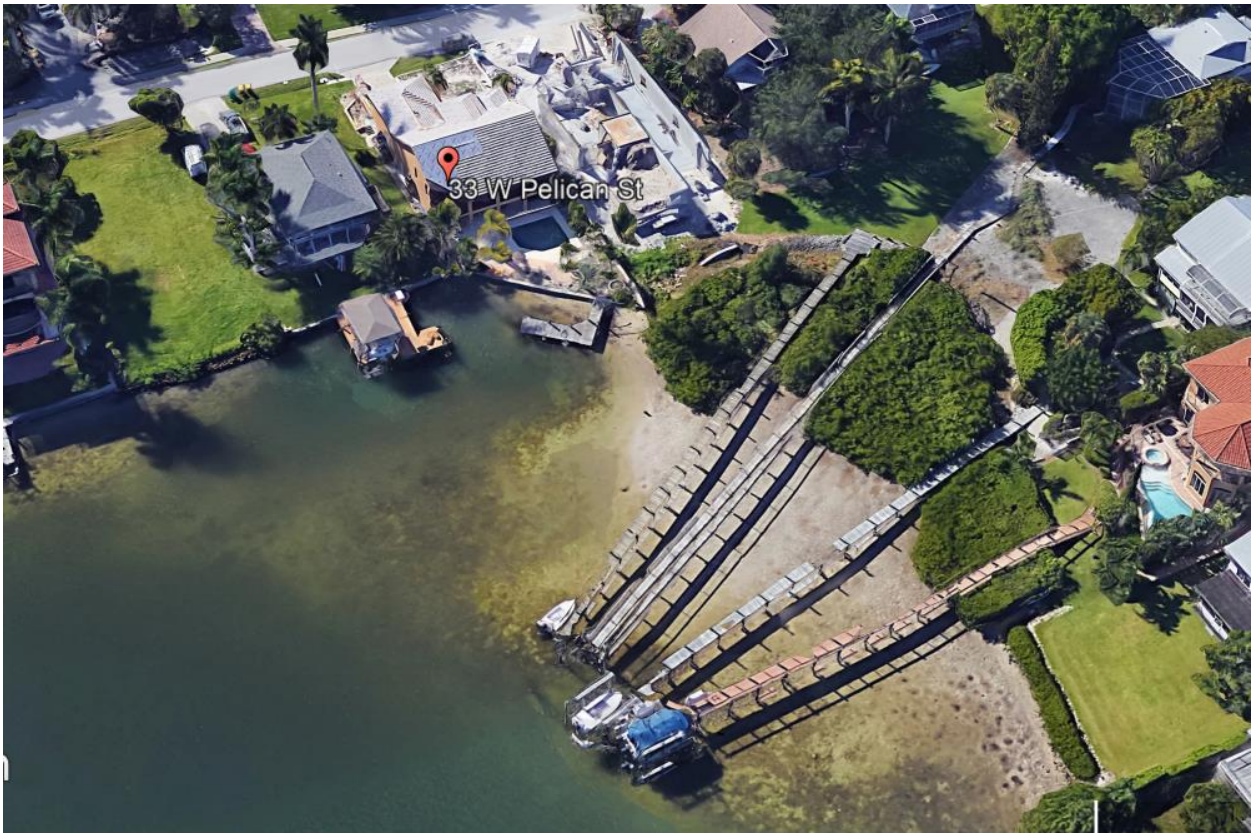
East: Single-family residence in a Residential Single-Family-4 (RSF-4) zoning district

West: Single-family residence in a Residential Single-Family-4 (RSF-4) zoning district



Collier County GIS

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)



Google Earth
Aerial – facing south

PURPOSE/DESCRIPTION OF PROJECT
(continued from page 1)

property is comprised of a vertical seawall that runs at an angle along the north side of said property; the total length of the seawall/shoreline is 77 linear feet. The existing L-shaped dock facility was constructed using Building Permit No. 930006673; however, the County is uncertain if a Certificate of Completion was ever issued. A survey that was obtained for this project reveals the northwest corner of the existing dock facility encroaches 1.8 feet into the western side/riparian area. The petitioner desires to modify the existing dock facility by adding a triangular flair to the northeast portion of the L-shaped dock that would allow for the placement of a second boatlift to accommodate a new 34-foot vessel; the existing boatlift is to be occupied by a 12-foot vessel. The fixed location of the proposed boat dock structure will measure 13 feet from the western riparian line and 10 feet from the eastern riparian line; however, the proposed 34-foot vessel will encroach further into said side/riparian setbacks and therefore requires a further reduction from 13 feet to 11 feet on the west and from 10 feet to 4 feet on the east. If approved, the subject Variance will quash the existing 1.8-foot encroachment issue on the west side.

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

This property is located within the Urban Coastal Fringe Subdistrict of the Urban Mixed-Use District of the County's Future Land Use Map (FLUM) of the GMP's Future Land Use Element (FLUE). 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 ANALYSIS:

The subject property comprises 0.21 acres in a Residential Single-Family-4 Zoning District that the current owner has homesteaded. While processing this variance request, the provided survey revealed that the existing L-shaped dock facility encroaches 1.8 feet into the western side/riparian area at the northwestern end. This existing encroachment will be quashed should the Hearing Examiner approve the subject variance request, which is to reduce the western side/riparian setback from 15 feet to 11 feet and to reduce the eastern side/riparian setback from15 feet to 4 feet for the boat dock facility and vessel combination. The companion Boat Dock Extension will address protrusion.

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

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

Yes. The applicant's agent states: "The parcel on which the proposed project is to be built is an irregularly shaped plot of land where although the shoreline is 77' in length, the riparian area is effectively restricted by converging riparian lines and by extension the required side setbacks to an even greater extent. The buildable and navigable space is further restricted by a sand bar colonized by seagrasses to the north, requiring neighboring residences to construct docks that bridge the shallow water. Because of the pie-shaped riparian area, a bridge is impossible at this location. The Rookery Bay aquatic preserve (along with seagrass presence) essentially prevents dredging from occurring to attain proper depths through artificial means. The east neighbor also has a legally non-conforming (grandfathered) dock with respect to the western side setback, total protrusion, and overall decking square footage, making a possible ingress and egress path only possible from a near due-east angle. This angle is only attainable with a slip orientation such as proposed. This variance would 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 by any of the applicant's vessels." Staff concurs.

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

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

the Variance request?

Yes, The applicant refers to their response to criterion a and states that said conditions are not the result of any action(s) taken by the current property owner. Staff again concurs.

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

> **The applicant's agent states: "**Yes, denial of a side setback variance for this property would severely limit the usable riparian space associated with the site. Further, even if no side setback variance were granted, the existing structure, which has been in place for 30 years, would still conflict with the west riparian setback." Staff agrees that denying this petition would create practical difficulties for 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 promote health, safety, and welfare standards?

Yes, the applicant's agent states: "The applicant is proposing only to utilize the space within his riparian area. The amount of decking proposed is substantially less than many of the surrounding non-conforming docks. And the added protrusion will not affect the navigability of any of the neighbors. Therefore, it is our opinion that a side setback variance of 4' and 11' is reasonable for the circumstances." Staff concurs.

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 this Land Development Code's general intent and purpose and not be injurious to the neighborhood or otherwise detrimental to the public welfare?

Yes, the applicant's agent states: "The dock facility code as outlined in Chapter 5.03.06A. states that:

> "Docks and the like are primarily intended to adequately secure moored vessels and provide safe access for routine maintenance and use while minimally impacting navigation within any adjacent navigable channel, the use of the waterway, the use of neighboring docks, the native marine habitat, manatees, and the view of the waterway by the neighboring property owners."

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

The dock design proposed under this variance petition has been specifically configured in such a way so as to adequately provide safe access to the applicant's vessels. The proposed design will not affect public navigation, the overall use of the waterway, or the use of neighboring docks. It will not impact native marine habitats or manatees. The proposed dock will not change or create any impacts to views of neighbors. Therefore, our opinion is that the proposed dock is in harmony with the intent and purpose of the zoning code." 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.?

No; however, the applicant's agent provides the following: "The area which the proposed structures would cover per this variance petition consists of the surface waters of a tidally-connected waterway that is part of the Rookery Bay Aquatic Preserve. Construction within the side setbacks, as proposed, will have no effect on the water and has been designed to be compliant with the applicable aquatic preserve restrictions. The proposed project has already received state and federal approval from the Florida Department of Environmental Protection and U.S. Army Corps of Engineers." Staff concurs.

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. The EAC did not hear this petition since the subject variance doesn't impact any preserve area.

CONCURRENT LAND USE APPLICATIONS:

Companion Petition No. BD-PL20220004574, to allow the proposed boat dock facility to protrude a total of 39 feet into a waterway that is 682± feet wide.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner APPROVE Petition VA-PL20230007656 to reduce the minimum side/riparian setback from 15 feet to 4 feet on the east side and 11 feet on the west side for the boat dock facility and vessel combination depicted on the "Proposed Site" plan contained within Attachment A.

Attachments:

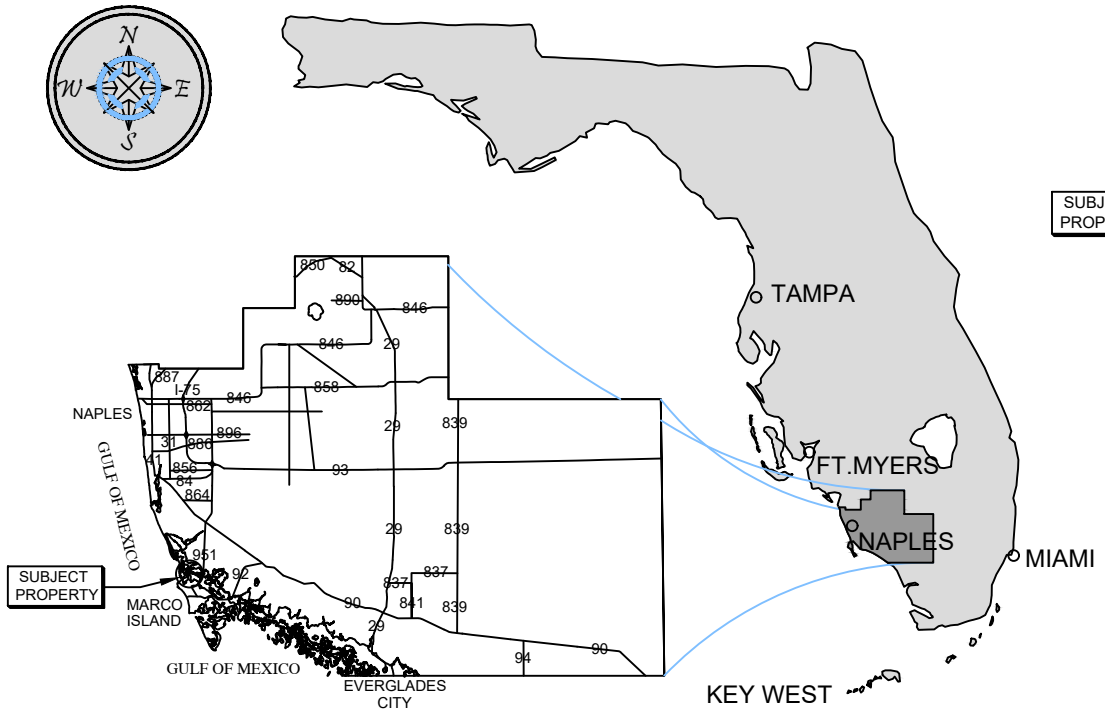
A. Dock Facility Plans
B. Map of Boundary Survey

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

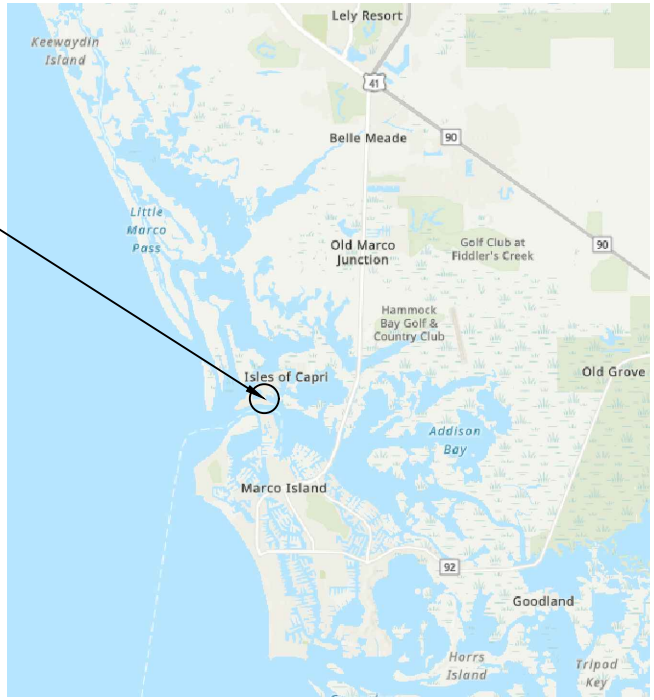
C. Quit Claim Deed
D. Zoning Maps
E. Building Permit No. 930006673
F. Applicant's Backup: Application, Narrative, Authorizations, etc.
G. Public Hearing Sign

Attachment: VA-PL20230007656 Staff Report 09182023 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 33 PELICAN ST W
NAPLES, FL 34113

<> LATITUDE: N 25.977399
<> LONGITUDE: W -81.733799

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

33 PELICAN ST W

LOCATION MAP

RY NO. 5875

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	01-05-23	3.	-	-	-	-
JOB NO.:	21203	4.	-	-	-	-
SHEET NO.:	01 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **F.L.A. SURVEYS CORP.**
  - SURVEY DATED: **05-05-21**
- APPLICANT OWNED SHORELINE (APPX LF): **77'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **555**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **682**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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33 PELICAN ST W

EXISTING CONDITIONS

RY NO. 5875

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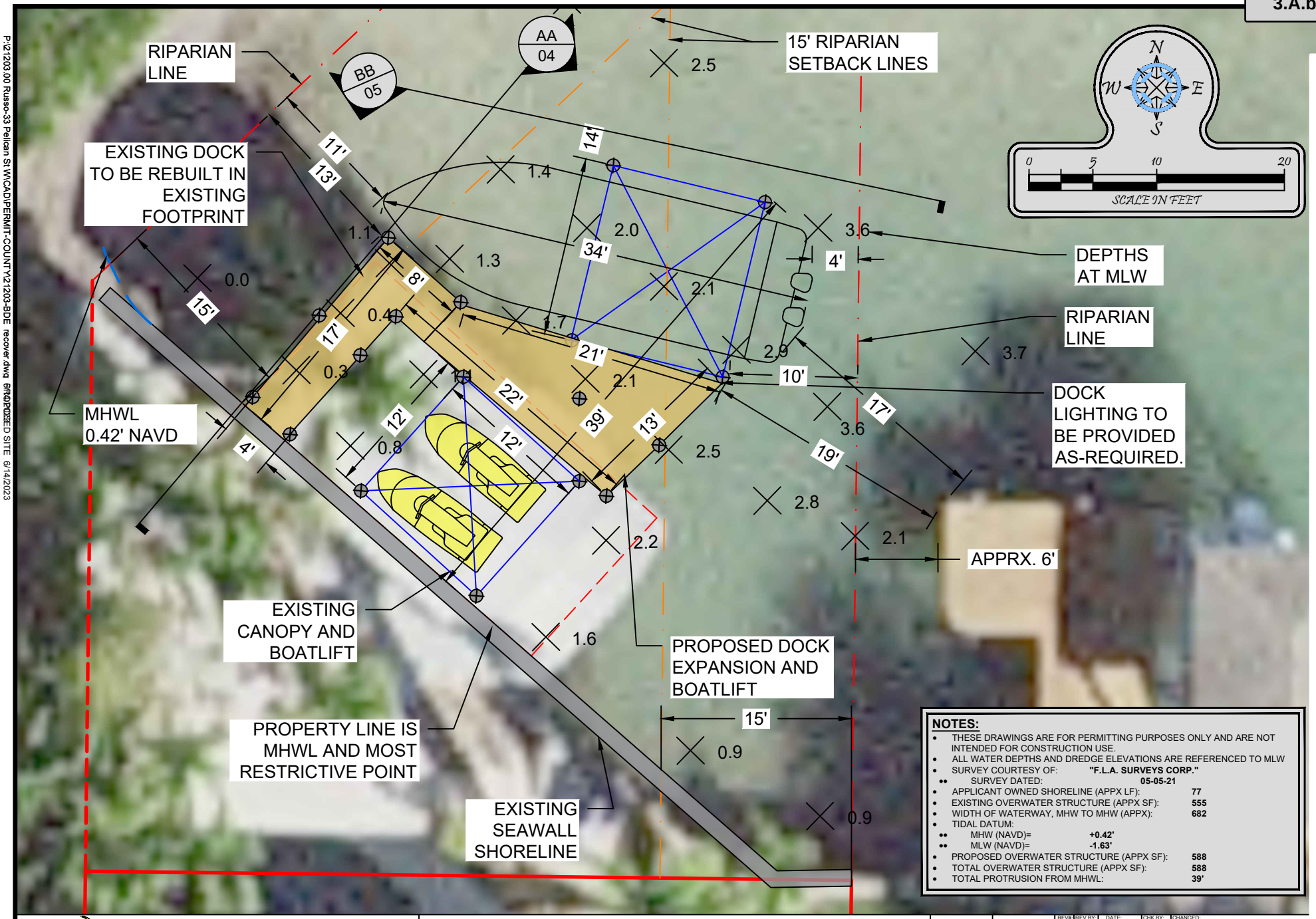
SECTION- 32 TOWNSHIP- 51 S

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE_recover.dwg EXISTING CONDITIONS 6/14/2023

Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West

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  - SURVEY DATED: **05-05-21**
- APPLICANT OWNED SHORELINE (APPX LF): **77**
- EXISTING OVERWATER STRUCTURE (APPX SF): **555**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **682**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **588**
- TOTAL OVERWATER STRUCTURE (APPX SF): **588**
- TOTAL PROTRUSION FROM MHWL: **39'**

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33 PELICAN ST W

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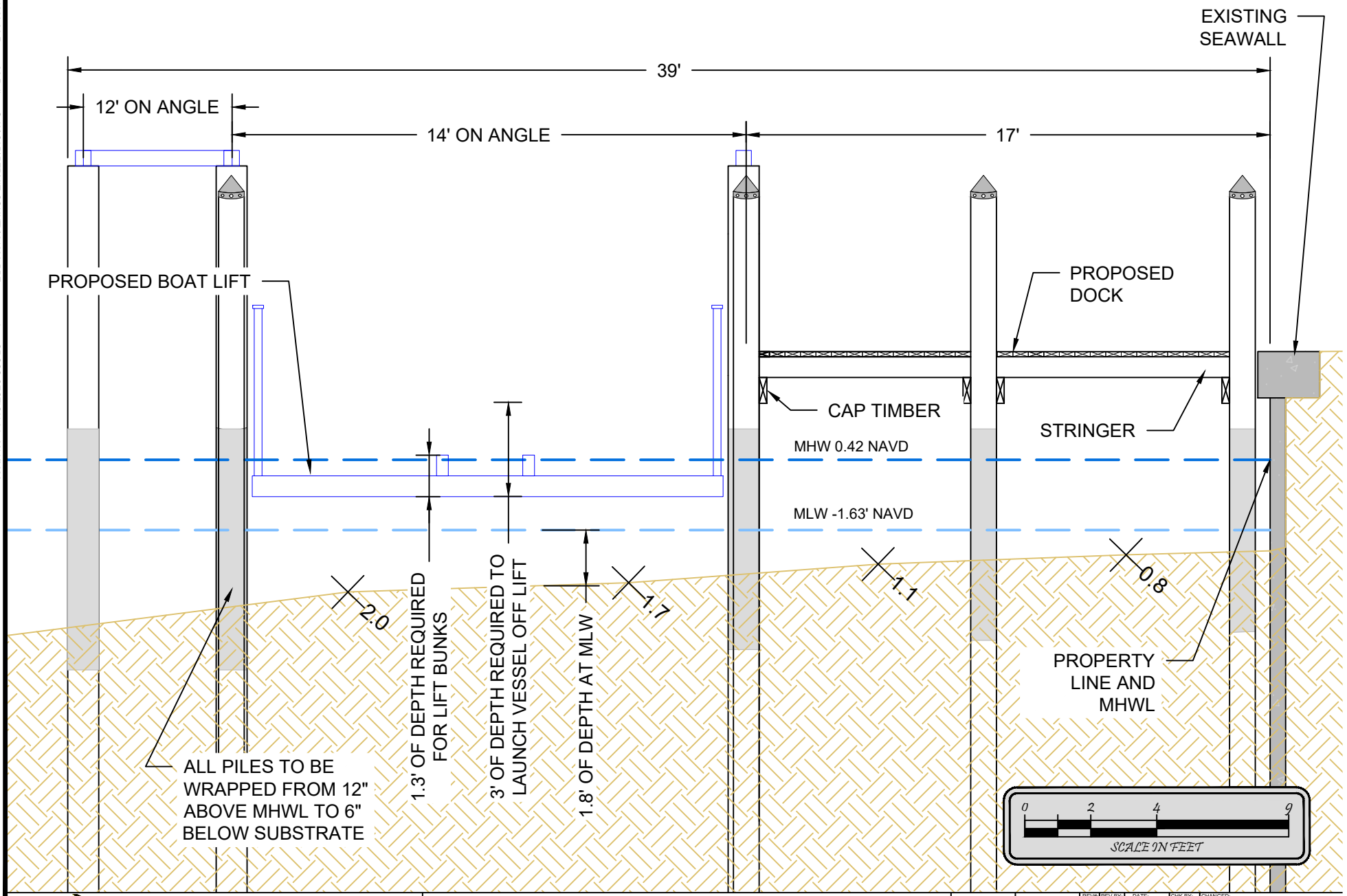
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SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West



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33 PELICAN ST W

CROSS SECTION AA

RY NO. 5875

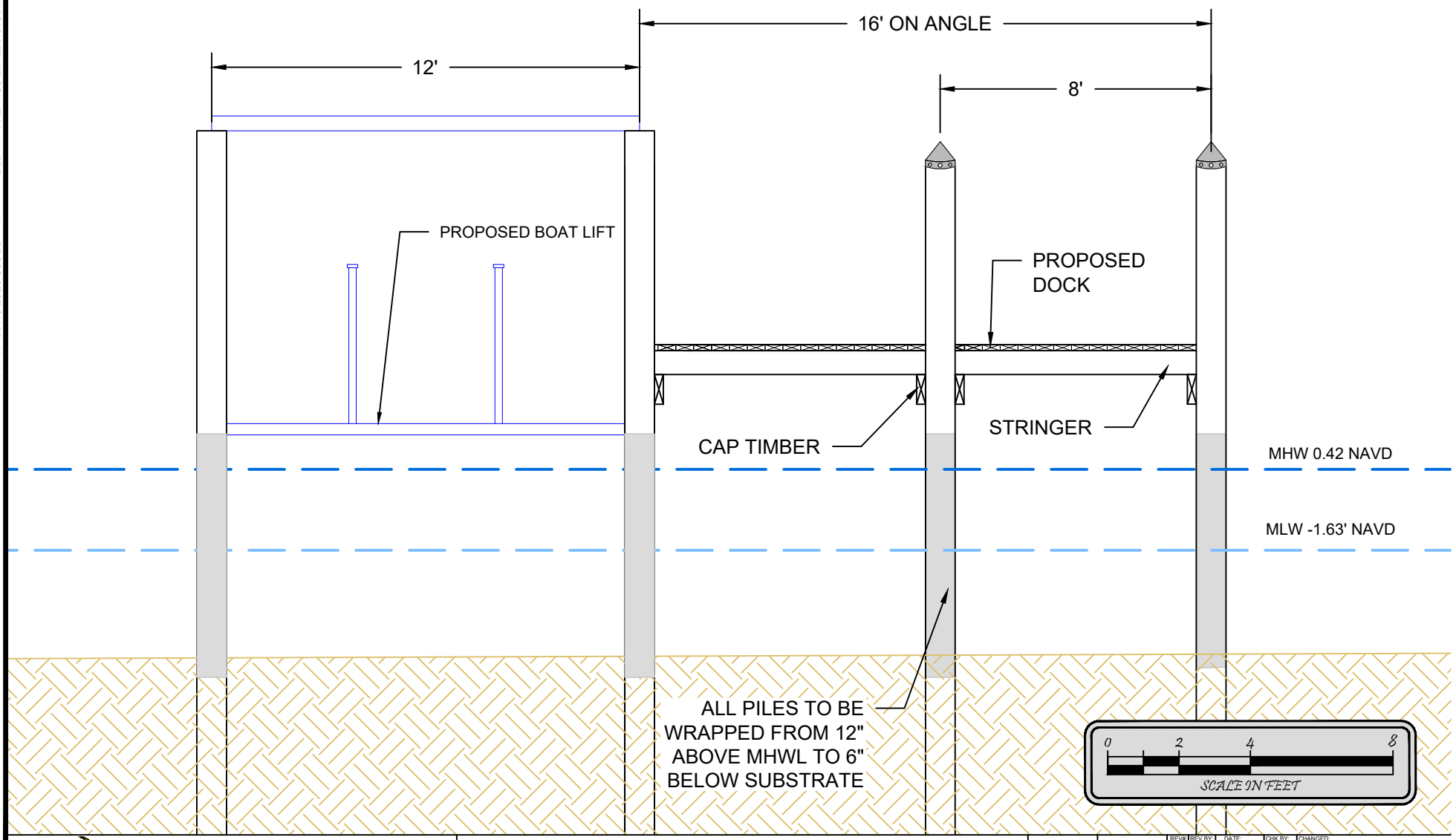
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SECTION- 32 TOWNSHIP- 51 S

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33 PELICAN ST W

CROSS SECTION BB

RY NO. 5875

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SECTION- 32 TOWNSHIP- 51 S



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33 PELICAN ST W

SUBMERGED RESOURCE SURVEY

RY NO. 5875

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SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West



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33 PELICAN ST W

ADJACENT DOCKS

RY NO. 5875

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SECTION- 32 TOWNSHIP- 51 S

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE recover.dwg 6/14/2023 ADJACENT DOCKS 6/14/2023

Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West

Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE recover.dwg ST OVERLAY 6/14/2023



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

33 PELICAN ST W

ST OVERLAY

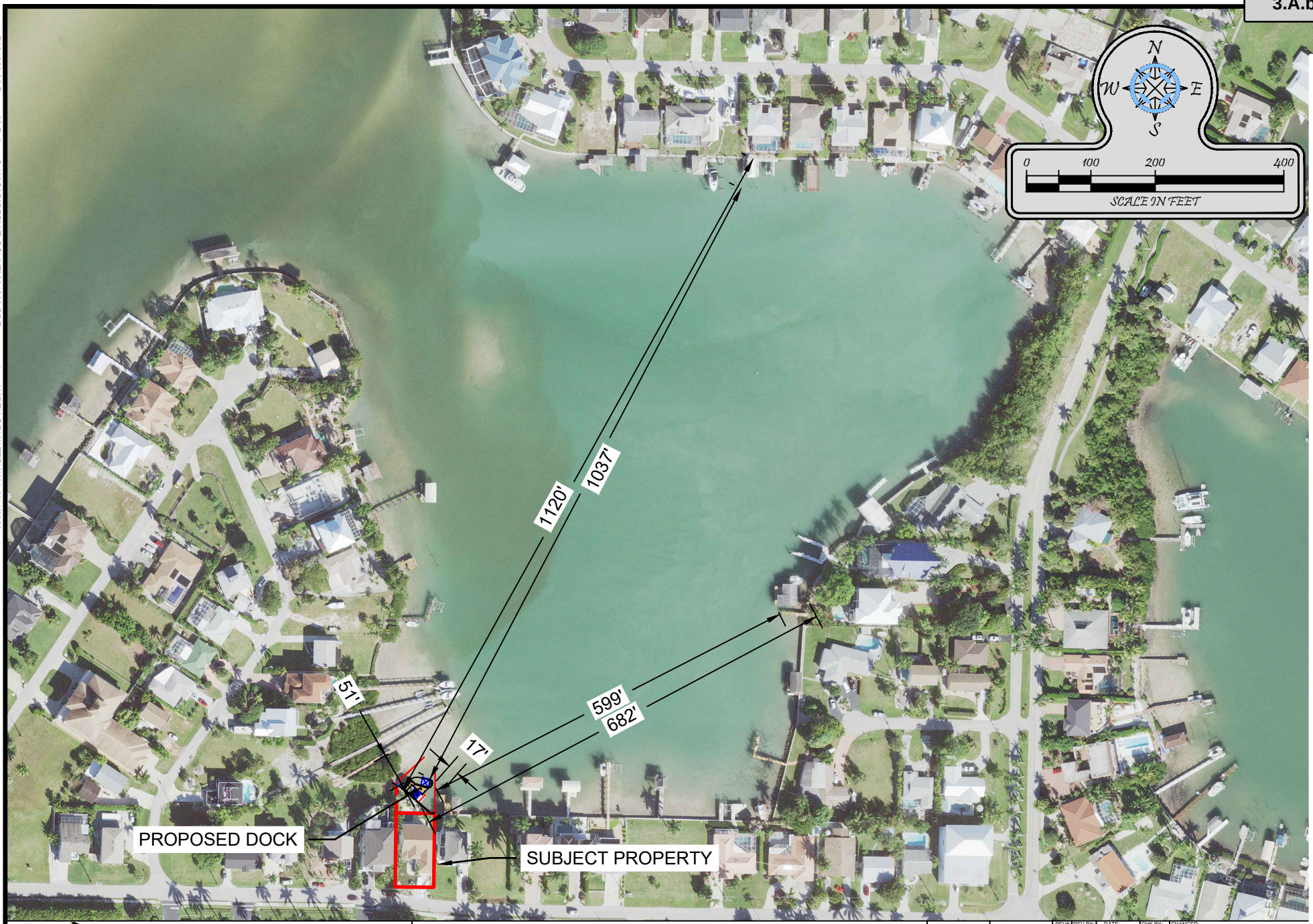
RY NO. 5875

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:	01-05-23	3.	-	-	-	-
JOB NO.:	21203	4.	-	-	-	-
SHEET NO.:	08 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE recover.dwg WIDTH OF WATERWAY 6/14/2023



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

33 PELICAN ST W

WIDTH OF WATERWAY

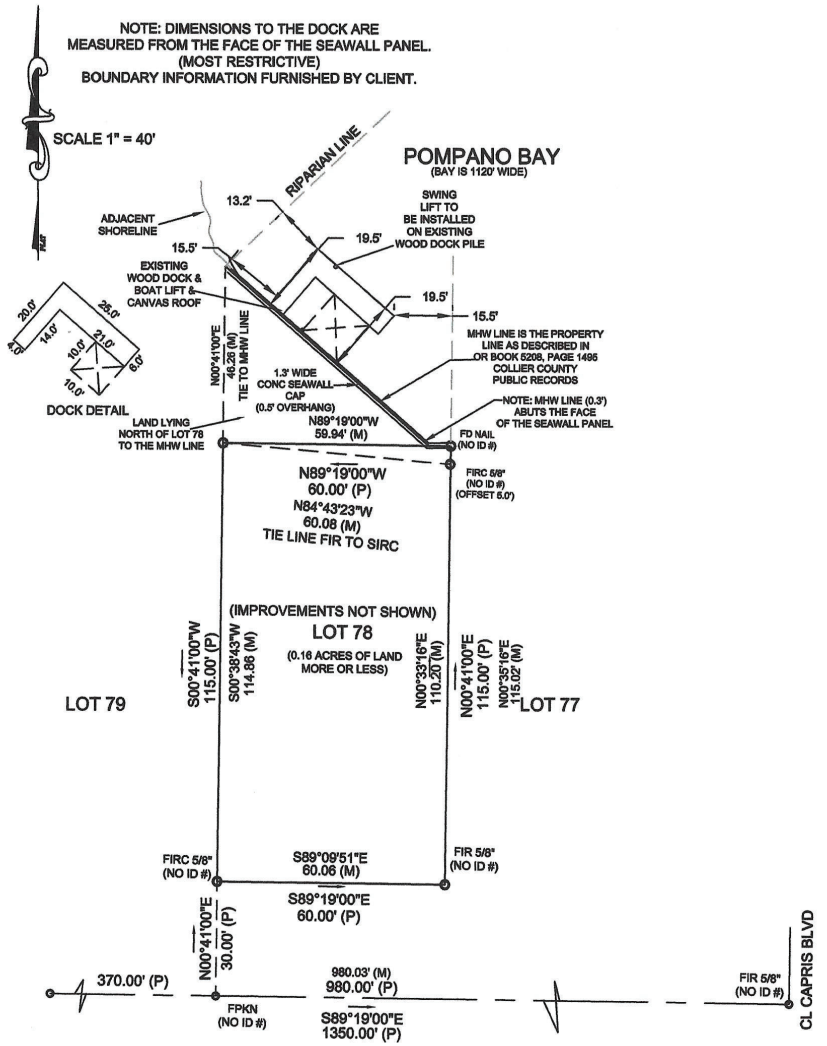
RY NO. 5875

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	01-05-23	3.	-	-	-	-
JOB NO.:	21203	4.	-	-	-	-
SHEET NO.:	09 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (26710 : PL20230007656 VA 33 Pelican Street West



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PELICAN STREET AS SHOWN IN PLAT BOOK 3 PAGE 41 OF COLLIER COUNTY, BEING SOUTH 89D 19' 00" 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 OCTOBER 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: N/A

8. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK AREA WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

9.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

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.

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 BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 78 TOGETHER WITH THAT LAND LYING NORTH OF LOT 78 TO THE MHW LI

OF

ISLES OF CAPRI NO. 1

AS RECORDED IN
PLAT BOOK 3 PAGE(S)41
AND AS DESRCIBED IN O.R. BOOK 5208, PAGE 1495
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

33 WEST PELICAN STREET

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 SECTIC 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS C 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: 2021.10.25 18:30:47 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 10/25/2021
DATE OF FIELD SURVEY 10-22-2021

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 10/25/2021
Job # EN40223M
Fb EN4 -44 Pg 13

Attachment: Attachment B - Map of Boundary Survey (26710 : PL20230007656 VA 33 Pelican Street West

INSTR 5128396 OR 5157 PG 611 RECORDED 5/29/2015 9:37 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $18.50 INDX $1.00

Attachment: Attachment C - Quit Claim Deed (26710 : PL20230007656 VA 33 Pelican Street West Russo)

NOT OFFICIAL UNTIL SIGNED

QUIT-CLAIM DEED

Made this ___ day of May, 2015

From Alice O'Briend and Wayne Hufnagel, Co-Successor Trustees of the Paul a. Hufnagel Revocable Living Trust dated May 30, 2012 made by Paul A. Hufnagel (deceased) whose post office address is 26 Point Lane, Arcadia, IN 46030, GRANTOR, to Aurora Hufnagel, un-remarried widow whose post office address is 25 Point Lane, Arcadia, IN 46030.

WITNESSETH: That the said party of the first part for and in consideration of the sum of TEN DOLLARS AND NO/100, plus other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Collier, State of Florida, to wit:

All that land lying North of Lot No. 78, Isles of Capri Island One, as recorded in Plat Book 3, at Page 41, of the Official Records of Collier County, to the mean high tide line (150' MSL) in Government Lot 9, Section 32, Township 51 S, Range 26E, Collier County, Florida.

Property Appraisers Parcel Identification Number: 523429200003.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit of said second party forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written

Signed, Sealed and Delivered in the Presence of:

Alice O'Brien Co-Trustee
Alice O'Brien, Co-Trustee

Witness #1 Signature

TERESA HOGAN
Witness #1 Printed Name

Witness #2 Signature

CATHY BIRDEN
Witness #2 Printed Name

STATE OF INDIANA
COUNTY OF HAMILTON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Alice O'Brien as Co-Trustee of the Paul A. Hufnagel Revocable Living Trust dated May 30, 2012 to me known to be the person or persons described in and who executed the foregoing instrument or who has produced

DRIVER'S License as identification and who did not take an oath and acknowledged before me that they executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May, 2015.

NOTARY SIGNATURE

Printed Name TERESA HOGAN

My Commission Expires: 12-12-20

(SEAL)

TERESA A. HOGAN
Notary Public
State of Indiana
My Commission Expires
December 12, 2020

Wayne Hufnagel, Co-Trustee

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF Pennsylvania
COUNTY OF Allegheny

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Wayne Hufnagel as Co-Trustee of the Paul A. Hufnagel Revocable Living Trust dated May 30, 2012 to me known to be the person or persons described in and who executed the foregoing instrument or who has produced Drivers License as identification and who did not take an oath and acknowledged before me that they executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 12 day of May, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Anthony P. Mosesso, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Feb. 18, 2018
(SEAL) MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY SIGNATURE

Printed Name Anthony P Moses

My Commission Expires: Feb 18, 2018

This instrument prepared without opinion by:
William G. Morris, P.A.
Post Office Box 2056
Marco Island, FL 34146
(239) 642-6020; fax (239) 642-0722

NOT CERTIFIED COPY

Attachment: Attachment C - Quit Claim Deed (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

1632N

1631S

1633S

MB1B

JOHNSON BAY

A-ST 16

PAGO PAGO DRIVE

MARLIN BAY

SNOOK BAY

RSF-4

TAHITI CIR. (NASSAU ST.)

TAHITI CIR. (BAHAMA AVE.)

TAHITI CIR. (TAHITI ST.)

JAMAICA DRIVE

GRIFFIS HIGHWAY

HILO ST.

TRINIDAD ST.

SAN SALVADOR ST.

TAHITI ST.

PARK

ISLES OF CAPRI

POMPANO BAY

HAWK ST.

PELICAN ST.

MARCO RIVER

A-ST 16

SNOOK BAY

32

Attachment: Attachment D - Zoning Atlas 1632s 1631S (26710 : PL20230007656 VA 33 Pelican Street West Russo)

LAST REVISION: ZONING 10/24/2022 OTHER

SUBDIVISON INDEX

NO.	NAME	P.B	Pg.
1	ISLES OF CAPRI NO. 2	3	46
2	ISLES OF CAPRI NO. 1	3	41
3	VALSHALLA	22	87
4			
5			
6			
7			
8			
9			
10			

ZONING NOTES

1 3-9-82 PU-81-1C 82-30
2 6-16-86 PU-86-7C 88-108(EXP)
3 PU-86-7C (EXP)
4 1-24-89 V-88-21 89-17
5 11-22-88 V-88-15 88-298
6 BD-88-15
7 BD-89-4
8 BD-88-13
9 BD-88-13C
10 11-20-86 BD-86-6C 86-2
11 BD-89-16
12 BD-88-10C
13 7-19-90 BD-90-5 90-6
14 1-17-91 BD-90-13 91-1
15 3-21-91 BD-90-24 91-2
16 LDC-91
17 2-22-94 V-93-35 94-116
18 7-16-96 BD-96-10 96-20
19 3-4-97 BD-96-26 97-32
20 3-4-97 BD-96-28 97-5
21 4-17-97 BD-97-7 97-16
22 5-7-98 BD-98-11 98-11
23 5-7-98 BD-98-12 98-12
24 5-7-98 BD-98-14 98-13
25 5-7-98 BD-98-15 98-14
26 12-17-98 BD-98-41 98-56
27 3-4-99 BD-98-44 99-12
28 10-7-99 BD-99-19 99-37
29 10-7-99 BD-99-20 99-38
30 10-7-99 BD-99-23 99-41
31 11-9-99 CU-99-24 99-411
32 3-14-00 BD-99-04 00-7
33 3-14-00 V-99-21 00-84
34 5-18-00 BD-00-07 00-13
35 1-4-01 BD-00-31 01-01
36 2-15-01 BD-00-34 01-04
37 5-22-01 V-00-39 01-193
38 11-1-01 BD-01-AR-1182 01-25
39 4-4-02 BD-01-AR-1701 02-02
40 5-1-03 BD-02-AR-3344 03-09
41 4-21-03 BD-02-AR-3415 03-04
42 10-16-03 BD-03-AR-4341 03-16
43 2-17-05 BD-04-AR-6827 05-01
44 1-4-07 BD-06-AR-10118 07-03
45 2-18-10 BD-PL-09-1304 10-01
46 7-1-10 BD-PL-10-544 10-04
47 4-24-12 VA-PL-11-1410 12-71
48 7-10-14 BDE-PL-14-225 HEX-14-16
49 11-13-14 BDE-PL-13-1397 HEX-14-35
50 2-26-15 PE-PL-14-538 HEX-15-06
51 2-23-15 PU-PL-14-584 HEX-15-08
52 4-8-15 VA-PL-15-385 HEX-15-17
53 2-11-16 BD-PL-15-1119 HEX-16-07
54 6-25-15 BD-PL-14-2838 HEX-15-26
55 12-10-15 BD-PL-15-1141 HEX-15-45
56 6-9-16 BD-PL-14-2462 & BD-PL-15-467 HEX-16-21
57 1-5-17 BDE-PL-16-863 CCPC-17-01
58 4-18-17 BDE-PL-16-2607 HEX 17-10
59 10-17-17 BDE-PL-17-973 HEX 17-26
60 3-21-19 BDE-PL-18-462 HEX 19-14
61 10-2-20 BDE-PL-18-2398 HEX 20-04
62 1-6-20 BDE-PL-19-2359 HEX 20-09
63 10-7-20 BDE-PL-20-68 HEX 20-12
64 1-27-21 BDE-PL-20-537 HEX 21-02
65 4-21-21 BDE-PL-20-1959 HEX 21-15
66 6-8-21 BDE-PL-20-2539 HEX 21-16
67 8-5-21 BDE-PL-19-674 HEX 21-27
68 1-20-22 BDE-PL-19-673 HEX 22-03
69 2-25-22 BDE-PL-21-708 HEX 22-08
70 5-12-22 BDE-PL-21-1685 HEX 22-19
71 9-23-22 BDE-PL-21-3232 HEX 22-41

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

BY_____CHAIRMAN

ATTEST_____CLERK

N

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

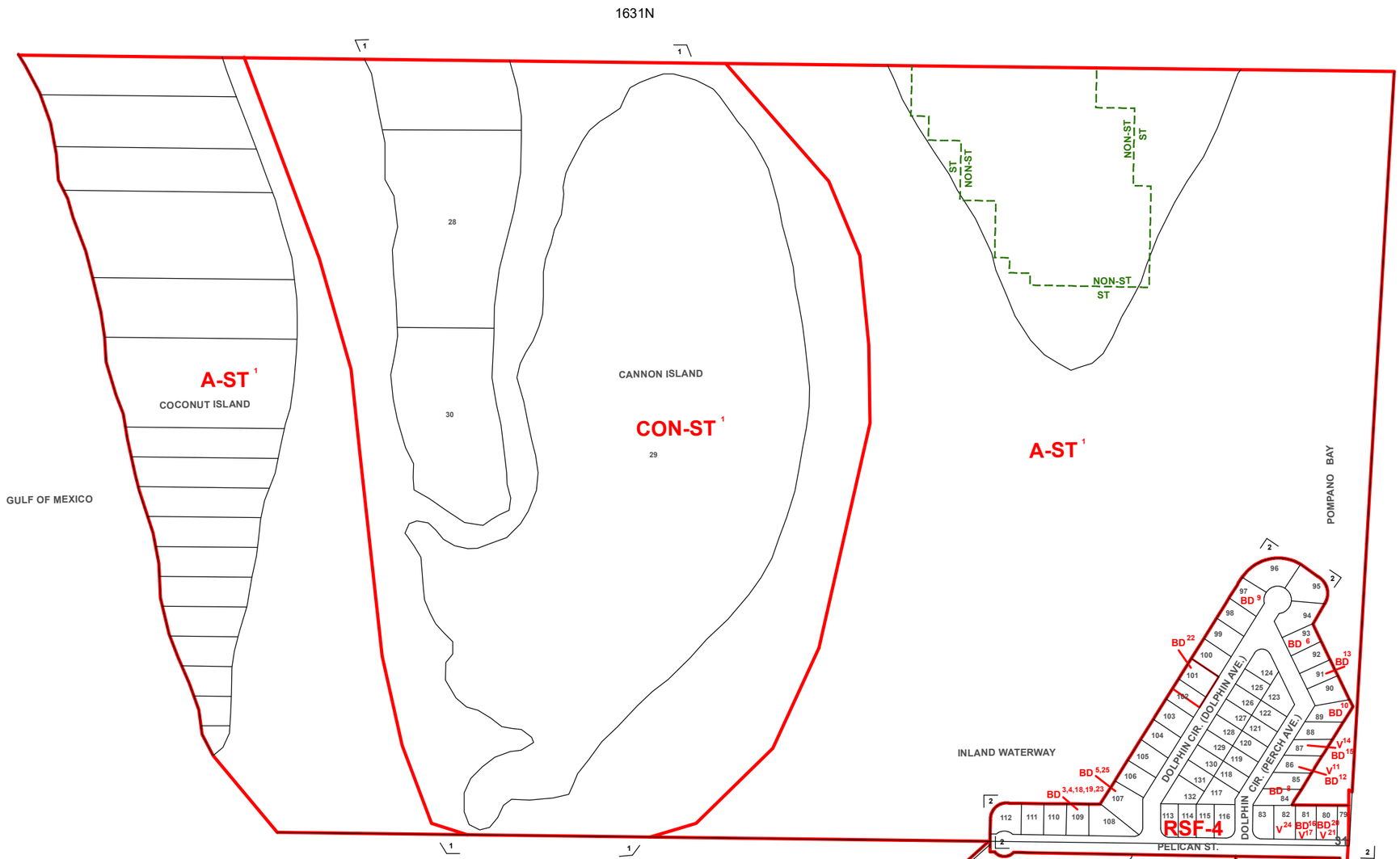
TWP 51S RNG 26E SEC(S) 32 SO 1/2

SCALE 0 400

MAP NUMBER: 1632S

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

LAST REVISION: ZONING 6/23/2022 OTHER



INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	HAMMILL & CRAYTON	2	10
2	ISLES OF CAPRI NO. 1	3	41
3			
4			
5			
6			
7			
8			
9			
10			

ZONING NOTES

1	LDC-91	PU-84-14C	84-189
2	10-4-84	BD-90-11	90-11
3	9-6-90	BD-90-4	90-5
4	6-21-90	BD-93-22	94-1
5	2-3-94	BD-94-18	94-41
6	11-17-94	V-96-24	96-579
7	12-10-96	V-96-25	97-40
8	7-21-97	BD-99-11	00-20
9	7-20-00	BD-00-17	00-26
10	9-12-00	VA-02-AR-3322	03-91
11	2-25-03	BD-02-AR-3323	03-01
12	2-6-03	BD-01-AR-1776	03-02
13	2-6-03	V-04-AR-6792	05-150
14	4-12-05	BD-04-AR-6797	05-03
15	3-3-05	BD-08-AR-13142	11-02
16	1-20-11	VA-PL-10-739	11-52
17	3-8-11	BD-PL-17-565	HEX. 17-25
18	10-17-17	BD-PL-18-2024	HEX 19-06
19	2-4-19	BDE-PL-18-1018	HEX 19-25
20	6-28-19	VA-PL-18-1748	HEX 19-26
21	6-28-19	BD-PL-18-1843	HEX 19-31
22	7-24-19	BDE-PL-20-1309	HEX 21-08
23	2-21-21	VA-PL-20-1291	HEX 21-23
24	6-22-21	BDE-PL-21-569	HEX 22-26
25	6-10-22		

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

BY_____CHAIRMAN

ATTEST_____CLERK

N

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 51S RNG 26E SEC(S) 31 SO 1/2

SCALE 0 400

MAP NUMBER: 1631S

Attachment: Attachment D - Zoning Atlas 1632s 1631S (26710 : PL20230007656 VA 33 Pelican Street West Russo)

APPLICATION DATE
5/25/93

PERMIT NUMBER
930006673

OWNER-
HUFFNAGEL PAUL
2620 WESTLANE RD,
INDIANAPOLIS IN 462680000

CONTRACTOR-
GARLAND & GARLAND MARINE CONST
3490 ENTERPRISE AVENUE
NAPLES FL 339420
813/775-5333

PROJECT NAME-DOCK
JOB ADDRESS- 33 WEST PELICAN ST.

GEN LOCATION-MARCO
SUBDIVISION-ISLE OF CAPRI
SECTION- 5 TWP-52 RANGE-26 MAP/AREA-
LEGAL

FOLIO #- 52342920003
TRACT-000
BLK- LOT/PARCEL- 78 UNIT-

PERMIT TYPE- DOCK & DAVITS
COST OF CONSTRUCTION- $3,300

APPROVAL DATE- 5/25/93

CONTACT PERSON-RAY
CONTACT PHONE #- 643-5333

The above application has been examined and is hereby approved subject to the payment of $ 420, as provided by the Collier County Building Code and Ordinances.
Payment Received by: _____ Date Issued: 5/25/93 Receipt No. 1060181

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 dat of issue. The permit fee will be doubled, plus a maximum daily penalty of $500.00 if work is started without an approved permit The permittee further understands that only licensed contractors may be employed and that the structure shall not be used or occupie until a Certificate of Occupancy is issued.

Signature of Contractor _____

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to thi property that may be found in the public records of this county, and there may be additional permits required fron 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.

White - Customer
Yellow - Records Room
Pink - Property Appraiser
Gold - Lobby File

Rev8-91

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

County of Collier
BOARD OF COUNTY COMMISSIONERS

COLLIER COUNTY COURTHOUSE
3301 TAMIAMI TRAIL EAST
NAPLES, FLORIDA 33962

VALID #: 159756 05/25/93

CHECK: 42.00

OFFICIAL RECEIPT
When Validated

12 AMT PAID: 42.00

BY: _____
DEPUTY CLERK

RECEIPT: **1060181**

DESCRIPTION	AMOUNT DUE
BUILDING PERMITS - NAPLES	42.00

PAYOR: GARLAND GARLAND

REF: GARLAND GARLAND
000016192
93-6673-CF

DEPT: DSC: CUSTOMER SERVICES NAPLE

TOTAL DUE:

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33

EXPRESS
APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA
813-643-8400

Property ID# 52342920003 Application Date _____ Approved Date 5/25 CSA 4

___ 300 A/C Replacement 1 & 2 Family
___ 339 Awning
___ 345 Carport 1 & 2 Family / Fanroof
___ 308 Chickes 1 & 2 Family
___ 310 Combust Liquid Storage Tank
X 302 Dock & Davits 1 & 2 Family
___ 303 Demolition 1 & 2 Family
___ 304 Driveways
___ 312 Electrical Work / Minor
___ 305 Exhaust Hood System
___ 344 Exterior Wall / Alteration 1 & 2 Family
___ 306 Fences
___ 332 Fireplace
___ 309 Fire Suppression Systems
___ 336 Flagpole
___ 338 Interior Partition 1 & 2 Family
___ 311 Lawn Sprinkle
___ 341 Pilings
___ 330 Plumbing Repair / Modifications 1 & 2 Family
___ 314 Propane Gas Tanks
___ 315 Refrigeration
___ 316 Reroof (no pitch change)
___ 318 RV Slab
___ 319 Satellite Dish
___ 320 Screen Enclosure 1 & 2 Family
___ 321 Seawall
___ 322 Septic Tanks
___ 323 Sewer Tap
___ 343 Siding
___ 324 Signs - Sign Electric
___ 342 Slab
___ 335 Siding Glass Doors / Windows
___ 325 Solar Heat
___ 326 Storage Sheds Residenti
___ 327 Swimming Pool 1 & 2 Fan
___ 328 Temp. Electric Poles
___ 334 Tents
___ 337 Underground Water Tank
___ 333 Wood Deck

RESIDENTIAL - USE / OCC CODE

___ 998 Express Residential Other
Specify: _____

___ 328 Other Residential Buildings
Sheds / Carport - 1 & 2 Family

X 329 Structures other than Buildings
Pool / Seawall / Dock / Fence
Specify: DOCK

NONRESIDENTIAL - USE / OCC CODE

___ 999 Express NonResidential Other
Specify: _____

___ 328 Other NonResidential Buildings
Cooler / Freezer / Shed
Specify: _____

___ 329 Structures other than Buildings
Fence / Dish / Pool / Seawall / Dock / Tank
Tower / Roof Structure
Specify: _____

Construction Address 33 W. PELICAN AVE ST.
ISLE OF CAPRI, NAPLES, FL
Section 5 Township 52 Range 26 Map/Area ___
Block — Lot/Parcel 78 Unit I Tract —
General Location: 1 2 3 4 5 (6) 7 8 9 10 11
GPIN _____ ZONING _____
Subdivision ISLE OF CAPRI

Owner PAUL HUFFNAGEL
Address 2620 WESTLANE RD
City INDIANAPOLIS State IN Zip 46268
Job Representative RAY PETERSON
Phone No. 813-643-5333
Value of Improvement / Construction $ 3300 00

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-w or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systen landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separ permit for that purpose must be obtained from Project Review Services (643-8471).

___ 100 Footings
___ 103 Slab
___ 107 Tin Tab
___ 108 Framing
___ 501 Electric Rough
___ 502 Final Electric
___ 203 Sewer Tap
___ 110 Tie Down
___ 619 Pollution Control
___ 700 Pool Steel & Ground
___ 701 Final Pool
___ 200 Plumbing Rough
___ 204 Final Plumbing
___ 300 Mechanical Rough A/C
___ 301 Final Mechanical A/C
✓ 115 Final Building
___ 111 Final Roof
___ 400 Rough Gas
___ 401 Final Gas
___ 800 Right of Way
___ 801 Storm Water Mgmt
✓ 122 Spot Survey - 10 days
___ 99 Notice of Commencement
___ 127 Elevation Certificate
___ 900 Marco Fire Dept.
___ 901 East Naples fire Dept
___ 902 North Naples Fire Dept.
___ 903 Golden Gate Fire Dept.
___ 904 Little Hickory - Bonita Shore
___ 905 Ochopee Fire Dept.
___ 906 Immokalee
___ 907 Big Corkscrew

AP Receipt # _____
Date _____ Amount _____

REVIEWED FOR CODE COMPLIANCE COUNTY DEPTS.

	Initial	Date	
ZONING / BUILDING	[illegible]	5/18	$ 40
ENGINEERING	___	___	$ ___
UTILITIES	___	___	$ ___
FIRE	___	___	$ 4
TOTAL PERMIT FEE	___	___	$ 44

Owner Builder/ Contractor GARLAND & GARLAND INC
STATE-REGISTRATION NO. _____ CARD NO. 5MCC
Address 3490 ENTERPRISE AV City NAPLES State FL Zip Code 33942
Signature Joseph A Garland Date 5/25/93
Owner / Builder SS# _____
By Joseph A. GARLAND who has produced FL DR'S license # G645781290490 as I.D.
NOTARY as to Contractor Lynn B. Stepanich
My commission Expires: . . . NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: Oct. 29, 1995 BONDED THRU NOTARY PUBLIC UNDERWRITERS.
Lynn B. Stepanich Commission # CC156404
Permit No. 93-6673

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

COLLIER COUNTY GOVERNMENT
Community Development & Environmental Services Division

Operations / Records Dept.
2800 Horseshoe Dr N
Naples, Fl 34104
Phone (239) 403-2400 x 5578
Fax (239) 659-5747
www.colliergov.net

Date: March 8th 2005
Name: Wanda
Phone #: Ext 5576

CSR_____

Services Requested

- ☐ Copies (Description) _____
- ☐ Other (Description) _____
- ☐ ~~Records Retrieval~~

File &Roll Plan 93-0006673 Box # 445758 ; _____
File &Roll Plan _____ Box # _____ ; _____
File &Roll Plan _____ Box # _____ ; _____

Please be advised that there will be a seven to ten (7-10) business day retrieval period on all records/files from storage. Once the request record/file is delivered, you will be notified via telephone by the Record Services Department. If you do not come in to view the file within 10 business days from notification, the record/file will be returned to the storage facility.

FOR OFFICE USE ONLY

Date File Ordered: 3.10.05
Date File Received: 3.15.05
Date Customer Called: 3.16.05 LM @ 3:12 YA
Date File Reviewed: 4.25.05

DISCREPANCY:

FOLLOW UP:

WW 4/19/05

Date File to be returned After 10 days notification: 3.30.05

Revised 11/22/04

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

COLLIER COUNTY GOVERNMENT
Community Development & Environmental Services Division

Operations / Records Dept.
2800 Horseshoe Dr N
Naples, Fl 34104
Phone (239) 403-2400 x 5578
Fax (239) 659-5747
www.colliergov.net

June 16, 2003

Please be advised that there will be a seven (7)-business day retrieval period on all records/files from storage. Deliveries are on Monday, Wednesday, and Friday. Once the request record/file is delivered, you will be notified via telephone by the Record Services Department. If you do not come in to view the file within 10 days from notification the record/file will be returned to storage.

Date: 11-16-04 CSR Ron B.

4 Name: Julie Woods DATA FILE OR FLINN

X Phone #: 642-7403 leave message

File &Roll Plan 93 0006673 Doc Box # 445758 ;

File &Roll Plan Box # ;

File &Roll Plan Box # ;

Remarks

FOR OFFICE USE ONLY

Date File Ordered: 11.17.04
Date File Received: 11.24.04
Date Customer Called: 11/29/04
Date File Reviewed: 12-1-04

DISCREPANCY:

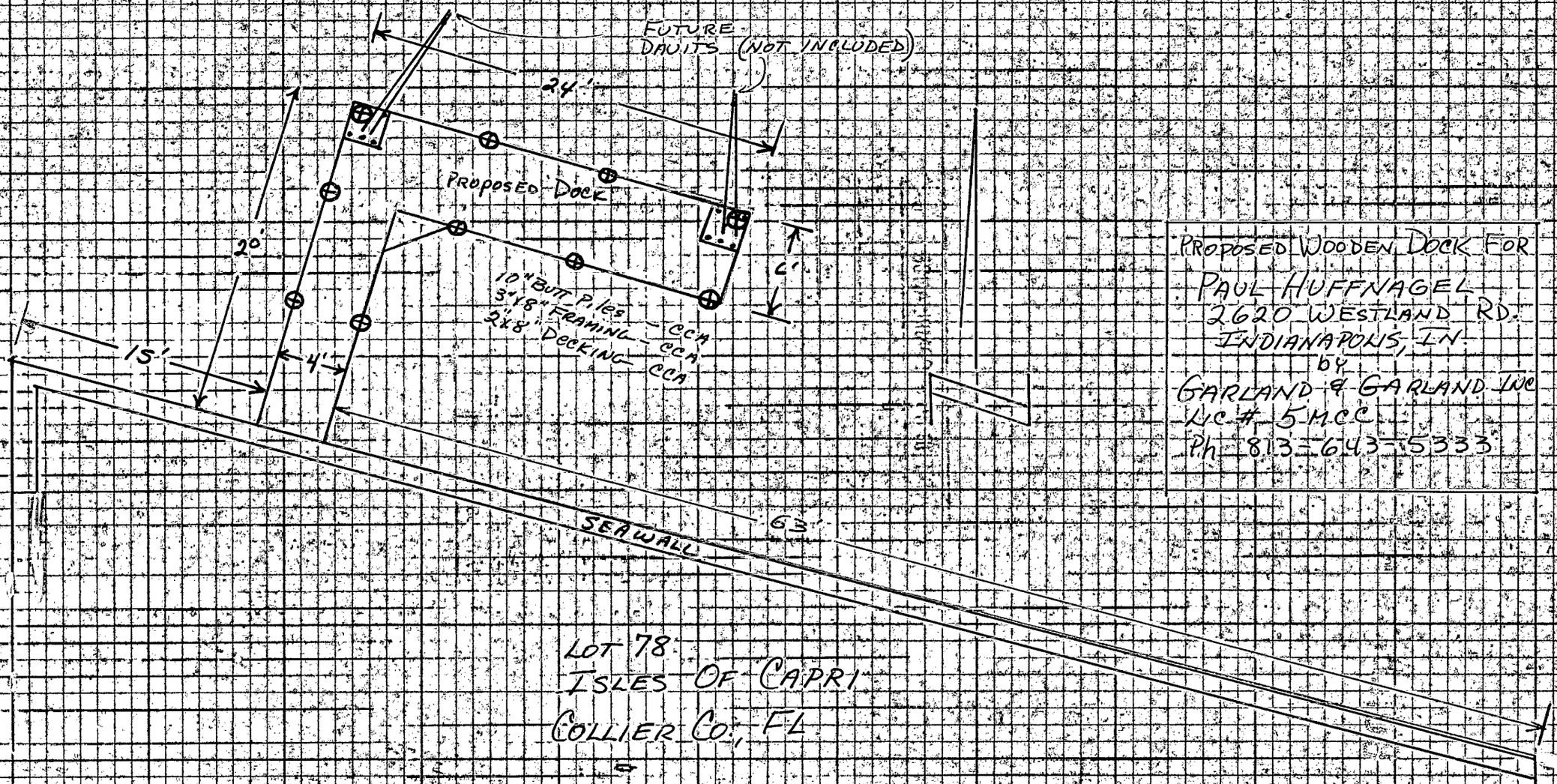
FOLLOW UP:

Date File to be returned After 10 days notification: 12/10/04

Revised 05/17/04

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

93-6673



PROPOSED WOODEN DOCK FOR
PAUL HUFFNAGEL
2620 WESTLAND RD.
INDIANAPOLIS, IN.
by
GARLAND & GARLAND INC
LIC # 5 MCC
PH 813-643-5333

LOT 78
ISLES OF CAPRI
COLLIER CO., FL

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street

BUILDING DEPT. COPY

93-6673

REVIEWED FOR CODE COMPLIANCE		DATE
Zoning	CL	5/25
Engineering		
Building & Electrical		
Mechanical		
Gas		
Plumbing		
Structural		
Fire Prev.		
Health		
Utilities		

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

ORIGINAL
NOT
LEGIBLE

Attachment: Attachment E - Building Permit 930006673 (26710 : PL20230007656 VA 33 Pelican Street West Russo)

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

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

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

____ Affidavit of Unified Control

_X_ Affidavit of Representation

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

_X_ NIM Information (Sign in sheet, notes, minutes and transcript/or summary) / Agent Letter

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

____ Traffic Impact Study (TIS)

_X_ Environmental Data

____ Historical/Archeological Survey or Waiver

____ Utility Letter

_X_ Deviation Justifications

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

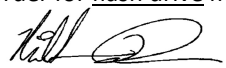
__X__ Boundary Survey

___ 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**

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

9/8/2023

Date

Nick Pearson

Printed Name of Signing Agent Representative

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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): Joseph Russo

Name of Applicant if different than owner: _____

Address: 33 Pelican St. W **City:** Naples **State:** FL **ZIP:** 34113

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

E-Mail Address: _____

Name of Agent: 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

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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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: 52342920003 **Section/Township/Range:** 32 / 51 / 26

Subdivision: ISLES OF CAPRI **Unit:** 1 **Lot:** 78 **Block:** _____

Metes & Bounds Description: _____ **Total Acreage:** 0.21

Address/ General Location of Subject Property: 33 Pelican St. W

North side of W. Pelican St, approximately 920 ft. west of south terminus of Capri Blvd.

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N		
S	RSF-4	Residential, single-family
E	RSF-4	residential, multi-family <10 units
W	RSF-4	Residential, single-family

Minimum Yard Requirements for Subject Property:

Front: _____ **Corner Lot:** **Yes** ☐ **No** ■

Side: 15 **Waterfront Lot:** **Yes** ■ **No** ☐

Rear: _____

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

ASSOCIATIONS

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

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

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

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

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

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

NATURE OF PETITION

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

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

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

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

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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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 F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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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

5/4/23
Date

Nick Pearson
Printed Name

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

Russo Side Setback Variance Petition
May 3, 2023
Nature of Petition

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

The property at 33 Pelican St. W, owned by Joseph Russo since May of 2021, was originally platted as a rectangular 80' x 115' lot. However, it has been slightly modified to include the unplatted triangular portion of land to its north that lies between the platted boundary and the Mean High-Water Line. The true depth of the lot is therefore 115' on the east side, but 161' on the west side. The shoreline at the site is of a vertical seawall construction and occurs predominantly at an angle along the property's north side. The total shoreline length is approximately 77 linear feet. The uplands of the site contain a single-family home, which serves as Mr. Russo's primary residence. The parcel contains an appurtenant L-shaped dock which has existed at the site since 1993 and appears to have been originally permitted under permit number 93-6673. A canopy was added to the dock in 2019. The existing dock protrudes approximately 20' from the face of seawall/Mean High-Water Line and with the canopy, covers approximately 555 square feet of over water structure. The dock supports mooring of a single vessel within a boatlift beneath the canopy.

The shoreline length at this property (77 linear feet) requires that the provided side-setback is 15' from the riparian lines by any dock structure or vessel. The west riparian line has shifted over time due to the lack of shoreline stabilization provided by the neighboring property, causing the existing dock on the subject property to be encroaching slightly with the required 15' side setback.

This petition would allow for a slightly larger encroachment of the side setback. That is, we propose for the applicant to be approved for an 11' side setback on the west side of the project site and 4' on the east side so as to allow for the mooring of an additional boat at a newly proposed dock facility which is currently under review for a Boat Dock Extension under companion petition #PL20230007656. The new dock will expand upon the existing structure by adding a flair to the end of the L, and by providing a second boatlift. As is described in the BDE petition, the new dock would protrude 39' into the water way and would consist of 233 square feet of over-water structure (not including the canopy).

All structures proposed would still be located within the applicant's riparian lines and have been designed so as to not affect the ingress or egress from neighboring docks. The dimensions proposed will largely align with the existing structure, which has existed in its current location for close to 30 years.

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

The only alterations proposed under Section 9.04.02 include construction of a private, recreational pile-supported boat dock with 2 boatlifts. No dredging, filling, or otherwise movement of earth is proposed as part of this petition.

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

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

The parcel on which the proposed project is to be built is an irregularly shaped plot of land where although the shoreline is 77' in length, the riparian area is effectively restricted by converging riparian lines and by extension the required side setbacks to an even greater extent. The buildable and navigable space is even further restricted by a sand bar colonized by seagrasses to the north, which has required neighboring residences to construct docks that bridge the shallow water. Because of the pie shaped riparian area, a bridge of sorts is not possible at this location. And the Rookery Bay aquatic preserve (along with seagrass presence) essentially prevents dredging from occurring so as to attain proper depths through artificial means. The east neighbor also has a legally non-conforming (grandfathered) dock with respect to the western side setback, total protrusion, and overall decking square footage, making a possible ingress and egress path only possible from a near due-east angle. This angle is only attainable with a slip orientation such as that which is proposed. This variance would 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 by any of the applicant's vessels.

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.

Please see the response to the previous criteria. None of the many complications surrounding this site are the cause of the property owner. Additionally, many docks of similar or greater dimensions have been previously approved and permitted on nearby lots to both the north and east.

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

Yes, denial of a side setback variance for this property would severely limit the usable riparian space associated with the site. Further, even if no side setback variance was granted, the existing structure, which has been in place for 30 years, would still be in conflict with the west riparian setback.

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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.

The applicant is proposing to only utilize the space within his riparian area. The amount of decking proposed is substantially less than many of the surrounding non-conforming docks. And the added protrusion will not affect navigability of any of the neighbors. Therefore, it is our opinion that a side setback variance of 4' and 11' is reasonable for the circumstances.

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

No, the variance requested is for a dock associated with a single-family residence that will be utilized for recreational purposes only. Nearly all of the surrounding lots already contain larger docks used for the same recreational purpose. Therefore, granting this variance will not confer any special privilege to the applicant, but will allow the applicant to make the same reasonable use of his property as his neighbors.

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

The dock facility code as outlined in Chapter 5.03.06A. states that:

> "Docks and the like are primarily intended to adequately secure moored vessels and provide safe access for routine maintenance and use, while minimally impacting navigation within any adjacent navigable channel, the use of the waterway, the use of neighboring docks, the native marine habitat, manatees, and the view of the waterway by the neighboring property owners."

The dock design proposed under this variance petition has been specifically configured in such a way so as to adequately provide safe access to the applicant's vessels. The proposed design will not affect public navigation, the overall use of the waterway, or the use of neighboring docks. It will not impact native marine habitats or manatees. And the proposed dock will not change or create any impacts to views of neighbors. Therefore, our opinion is that the proposed dock is in harmony with the intent and purpose of the zoning code.

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

The area which the proposed structures would cover per this variance petition consists of the surface waters of a tidally-connected waterway that is part of the Rookery Bay Aquatic Preserve. Construction within the side setbacks as proposed will have no effect on the water and has been designed to be compliant with the applicable aquatic preserve restrictions. The proposed project has already received state and federal approval from the Florida Department of Environmental Protection and U.S. Army Corps of Engineers.

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

Yes, besides the dock's side setbacks and protrusions, all other design criteria will be met. Granting of a side setback variance in this instance will therefore 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?

To our knowledge, an official interpretation or zoning verification has not been rendered on this property within the last year.

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Collier County Property Appraiser
Property Summary

Parcel No	52342920003	Site Address *Disclaimer	33 PELICAN ST W	Site City	NAPLES	Site Zone *Note	34113

Name / Address	RUSSO, JOSEPH
	33 W PELICAN ST
City	NAPLES
State	FL
Zip	34113

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
6B32	426400 786B32	32	51	26	0.21

Legal	ISLES OF CAPRI NO 1 LOT 78 AND ALL THAT LAND LYING N OF LOT 78 TO THE MHTL (1.50' MSL) IN GL9 SEC 32 TW RNG 26

Millage Area	91	Millage Rates *Calculations		
		School	Other	Total
Sub./Condo	426400 - ISLES OF CAPRI UNIT 1	4.459	6.5042	10.963
Use Code	1 - SINGLE FAMILY RESIDENTIAL			

Latest Sales History
(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/19/21	5953-1	$ 1,450,000
10/19/15	5208-1495	$ 875,000
05/12/15	5157-611	$ 0
02/01/13	4894-2119	$ 0
01/09/04	3481-2179	$ 0
06/06/91	1622-524	$ 0
03/01/89	1425-133	$ 60,000
06/01/84	1083-862	$ 32,000
07/01/77	697-968	$ 0

2022 Certified Tax Roll
(Subject to Change)

	Land Value	$ 89
(+)	Improved Value	$ 46
(=)	Market Value	$ 1,35
(=)	Assessed Value	$ 1,35
(-)	Homestead	$ 2
(=)	School Taxable Value	$ 1,32
(-)	Additional Homestead	$ 2
(=)	Taxable Value	$ 1,30

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Collier County Property Appraiser
Property Detail

Parcel No	52342920003	Site Address *Disclaimer	33 PELICAN ST W	Site City	NAPLES	Site Zone *Note	34113

Name / Address	RUSSO, JOSEPH				
	33 W PELICAN ST				
City	NAPLES	State	FL	Zip	34113

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
0	COUNTY	PRBD20151134785	08/29/16			ROOF
1992	COUNTY	90-8403				SEA WALL
1993	COUNTY	93-3291	11/05/93			RESIDENCE
1993	COUNTY	93-6673				DOCK
1993	COUNTY	93-7314	11/05/93			SCREEN ENCLOSURE
1993	COUNTY	93-7687	10/29/93			
2003	COUNTY	0209-0772				DOCK
2005	COUNTY	0503-1725	03/22/05			
2006	COUNTY	0511-2475				RE-APPLY
2017	COUNTY	PRBD20160307517	08/22/16			DOCK
2017	COUNTY	PRBD20160831069	10/20/16			
2018	COUNTY	PRBD20160725471	04/07/17			OTHER
2019	COUNTY	PRBD20180210499				
2020	COUNTY	PRBD20190102824	02/28/19		02/27/19	NO PICKUP
2022	COUNTY	PRBD20211151171				DOCK, NO PICKUP, OTHER

Land

#	Calc Code	Units
10	SQUARE FOOT	9147.6

Building/Extra Features

#	Year Built	Description	Area	A
10	1993	RESIDENTIAL	1696	3
20	1993	SWIMMING POOL	196	
30	1993	CONCRETE	832	
40	2016	PVC D	182	
50	1976	SEAWALL	60	

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Collier County Property Appraiser
Property Aerial

Parcel No	52342920003	Site Address *Disclaimer	33 PELICAN ST W	Site City	NAPLES	Site Zon



Open GIS in a New Window with More Features.

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Joseph Russo - 33 Pelican St. W	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 F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov



Agent/Owner Signature

5/8/2023
Date

Nicholas Pearson
Agent/Owner Name (please print)

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

INSTR 6065314 OR 5953 PG 1 RECORDED 5/25/2021 8:39 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $10,150.00 REC $18.50
CONS $1,450,000.00

This Document Prepared By:
Robert Rogers, Atty at Law
1415 Panther Lane, #360
Naples FL 34109
Return to:

Parcel ID Number: 52342920003
Actual consideration paid is $1,450,000.00.

Warranty Deed

This Indenture, Made this **20th** day of **May** , **2021** A.D., **Between**
David M. Mikula and Laura Mikula, husband and wife
of the County of **Collier** , State of **Florida** , **grantors,** and
Joseph Russo
whose address is: **33 Pelican Street W, Naples, FL 34113**
of the County of **Collier** , State of **Florida** , **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS ($10)
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Collier** , State of **Florida** to wit:

Lot 78, ISLES OF CAPRI NO. 1, according to the map or plat thereof as recorded in Plat Book 3, Page 41, Public Records of Collier County, Florida; together with that land lying North of said Lot 78, to the mean high tide line (150' MSL) in Government Lot 9 in Section 32, Township 51 South, Range 26 East, Collier County, Florida

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

TO HAVE AND TO HOLD, the same in fee simple forever;

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.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

NOT CERTIFIED COPY

Laser Generated by ©Display Systems, Inc. 2021 (863) 763-5555 netForm FLWD-1

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Warranty Deed - Page 2

Parcel ID Number: 52342920003

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Robert Rogers
Witness as to Both

Printed Name: Wendy Humphreys
Witness as to Both

David M. Mikula (Seal)
P.O. Address: 85 Dolphin Circle, Naples, FL 34113

Laura Mikula (Seal)
P.O. Address: 85 Dolphin Circle, Naples, FL 34113

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19 day of May, 2021, by **David M. Mikula and Laura Mikula** who are personally known to me or who have produced their as identification.

Notary Public State of Florida
Wendy M Humphrey
My Commission GG 959959
Expires 02/19/2024

Printed Name:
Notary Public
My Commission Expires:

NOT CERTIFIED COPY

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Laser Generated by ©Display Systems, Inc. 2021 (863) 763-5555 netForm FLWD-1

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230007656

I, Joseph Russo (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**

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, 20 22 by (printed name of owner or qualifier) Joseph Russo.

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: Jordan Rice

Notary Seal

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

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

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

Letter of Notification of Variance
to Property Owners and Associations within 150 feet

July 7, 2023

Mr. Joseph Russo
33 Pelican St. W
Naples, FL 34113

Dear Property Owner:

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

> **Lot 78, ISLES OF CAPRI NO. 1, according to the map or plat thereof as recorded in Plat Book 3, Page 41, Public records of Collier County, Florida; together with that land lying North of said Lot 78, to the mean high tide line (150' MSL) in Government Lot 9 in Section 32, Township 51 South, Range 26 East, Collier County, Florida**

It is our intent to ask the County to allow us a variance from Land Development Code Section 5.03.06.E.6 to reduce the required side yard riparian setback of 15 feet to 11 feet from the west riparian line and 4 feet from the east riparian line for a dock facility on a lot with greater than 60 feet of water frontage on the aforementioned property. You are encouraged to contact the sender of this letter in the event you would like additional explanation or further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Mr. Joseph Russo
33 Pelican St. W
Naples, FL 34113

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West Russo)

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: PL20230007656 | Buffer: 150' | Date: 7/10/2023 | Site Location: 52342920003

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
COOPER, MITCHEL	37 W PELICAN ST				NAPLES, FL 34113---4021	ISLES OF CAPRI NO 1 LOT 80 &	THAT PORTION LYING ELY OF LOT	80 DESC IN OR 3754 PG 2615		52343000003	U
E-B-2 LLC	3983 JASMINE LAKE CIR				NAPLES, FL 34119---7956	ISLES OF CAPRI NO 1 LOT 76				52342840002	U
GEORGEADIS, PAUL N & LOIS	27 PELICAN ST W				NAPLES, FL 34113---4021	ISLES OF CAPRI NO 1 LOT 75 OR	800 PG 1613 & OR 1514 PG 785			52342800000	U
JOHNSON, ADAM W & LOU ANNE	82 DOLPHIN CIR				NAPLES, FL 34113---0	ISLES OF CAPRI NO 1 LOT 87				52343280001	U
MCFARLAND, BARTON C	24 PELICAN ST W				NAPLES, FL 34113---0	ISLES OF CAPRI NO 1 LOT 4				52340160001	U
MIDLAND TRUST COMPANY	% ORLANDO SAAVEDRA	3471 SW 143 CT			MIAMI, FL 33175---0	ISLES OF CAPRI NO 1 LOT 81				52343040005	U
MOORE, THOMAS E	30 PELICAN ST W				NAPLES, FL 34113---0	VALSHALLA LOT 1				79000000028	U
RHOADS, PAUL W & YVONNE E	28 W PELICAN ST				NAPLES, FL 34113---4020	VALSHALLA LOT 2				79000000044	U
RUSSELL, CORTNI	94 DOLPHIN CIR				NAPLES, FL 34113---4016	ISLES OF CAPRI NO 1 LOT 84 &	THAT PORTION LYING E OF LOT 84	TO MHW LINE, AND LOT 85 & THAT	PORTION LYING E OF LOT 85 TO	52343160008	U
RUSSO, JOSEPH	33 W PELICAN ST				NAPLES, FL 34113---0	ISLES OF CAPRI NO 1 LOT 78 AND	ALL THAT LAND LYING N OF LOT	78 TO THE MHTL (1.50' MSL) IN	GL9 SEC 32 TWP51 RNG 26	52342920003	U
SCHOFIELD, THOMAS A	86 DOLPHIN CIR				NAPLES, FL 34113---0	ISLES OF CAPRI NO 1 LOT 86 &	THAT PORTION LYING E OF LOT 86	TO MHW LINE		52343240009	U
SCHOFIELD, THOMAS A	86 DOLPHIN CIRCLE				NAPLES, FL 34113---0	ISLES OF CAPRI NO 1	LOT 77			52342900007	U
REFERENCE ONLY						6 52 26 PAR 15 NOW MARCO	TOWERS GP 1			01050400002	N
SCHUIT, MARY ANNE LOUISE	210 OLD ANCASTER RD				DUNDAS L9H 5E3 CANADA	ISLES OF CAPRI NO 1 LOT 79 AND	A PORTION OF A PARCEL OF LAND	IN 31-51-26 AS DESC IN OR 5119	PG 1849	52342960005	F

Attachment: Attachment F - Applicant's Backup (26710 : PL20230007656 VA 33 Pelican Street West

John Kelly

From: John Kelly
Sent: Tuesday, September 26, 2023 3:57 PM
To: John Kelly
Subject: VA-PL20230007656 and BD-PL20220004574, 33 Pelican Street West - Public Hearing Sign Posting
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing sign to the front of 33 Pelican Steet West, at approximately 2:50 PM this date, as evidenced by the attached photographs. The notice is for the Hearing Examiner's meeting of October 12, 2023.

Respectfully,
John Kelly
Planner III

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

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

Collier County
Growth Management
Community Development Department
Zoning Division

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 - Public Hearing Sign Posting (26710 : PL20230007656 VA 33 Pelican Street West Russo)





Attachment: Attachment G - Public Hearing Sign Posting (26710 : PL20230007656 VA 33 Pelican Street West Russo)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 26711
Item Summary: Petition No. BDE-PL20220004574 – 33 Pelican Street West - Request for a 19-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 39 feet into a waterway that is 682± feet wide. The subject property is located at 33 Pelican Street West and is legally described as Lot 78, Isles of Capri No. 1, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1

Meeting Date: 10/12/2023

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/19/2023 11:10 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
09/19/2023 11:10 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/25/2023 5:49 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	09/26/2023 8:24 AM
Zoning	James Sabo	Review Item	Skipped	09/26/2023 8:48 AM
Zoning	Ray Bellows	Review Item	Completed	09/26/2023 9:18 AM
Zoning	Mike Bosi	Division Director	Completed	09/28/2023 4:34 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	10/12/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: OCTOBER 12, 2023

SUBJECT: BD-PL20220004574; 33 PELICAN STREET WEST – RUSSO VARIANCE

PROPERTY OWNER/APPLICANT:

Joseph Russo
33 Pelican St. W
Naples, FL 34113

AGENT:

Nick Pearson
Turrell, Hall & Associates, Inc.
3584 Exchange Ave.
Naples, FL 34104

REQUESTED ACTION:

The petitioner requests a 19-foot boat dock extension from the maximum permitted protrusion of 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code (LDC) for waterways greater than 100 feet in width to allow a boat docking facility protruding a total of 39 feet into a waterway that is 682± feet wide, for the benefit of the subject property.

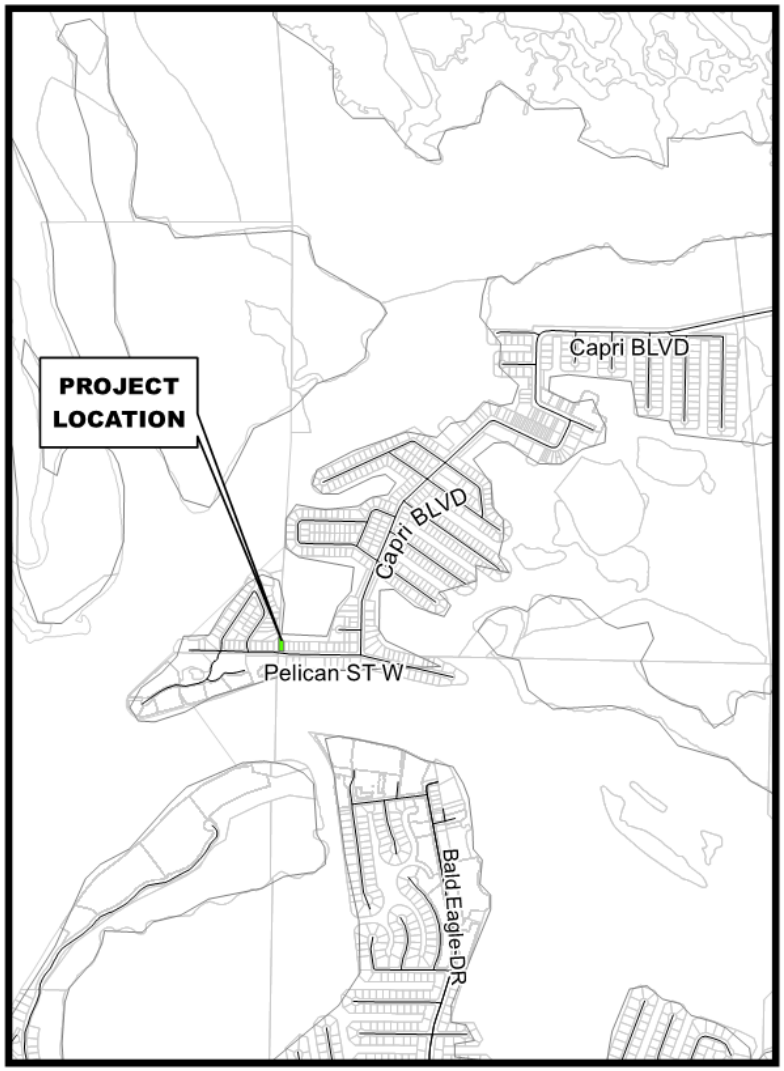
GEOGRAPHIC LOCATION:

The subject property is located at 33 Pelican Street West and is legally described as Lot 78, Isles of Capri No. 1, in Section 31, Township 51 South, Range 26 East, Collier County, Florida; together with that land lying North of said Lot 78, to the mean high tide line (150' MSL) in Government Lot 9 in Section 32, Township 51 South, Range 26 East, Collier County, Florida. *(See location map on the following page.)*

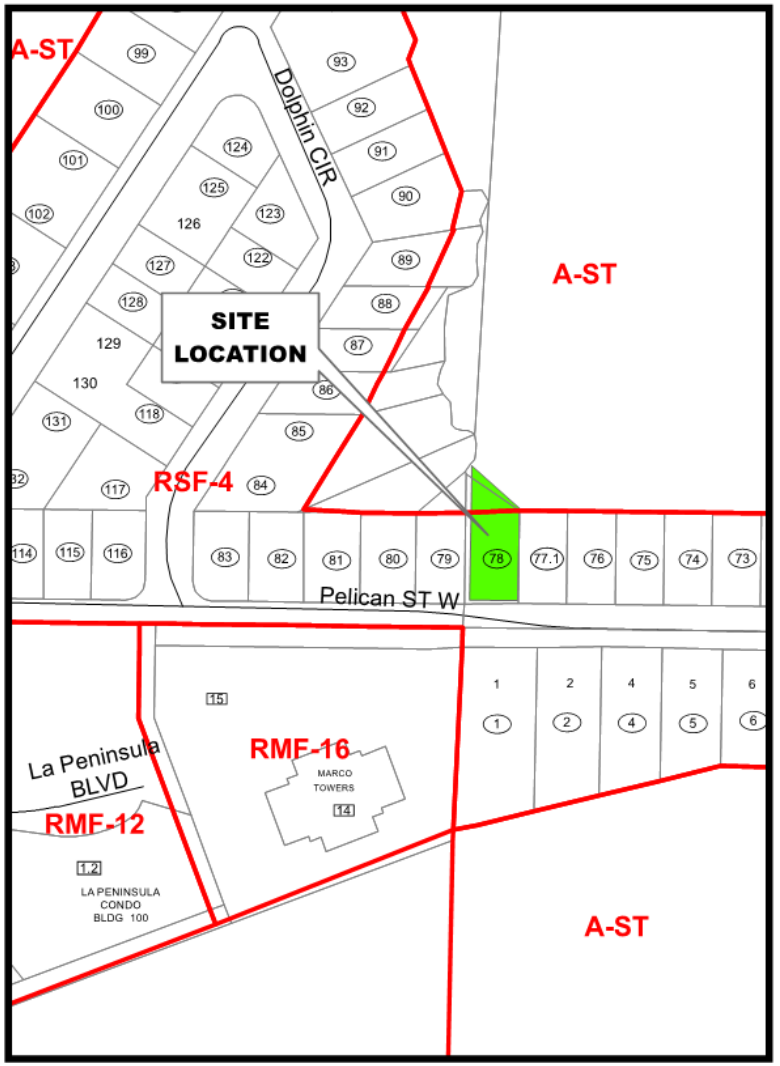
PURPOSE/DESCRIPTION OF PROJECT:

The current owner purchased this property in May 2021, and has been homesteaded. Said property was originally platted as a standard rectangular lot measuring 80 feet by 115 feet; however, it has since been modified to include an unplatted triangular portion of land to its north that lies between the platted boundary and the Mean High-Water Line (MHWL). Therefore, the true depth of the lot is 115 feet on the east side and 161 feet on the west. The shoreline of this property is comprised of a vertical seawall that runs at an angle along the north side of said (continued page 4)

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West Russo)



Location Map



Zoning Map

Petition Number: PL20220004574

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West

SURROUNDING LAND USE & ZONING:

North: Pompano Bay; within a Rural Agricultural (A) Zoning District with a Special Treatment (ST) Overlay

South: Pelican Street West (Right-of-Way) then Single-family residence in a Residential Single-Family-4 (RSF-4) zoning district

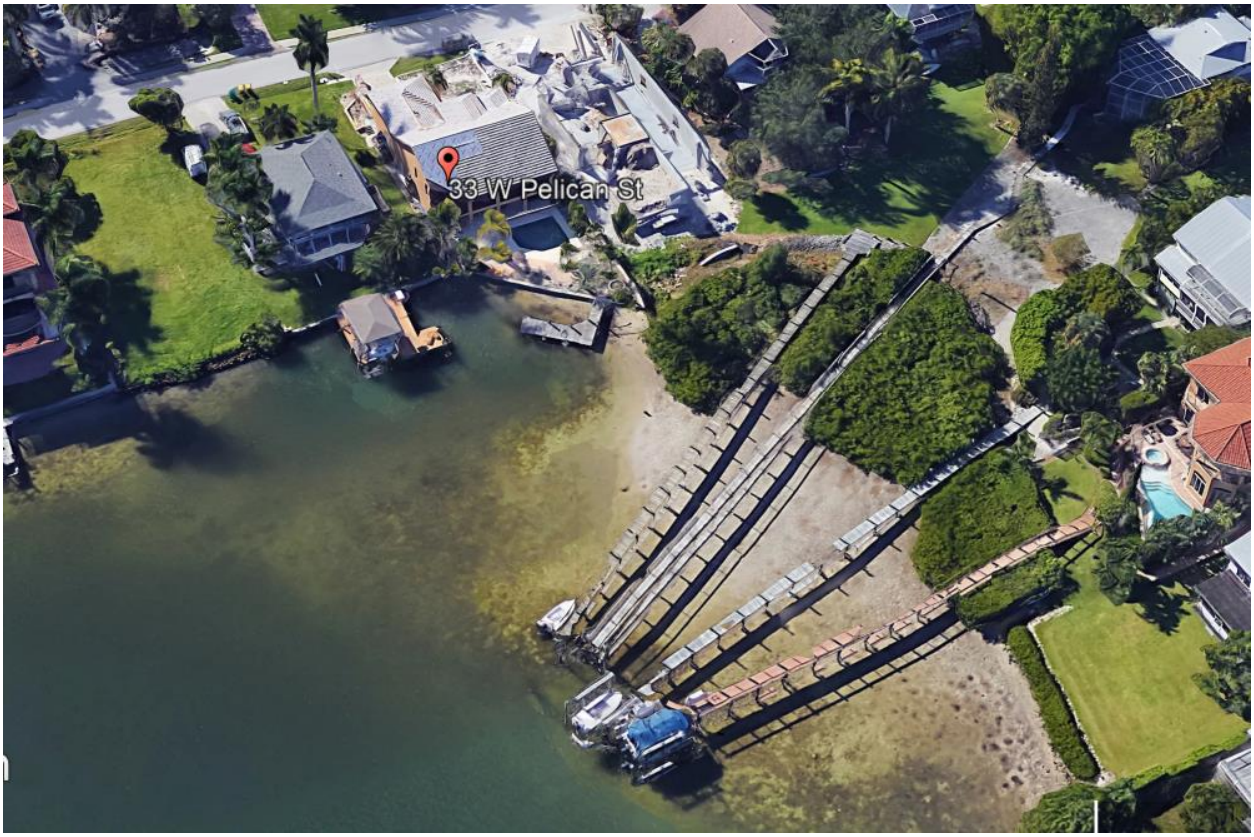
East: Single-family residence in a Residential Single-Family-4 (RSF-4) zoning district

West: Single-family residence in a Residential Single-Family-4 (RSF-4) zoning district



Collier County GIS

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West Russo)



Google Earth
Aerial – facing south

PURPOSE/DESCRIPTION OF PROJECT
(continued from page 1)

property: the total length of the seawall/shoreline is 77 linear feet. The existing L-shaped dock facility was constructed using Building Permit No. 930006673; however, the County is uncertain if a Certificate of Completion was ever issued. A survey obtained for this project reveals the northwest corner of the existing dock facility encroaches 1.8 feet into the required 15-foot side/riparian setback to the west. The petitioner desires to modify the existing dock facility by adding a triangular flair to the northeast portion of the L-shaped dock that would allow for the placement of a second boatlift to accommodate a new 34-foot vessel; the existing boatlift is to be occupied by a 12-foot vessel. The outermost piling, which will serve as structural support for the new boat lift, protrudes 39 feet as measured from the Property Line/Mean High Water Line (MHWL), thus necessitating the 19-foot Boat dock extension. The fixed location of the proposed boat dock structure will measure 13 feet from the western riparian line and 10 feet from the eastern riparian line; however, the proposed 34-foot vessel will encroach further into said side/riparian setbacks and therefore requires a further reduction from 13 feet to 11 feet on the west and from 10 feet to 4 feet on the east. The side/riparian setbacks are the subject of a companion Variance petition.

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to granting this request. The property is located adjacent to an ST overlay zone (Pompano Bay), which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits. The proposed dock is to be constructed waterward of the existing seawall. The shoreline does not contain mangroves. The submerged resources survey revealed the presence of seagrass species, Shoal grass (Halodule wrightii).

The Shoal grass is located north of the proposed dock and will not be impacted. The shoal grass runs north of the proposed docking facility and straddles the subject properties and the adjacent property's riparian boundary (Northwest). The seagrass bed is located three (3) feet North, just beyond the dock's boatlift pilings (BDE Exhibit Page 6 of 9).

The shoal grass location meets the description referenced in LDC (5.03.06 J.2): All proposed dock facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the shore of the property and adjacent to the property, and to minimize negative impacts to seagrasses and other native shoreline, emergent and submerged vegetation, and hard bottom communities. The docking facility has been designed to minimize impacts to the existing seagrass bed. However, since the installation of the dock and boatlifts will be less than the required 10 feet from the adjacent seagrass bed, the docking facility must meet the following design conditions of approval (LDC 5.03.06.J.3):

a. The dock shall be at least 2.2 feet NAVD.
b. The terminal platform area of the dock shall not exceed 160 square feet.
c. The access dock shall not exceed a width of 4 feet.
d. The access dock and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

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.

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(The number should be appropriate; typical single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

Criterion met. The subject property is improved with a single-family residence within a Residential Single-Family-4 (RSF-4) Zoning District. The proposed private boat dock 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.)**

Criterion met. The applicant's agent states: "As it stands, the proposed vessel (34' LOA) will likely have issues getting on and off its lift at low tide as there will only be approximately 1.7' to 2.0' of water depth available at the average low tide. However, the water depths at the site are such that the proposed configuration is the optimal design available for ingress, egress, and storage on a lift of the proposed vessel. Any other lift configuration within the applicant's riparian area poses even greater issues with water depths. The applicant acknowledges and understands this difficulty." 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. 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.

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 applicant's agent states: "Measuring the waterway width at this site is somewhat problematic because both the subject property and the shore opposite the subject property both undulate substantially, meaning that the waterway width fluctuates depending on where the measurements are taken from and to. The survey provided describes the waterway width as 1,120 feet wide. Although this measurement is not specifically depicted on the survey, our interpretation is that this is a literal measurement taken at a right angle from the largest segment of the seawall at the subject property to a point on the opposite shore. If a perfect 90-degree angle is not utilized, and instead, we consider only the nearest point of shore opposite the property (regardless of angle of measurement), the waterway width could be approximately 682 feet. For the sake of a conservative measurement, we have elected to use the smaller of the two waterway widths (682') to address this criterion, though both can be seen depicted on exhibit sheet 09 of 09.

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The proposed dock facility will protrude a maximum of 39' from the face of the seawall or Mean-High-Water line, corresponding with the property line and the most restrictive point from which protrusion is measured. The proposed 39' would comprise approximately 6% of the 682' waterway width. Between the end of the proposed dock and the docks on the opposite side of the waterway is approximately 599' of open water, which equates to approximately 88% of the waterway being left for navigability." Staff agrees with the above findings.

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

Criterion met. In part, the applicant's agent states, "The docking facility to the east is oriented so that ingress/egress occurs from the North (away from the subject property). This property should, therefore, not be affected by the project at all in terms of navigability. The property to the west has only about 2 feet of riparian water frontage available and is essentially non-buildable for dock construction. Therefore, we believe that no neighboring dock facilities nor public navigation will be affected by the proposed structures…" Staff concurs.

Secondary Criteria:

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

Criterion met. The applicant's agent states: This property has several unique characteristics aside from water depths that make dock construction design at this site difficult and essentially require the proposed configuration.

The configuration of the neighboring lot and riparian lines and the accompanying riparian setbacks at this site create a pie-shaped riparian area, severely limiting buildable space for a dock and boat lifts. The pie-shaped buildable area would seem to be best utilized with a north-south ingress and egress path. However, water depths to the north will not allow travel by boat in this direction, even at higher tides. The area to the north is also covered in seagrasses, so using a northern ingress/egress path would not be feasible without damaging the grasses or running aground.

An east-west navigation path is a more favorable navigation path for the sake of water depths and lack of seagrasses. The neighboring dock to the east, however, somewhat blocks this path. This dock is legally non-conforming with regard to state aquatic preserve restrictions (amount of decking) and county codes (side setbacks and protrusion). Rebuilding this dock differently in any way would mean bringing it into compliance with current codes. This would likely not be favorable, so it can be assumed that this dock will

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

remain as-is for the foreseeable future. Any dock at the subject property should accordingly be designed so that navigation occurs around it.

Despite the above-listed difficulties, the proposed dock configuration appears to be the only functioning design." 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. In part, the applicant's agent states, "The proposed facility will utilize only about 243 square feet of decking. With the canopy over the existing boatlift, the total overwater structure will amount to approximately 588 square feet, which is still substantially smaller than many surrounding docks that exceed the 20' protrusion limit. The dock has already been authorized by the state (DEP) and federal government agencies (USACE). Therefore, we believe the decking proposed is not excessive…" 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 lengths of the proposed vessels are 34 feet and 12 feet for a combined total of 46 feet, whereas the subject shoreline is 77 feet; therefore, the vessels would occupy 59.74 percent of the waterfront area.

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: The proposed dock re-configuration will be located in a corner of the waterway and is already surrounded by legally non-conforming docks on both sides. The use of the dock for private, single-family recreational purposes is not changing. Therefore, our opinion is that any change in views caused by the project will not be major. Staff concurs.

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

Criterion met. The applicant's agent states: "There are seagrass beds present within 200' of the property. Specifically, the grasses form what appears to be a continuous bed that traverses the northern portion of the riparian area of the subject property. These grasses are found north of the proposed structures and will not be affected by shading (regardless of time of day), or in-water structures associated with the proposed project.

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

The proposed structures will be located (with the exception of 2 lift piles) entirely at a greater distance from the grasses than the required 10' buffer space per Chapter 5.03.063 J of Collier County's L.D.C. The two lift piles inside this buffer will be located no closer than 3' from the seagrasses. The remainder of the dock will also comply with the other requirements of Chapter 5.03.063 J, which include limiting the terminal platform to no more than 160 square feet, limiting the access walkways to 4' in width, and elevating the dock to at least 2.2' NAVD.

The dock as proposed has already been authorized by the DEP and the U.S. Army Corps of Engineers and complies with restrictions associated with Rookery Bay Aquatic Preserve and Chapter 5.03.063 J of Collier County's L.D.C. Staff concurs; also see the Environmental Evaluation on page 5 of 8 of this Staff Report.

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

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

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

CONCURRENT LAND USE APPLICATIONS:

Companion Petition No. VA-PL20230007656, to reduce the minimum side/riparian setback from 15 feet to 4 feet on the east side and 11 feet on the west side for the boat dock facility and vessel combination.

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 Hearing Examiner has approved the petition, the applicant shall be advised that they proceed with construction at his/their risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BD-PL20220006502 to allow for the modification of the existing boat dock facility as proposed and depicted within Attachment A, with the following condition:

Attachment: BD-PL20220004574 Staff Report 09192023 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

1. Must meet the following design conditions of approval pursuant to LDC Section 5.03.06.J.3:

    a. The dock shall be at least 2.2 feet NAVD.
    b. The terminal platform area of the dock shall not exceed 160 square feet.
    c. The access dock shall not exceed a width of 4 feet.
    d. The access dock and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

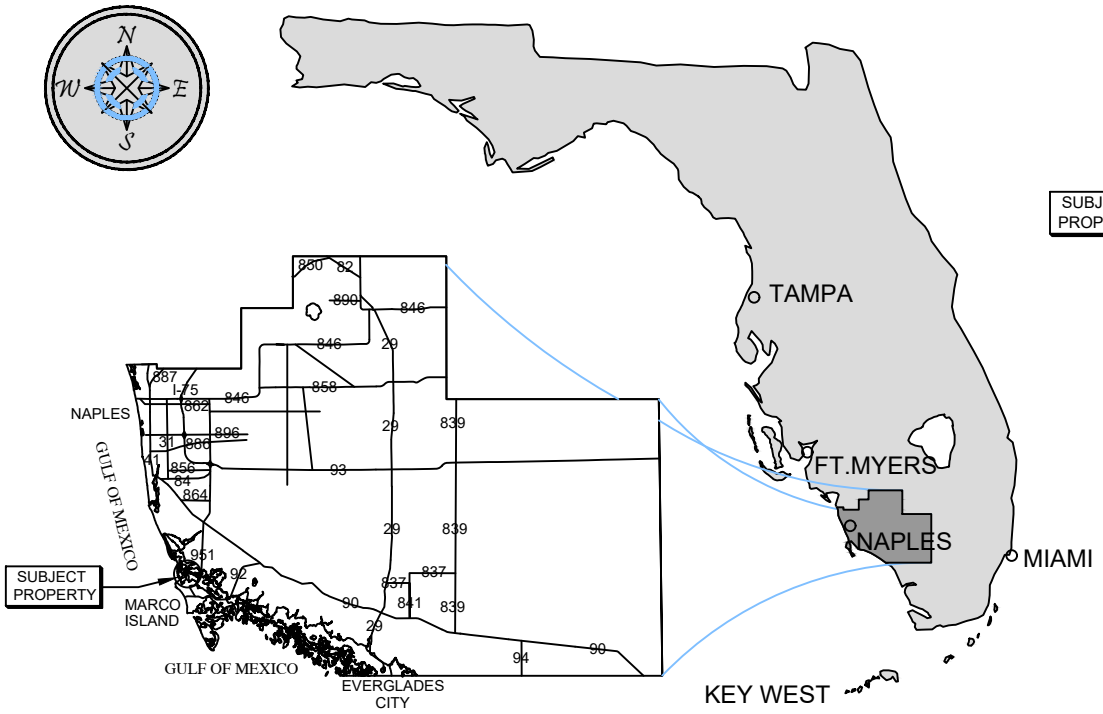
Attachments:

A. Dock Facility Plans
B. Map of Boundary Survey
C. Quit Claim Deed
D. Zoning Maps
E. Building Permit No. 930006673
F. Applicant's Backup: Application, Narrative, Authorizations, etc.
G. Public Hearing Sign Posting

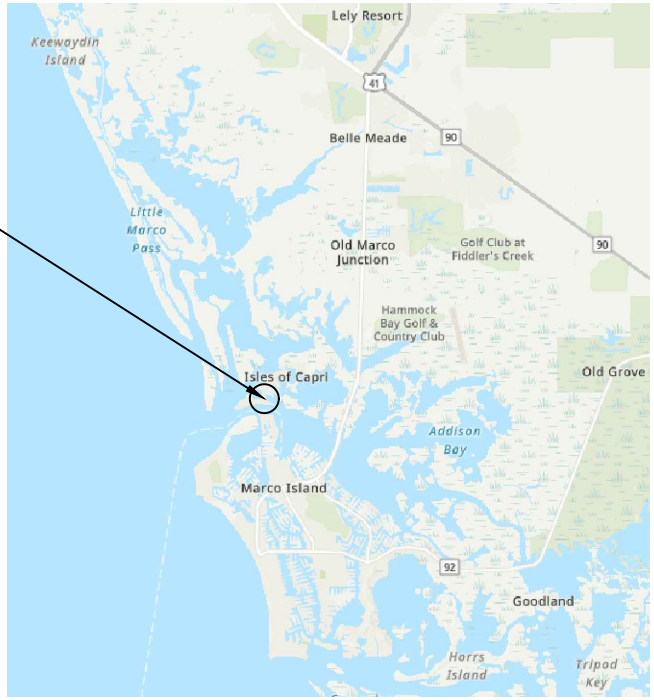
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STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 33 PELICAN ST W
NAPLES, FL 34113

<> LATITUDE: N 25.977399
<> LONGITUDE: W -81.733799

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

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33 PELICAN ST W

LOCATION MAP

RY NO. 5875

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SHEET NO.:	01 OF 09	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (26711 : PL20220004574 BD 33 Pelican Street West



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **F.L.A. SURVEYS CORP.**
  - SURVEY DATED: **05-05-21**
- APPLICANT OWNED SHORELINE (APPX LF): **77'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **555**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **682**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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33 PELICAN ST W

EXISTING CONDITIONS

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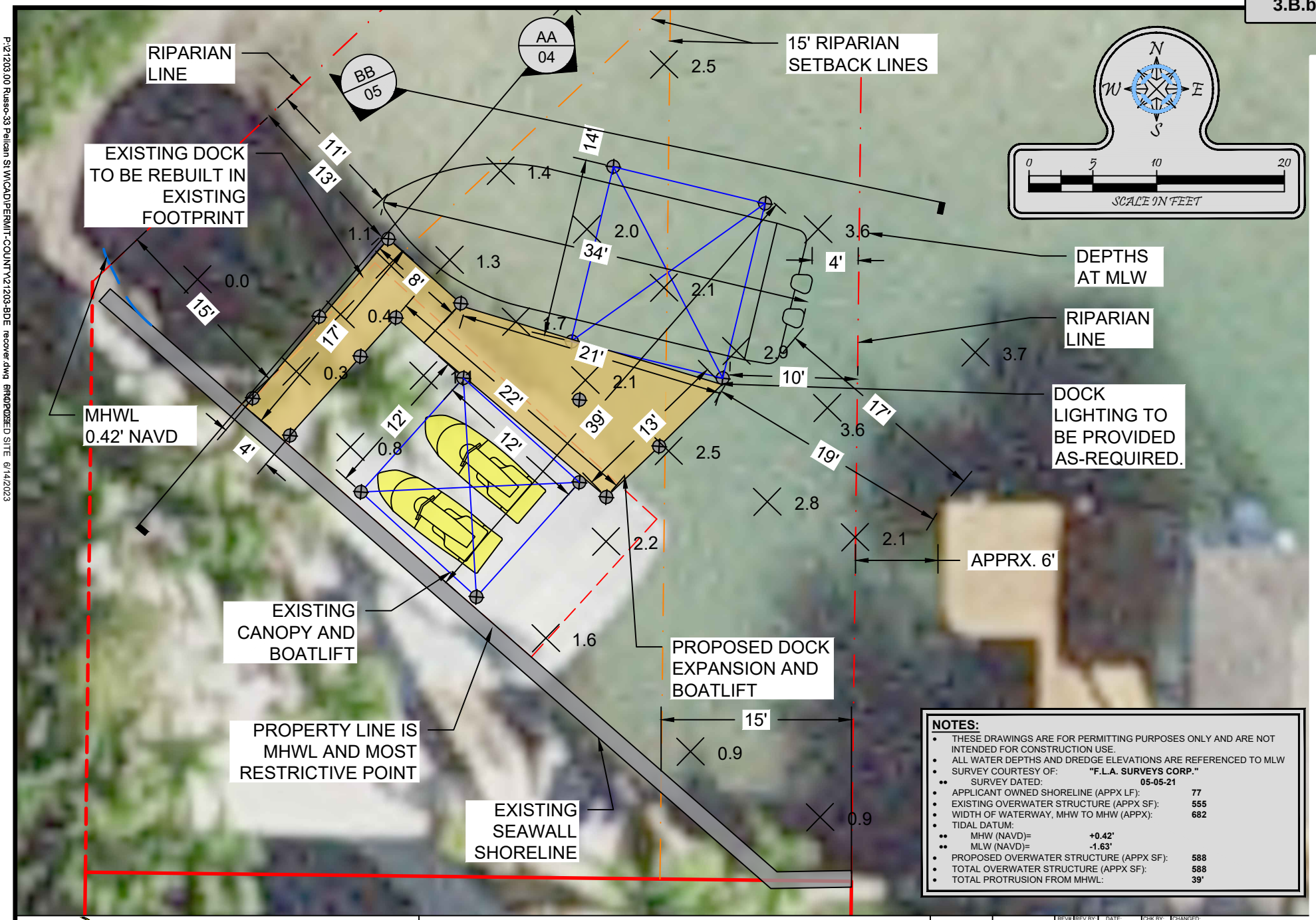
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SECTION- 32 TOWNSHIP- 51 S

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE_recover.dwg EXISTING CONDITIONS 6/14/2023

Attachment: Attachment A - Dock Facility Plans (26711 : PL20220004574 BD 33 Pelican Street West



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  - SURVEY DATED: **05-05-21**
- APPLICANT OWNED SHORELINE (APPX LF): **77**
- EXISTING OVERWATER STRUCTURE (APPX SF): **555**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **682**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **588**
- TOTAL OVERWATER STRUCTURE (APPX SF): **588**
- TOTAL PROTRUSION FROM MHWL: **39'**

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33 PELICAN ST W

PROPOSED SITE

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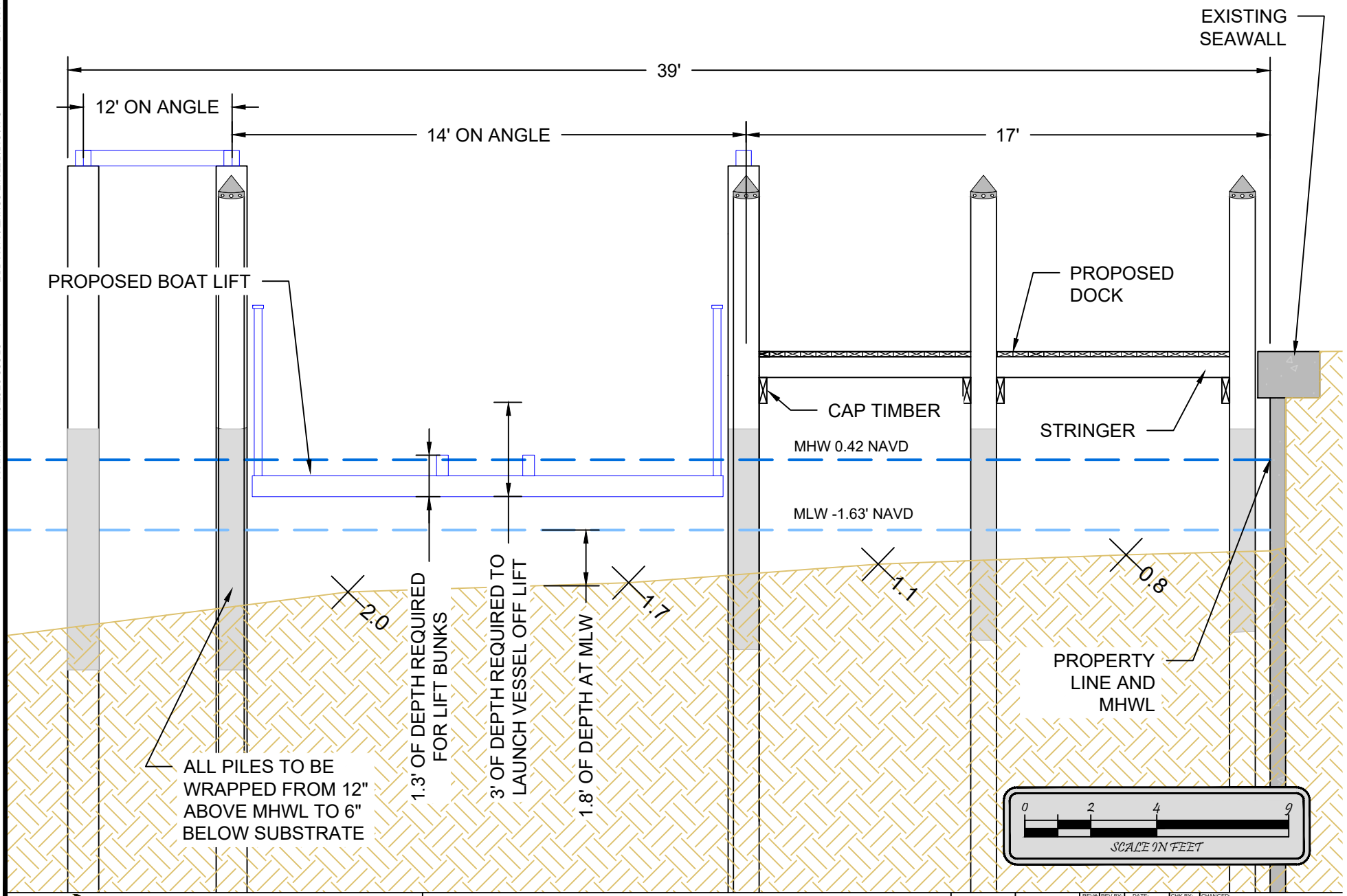
SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment A - Dock Facility Plans (26711 : PL20220004574 BD 33 Pelican Street West

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Attachment: Attachment A - Dock Facility Plans (26711 : PL20220004574 BD 33 Pelican Street West



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CROSS SECTION AA

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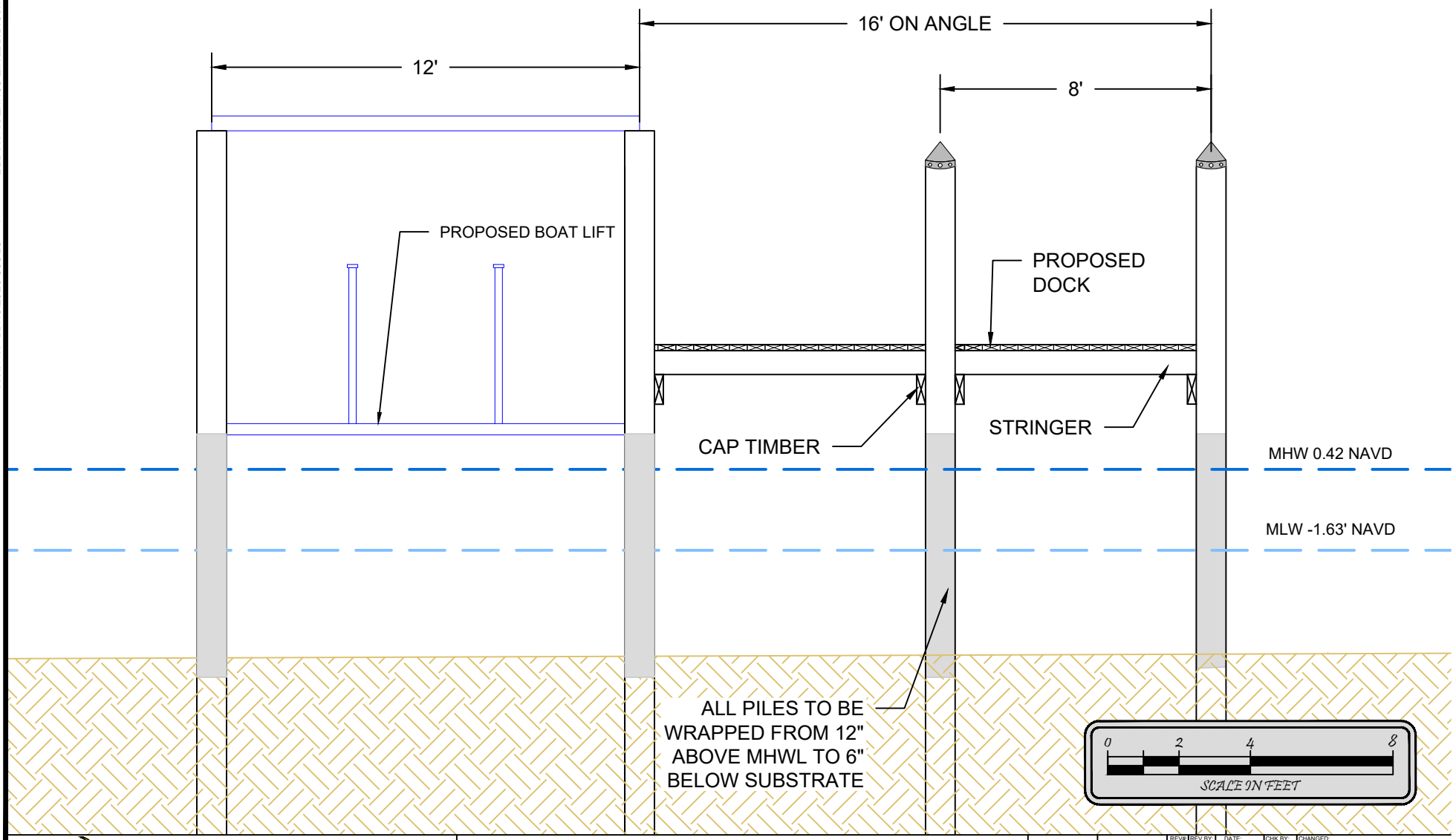
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SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment A - Dock Facility Plans (26711 : PL20220004574 BD 33 Pelican Street West



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CROSS SECTION BB

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SECTION- 32 TOWNSHIP- 51 S

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE recover.dwg SUBMERGED RESOURCE SURVEY 6/14/2023



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SUBMERGED RESOURCE SURVEY

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SECTION- 32 TOWNSHIP- 51 S

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33 PELICAN ST W

ADJACENT DOCKS

RY NO. 5875

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CREATED:	01-05-23
JOB NO.:	21203
SHEET NO.:	07 OF 09

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SECTION- 32 TOWNSHIP- 51 S

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33 PELICAN ST W

ST OVERLAY

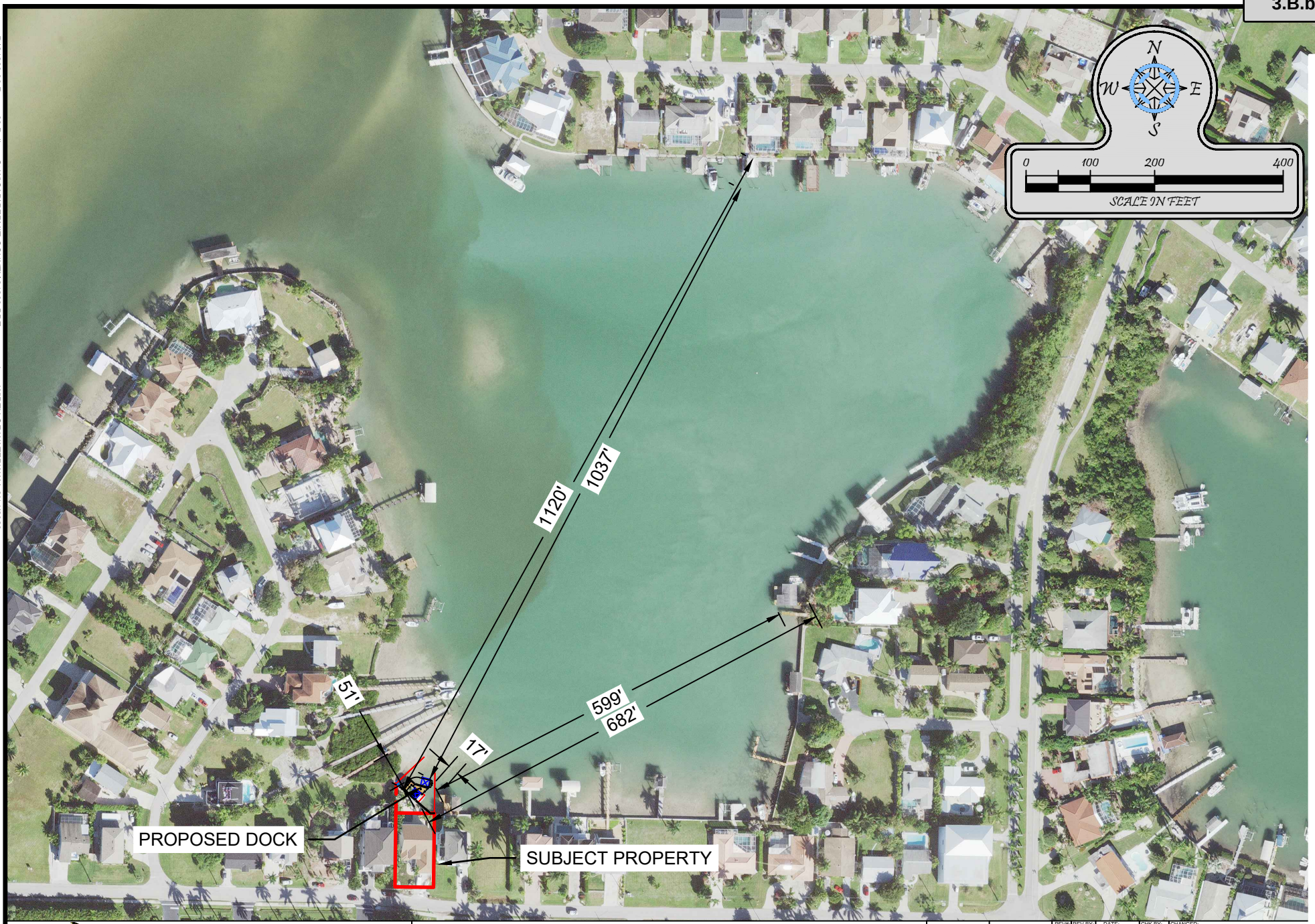
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33 PELICAN ST W

WIDTH OF WATERWAY

RY NO. 5875

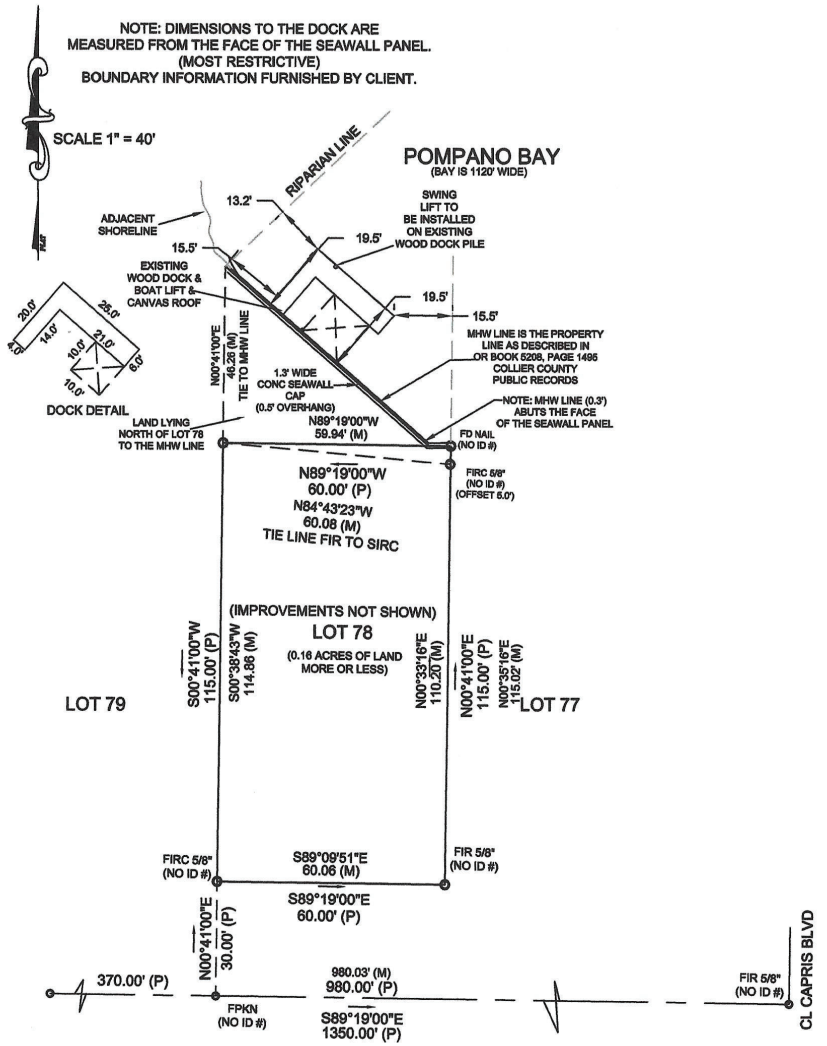
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SECTION- 32 TOWNSHIP- 51 S

P:\21203.00 Russo-33 Pelican St W\CAD\PERMIT-COUNTY\21203-BDE recover.dwg WIDTH OF WATERWAY 6/14/2023

Attachment: Attachment A - Dock Facility Plans (26711 : PL20220004574 BD 33 Pelican Street West



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PELICAN STREET AS SHOWN IN PLAT BOOK 3 PAGE 41 OF COLLIER COUNTY, BEING SOUTH 89D 19' 00" 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 OCTOBER 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: N/A

8. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK AREA WITH RESPECT TO THE PLATTED SUBJECT PROPERTY. PROPERTY LINES ARE SHOWN AS PLAT.

9.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

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.

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 BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 78 TOGETHER WITH THAT LAND LYING NORTH OF LOT 78 TO THE MHW LI

OF

ISLES OF CAPRI NO. 1

AS RECORDED IN
PLAT BOOK 3 PAGE(S)41
AND AS DESRCIBED IN O.R. BOOK 5208, PAGE 1495
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

33 WEST PELICAN STREET

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 SECTIC 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS C 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: 2021.10.25 18:30:47 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 10/25/2021
DATE OF FIELD SURVEY 10-22-2021

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 10/25/2021
Job # EN40223M
Fb EN4 -44 Pg 13

Attachment: Attachment B - Map of Boundary Survey (26711 : PL20220004574 BD 33 Pelican Street West

INSTR 5128396 OR 5157 PG 611 RECORDED 5/29/2015 9:37 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $18.50 INDX $1.00

Attachment: Attachment C - Quit Claim Deed (26711 : PL20220004574 BD 33 Pelican Street West Russo)

NOT OFFICIAL UNTIL SIGNED

QUIT-CLAIM DEED

Made this ___ day of May, 2015

From Alice O'Briend and Wayne Hufnagel, Co-Successor Trustees of the Paul a. Hufnagel Revocable Living Trust dated May 30, 2012 made by Paul A. Hufnagel (deceased) whose post office address is 26 Point Lane, Arcadia, IN 46030, GRANTOR, to Aurora Hufnagel, un-remarried widow whose post office address is 25 Point Lane, Arcadia, IN 46030.

WITNESSETH: That the said party of the first part for and in consideration of the sum of TEN DOLLARS AND NO/100, plus other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Collier, State of Florida, to wit:

All that land lying North of Lot No. 78, Isles of Capri Island One, as recorded in Plat Book 3, at Page 41, of the Official Records of Collier County, to the mean high tide line (150' MSL) in Government Lot 9, Section 32, Township 51 S, Range 26E, Collier County, Florida.

Property Appraisers Parcel Identification Number: 523429200003.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances there unto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit of said second party forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written

Signed, Sealed and Delivered in the Presence of:

Alice O'Brien Co-Trustee
Alice O'Brien, Co-Trustee

Witness #1 Signature

TERESA HOGAN
Witness #1 Printed Name

Witness #2 Signature

CATHY BIRDEN
Witness #2 Printed Name

STATE OF INDIANA
COUNTY OF HAMILTON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Alice O'Brien as Co-Trustee of the Paul A. Hufnagel Revocable Living Trust dated May 30, 2012 to me known to be the person or persons described in and who executed the foregoing instrument or who has produced

DRIVER'S License as identification and who did not take an oath and acknowledged before me that they executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 20th day of May, 2015.

NOTARY SIGNATURE

Printed Name TERESA HOGAN

My Commission Expires: 12-12-20

(SEAL)

TERESA A. HOGAN
Notary Public
State of Indiana
My Commission Expires
December 12, 2020

Wayne Hufnagel, Co-Trustee

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

STATE OF Pennsylvania
COUNTY OF Allegheny

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Wayne Hufnagel as Co-Trustee of the Paul A. Hufnagel Revocable Living Trust dated May 30, 2012 to me known to be the person or persons described in and who executed the foregoing instrument or who has produced Drivers License as identification and who did not take an oath and acknowledged before me that they executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 12 day of May, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Anthony P. Mosesso, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires Feb. 18, 2018
(SEAL) MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY SIGNATURE

Printed Name Anthony P Moses

My Commission Expires: Feb 18, 2018

This instrument prepared without opinion by:
William G. Morris, P.A.
Post Office Box 2056
Marco Island, FL 34146
(239) 642-6020; fax (239) 642-0722

NOT CERTIFIED COPY

Attachment: Attachment C - Quit Claim Deed (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

LAST REVISION: ZONING 10/24/2022 OTHER

1632N

1631S

1633S

MB1B

JOHNSON BAY

A-ST 16

PAGO PAGO DRIVE

MARLIN BAY

RSF-4

TAHITI CIR. (NASSAU ST.)

TAHITI CIR. (BAHAMA AVE.)

TAHITI CIR. (TAHITI ST.)

JAMAICA DRIVE

GRIFFIS HIGHWAY

ISLES OF CAPRI

PARK

TAHITI ST.

SAN SALVADOR ST.

TRINIDAD ST.

HILO ST.

PAGO PAGO

DRIVE

SNOOK BAY

A-ST 16

POMPANO BAY

A-ST 16

RSF-4

HAWK ST.

GRIFFIS HIGHWAY

SNOOK BAY

PELICAN

ST.

MARCO RIVER

32

ZONING NOTES

1 3-9-82 PU-81-1C 82-30
2 6-16-86 PU-86-7C 88-108(EXP)
3 PU-86-7C (EXP)
4 1-24-89 V-88-21 89-17
5 11-22-88 V-88-15 88-298
6 BD-88-15
7 BD-89-4
8 BD-88-13
9 BD-88-13C
10 11-20-86 BD-86-6C 86-2
11 BD-89-16
12 BD-88-10C
13 7-19-90 BD-90-5 90-6
14 1-17-91 BD-90-13 91-1
15 3-21-91 BD-90-24 91-2
16 LDC-91
17 2-22-94 V-93-35 94-116
18 7-16-96 BD-96-10 96-20
19 3-4-97 BD-96-26 97-32
20 3-4-97 BD-96-28 97-3
21 4-17-97 BD-97-7 97-16
22 5-7-98 BD-98-11 98-11
23 5-7-98 BD-98-12 98-12
24 5-7-98 BD-98-14 98-13
25 5-7-98 BD-98-15 98-14
26 12-17-98 BD-98-41 98-56
27 3-4-99 BD-98-44 99-12
28 10-7-99 BD-99-19 99-37
29 10-7-99 BD-99-20 99-38
30 10-7-99 BD-99-23 99-41
31 11-9-99 CU-99-24 99-411
32 3-14-00 BD-99-04 00-7
33 3-14-00 V-99-21 00-84
34 5-18-00 BD-00-07 00-13
35 1-4-01 BD-00-31 01-01
36 2-15-01 BD-00-34 01-04
37 5-22-01 V-00-39 01-193
38 11-1-01 BD-01-AR-1182 01-25
39 4-4-02 BD-01-AR-1701 02-02
40 5-1-03 BD-02-AR-3344 03-09
41 5-1-03 BD-02-AR-3345 03-04
42 10-16-03 BD-03-AR-4341 03-16
43 2-17-05 BD-04-AR-6827 05-01
44 1-4-07 BD-06-AR-10118 07-03
45 2-18-10 BD-PL-09-1304 10-01
46 7-1-10 BD-PL-10-544 10-04
47 4-24-12 VA-PL-11-1410 12-71
48 7-10-14 BDE-PL-14-225 HEX-14-16
49 11-13-14 BDE-PL-13-1397 HEX-14-35
50 2-26-15 PE-PL-14-538 HEX-15-06
51 2-23-15 PU-PL-14-584 HEX-15-08
52 4-8-15 VA-PL-15-385 HEX-15-17
53 2-11-16 BD-PL-15-1119 HEX-16-07
54 6-25-15 BD-PL-14-2838 HEX-15-26
55 12-10-15 BD-PL-15-1141 HEX-15-45
56 6-9-16 BD-PL-14-2462 & BD-PL-15-467 HEX-16-21
57 1-5-17 BDE-PL-16-863 CCPC-17-01
58 4-18-17 BDE-PL-16-2607 HEX 17-10
59 10-17-17 BDE-PL-17-973 HEX 17-26
60 3-21-19 BDE-PL-18-482 HEX 19-14
61 10-2-20 BDE-PL-19-2398 HEX 20-04
62 1-6-20 BDE-PL-18-2398 HEX 20-09
63 10-7-20 BDE-PL-20-68 HEX 20-12
64 1-27-21 BDE-PL-20-537 HEX 21-02
65 4-21-21 BDE-PL-20-1959 HEX 21-15
66 6-8-21 BDE-PL-20-2539 HEX 21-16
67 8-5-21 BDE-PL-19-674 HEX 21-27
68 1-20-22 BDE-PL-19-673 HEX 22-03
69 2-25-22 BDE-PL-21-708 HEX 22-08
70 5-12-22 BDE-PL-21-1685 HEX 22-19
71 9-23-22 BDE-PL-21-3232 HEX 22-41

SUBDIVISON INDEX

NO.	NAME	P.B	Pg.
1	ISLES OF CAPRI NO. 2	3	46
2	ISLES OF CAPRI NO. 1	3	41
3	VALSHALLA	22	87
4			
5			
6			
7			
8			
9			
10			

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

BY_____CHAIRMAN

ATTEST_____CLERK

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 51S RNG 26E SEC(S) 32 SO 1/2

N

SCALE 0 400

MAP NUMBER: 1632S

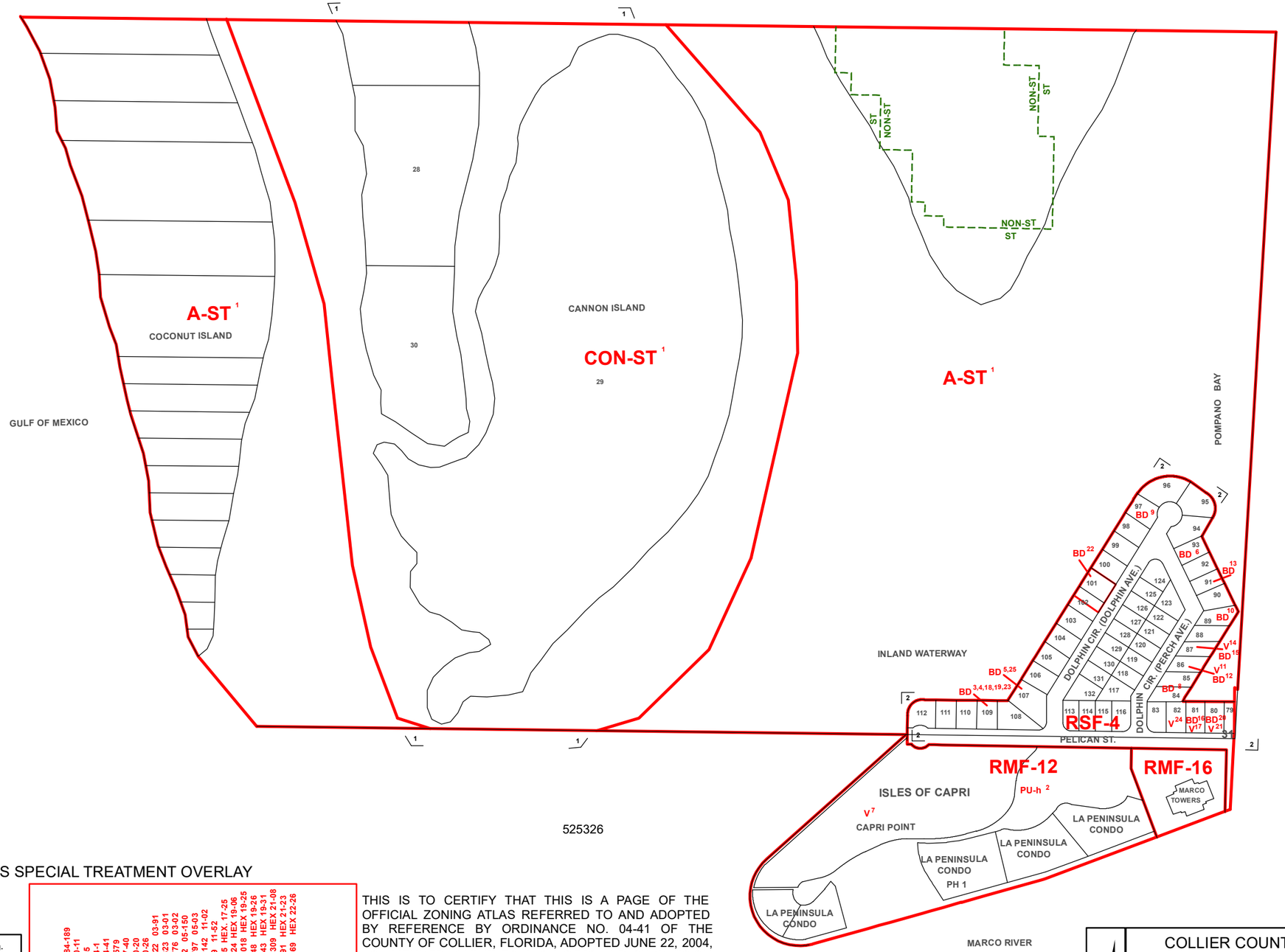
Attachment: Attachment D - Zoning Atlas 1632s 1631S (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

LAST REVISION: ZONING 6/23/2022 OTHER

1631N

1632S



525326

INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	HAMMILL & CRAYTON	2	10
2	ISLES OF CAPRI NO. 1	3	41
3			
4			
5			
6			
7			
8			
9			
10			

ZONING NOTES

1	LDC-91	PU-84-14C	84-189
2	10-4-84	BD-90-11	90-11
3	9-6-90	BD-90-4	90-5
4	6-21-90	BD-93-22	94-1
5	2-3-94	BD-94-18	94-41
6	11-17-94	V-96-24	96-579
7	12-10-96	V-96-25	97-40
8	7-20-97	BD-99-11	00-20
9	7-20-00	BD-00-17	00-26
10	9-12-00	VA-02-AR-3322	03-91
11	2-25-03	BD-02-AR-3323	03-01
12	2-6-03	BD-01-AR-1776	03-02
13	2-6-03	V-04-AR-6792	05-150
14	4-12-05	BD-04-AR-6797	05-03
15	3-3-05	BD-08-AR-13142	11-02
16	1-20-11	VA-PL-10-739	11-52
17	3-8-11	BD-PL-17-565	HEX. 17-25
18	10-17-17	BD-PL-18-2024	HEX 19-06
19	2-4-19	BDE-PL-18-1018	HEX 19-25
20	6-28-19	VA-PL-18-1748	HEX 19-26
21	6-28-19	BD-PL-18-1843	HEX 19-31
22	7-24-19	BDE-PL-20-1309	HEX 21-08
23	2-21-21	VA-PL-20-1291	HEX 21-23
24	6-22-21	BDE-PL-21-569	HEX 22-26
25	6-10-22		

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

BY_____CHAIRMAN

ATTEST_____CLERK

N

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 51S RNG 26E SEC(S) 31 SO 1/2

SCALE 0 400

MAP NUMBER: 1631S

Attachment: Attachment D - Zoning Atlas 1632s 1631S (26711 : PL20220004574 BD 33 Pelican Street West Russo)

APPLICATION DATE
5/25/93

PERMIT NUMBER
930006673

OWNER-
HUFFNAGEL PAUL
2620 WESTLANE RD,
INDIANAPOLIS IN 462680000

CONTRACTOR-
GARLAND & GARLAND MARINE CONST
3490 ENTERPRISE AVENUE
NAPLES FL 339420
813/775-5333

PROJECT NAME-DOCK
JOB ADDRESS- 33 WEST PELICAN ST.

GEN LOCATION-MARCO
SUBDIVISION-ISLE OF CAPRI
SECTION- 5 TWP-52 RANGE-26 MAP/AREA-
LEGAL

FOLIO #- 52342920003
TRACT-000
BLK- LOT/PARCEL- 78 UNIT-

PERMIT TYPE- DOCK & DAVITS
COST OF CONSTRUCTION- $3,300

APPROVAL DATE- 5/25/93

CONTACT PERSON-RAY
CONTACT PHONE #- 643-5333

The above application has been examined and is hereby approved subject to the payment of $ 420, as provided by the Collier County Building Code and Ordinances.
Payment Received by: _____ Date Issued: 5/25/93 Receipt No. 1060181

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 dat of issue. The permit fee will be doubled, plus a maximum daily penalty of $500.00 if work is started without an approved permit The permittee further understands that only licensed contractors may be employed and that the structure shall not be used or occupie until a Certificate of Occupancy is issued.

Signature of Contractor _____

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to thi property that may be found in the public records of this county, and there may be additional permits required fron 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.

White - Customer
Yellow - Records Room
Pink - Property Appraiser
Gold - Lobby File

Rev8-91

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

County of Collier
BOARD OF COUNTY COMMISSIONERS

COLLIER COUNTY COURTHOUSE
3301 TAMIAMI TRAIL EAST
NAPLES, FLORIDA 33962

VALID #: 159756 05/25/93

CHECK: 42.00

OFFICIAL RECEIPT
When Validated

12 AMT PAID: 42.00

BY: _____
DEPUTY CLERK

RECEIPT: **1060181**

PAYOR: GARLAND GARLAND

REF: GARLAND GARLAND
000016192
93-6673-CF

DESCRIPTION	AMOUNT DUE
BUILDING PERMITS - NAPLES	42.00

DEPT: DSC: CUSTOMER SERVICES NAPLE

TOTAL DUE:

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33

EXPRESS
APPLICATION FOR BUILDING PERMIT
COLLIER COUNTY, FLORIDA
813-643-8400

Property ID# 52342920003 Application Date _____ Approved Date 5/25 CSA 4

___ 300 A/C Replacement 1 & 2 Family
___ 339 Awning
___ 345 Carport 1 & 2 Family / Fanroof
___ 308 Chickes 1 & 2 Family
___ 310 Combust Liquid Storage Tank
X 302 Dock & Davits 1 & 2 Family
___ 303 Demolition 1 & 2 Family
___ 304 Driveways
___ 312 Electrical Work / Minor
___ 305 Exhaust Hood System
___ 344 Exterior Wall / Alteration 1 & 2 Family
___ 306 Fences
___ 332 Fireplace
___ 309 Fire Suppression Systems
___ 336 Flagpole
___ 338 Interior Partition 1 & 2 Family
___ 311 Lawn Sprinkle
___ 341 Pilings
___ 330 Plumbing Repair / Modifications 1 & 2 Family
___ 314 Propane Gas Tanks
___ 315 Refrigeration
___ 316 Reroof (no pitch change)
___ 318 RV Slab
___ 319 Satellite Dish
___ 320 Screen Enclosure 1 & 2 Family
___ 321 Seawall
___ 322 Septic Tanks
___ 323 Sewer Tap
___ 343 Siding
___ 324 Signs - Sign Electric
___ 342 Slab
___ 335 Siding Glass Doors / Windows
___ 325 Solar Heat
___ 326 Storage Sheds Residenti
___ 327 Swimming Pool 1 & 2 Fan
___ 328 Temp. Electric Poles
___ 334 Tents
___ 337 Underground Water Tank
___ 333 Wood Deck

RESIDENTIAL - USE / OCC CODE

_____ 998 Express Residential Other
Specify: _____

_____ 328 Other Residential Buildings
Sheds / Carport - 1 & 2 Family

X 329 Structures other than Buildings
Pool / Seawall / Dock / Fence
Specify: DOCK

NONRESIDENTIAL - USE / OCC CODE

_____ 999 Express NonResidential Other
Specify: _____

_____ 328 Other NonResidential Buildings
Cooler / Freezer / Shed
Specify: _____

_____ 329 Structures other than Buildings
Fence / Dish / Pool / Seawall / Dock / Tank
Tower / Roof Structure
Specify: _____

Construction Address 33 W. PELICAN AVE ST.
ISLE OF CAPRI, NAPLES, FL
Section 5 Township 52 Range 26 Map/Area ___
Block — Lot/Parcel 78 Unit I Tract —
General Location: 1 2 3 4 5 (6) 7 8 9 10 11
GPIN _____ ZONING _____
Subdivision ISLE OF CAPRI

Owner PAUL HUFFNAGEL
Address 2620 WESTLANE RD
City INDIANAPOLIS State IN Zip 46268
Job Representative RAY PETERSON
Phone No. 813-643-5333
Value of Improvement / Construction $ 3300 00

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-w or easement reserved for access, drainage or utility purposes. This restriction specifically prohibits fencing, sprinkler systen landscaping other than sod, signs, water, sewer, cable and drainage work therein. If such improvements are necessary, a separ permit for that purpose must be obtained from Project Review Services (643-8471).

___ 100 Footings
___ 103 Slab
___ 107 Tin Tab
___ 108 Framing
___ 501 Electric Rough
___ 502 Final Electric
___ 203 Sewer Tap
___ 110 Tie Down
___ 619 Pollution Control
___ 700 Pool Steel & Ground
___ 701 Final Pool
___ 200 Plumbing Rough
___ 204 Final Plumbing
___ 300 Mechanical Rough A/C
___ 301 Final Mechanical A/C
✓ 115 Final Building
___ 111 Final Roof
___ 400 Rough Gas
___ 401 Final Gas
___ 800 Right of Way
___ 801 Storm Water Mgmt
✓ 122 Spot Survey - 10 days
___ 99 Notice of Commencement
___ 127 Elevation Certificate
___ 900 Marco Fire Dept.
___ 901 East Naples fire Dept
___ 902 North Naples Fire Dept.
___ 903 Golden Gate Fire Dept.
___ 904 Little Hickory - Bonita Shore
___ 905 Ochopee Fire Dept.
___ 906 Immokalee
___ 907 Big Corkscrew

AP Receipt # _____
Date _____ Amount _____

REVIEWED FOR CODE COMPLIANCE COUNTY DEPTS.

	Initial	Date	
ZONING / BUILDING	[illegible]	5/18	$ 40
ENGINEERING	____	____	$ ___
UTILITIES	____	____	$ ___
FIRE	____	____	$ 4
TOTAL PERMIT FEE	____	____	$ 44

Owner Builder/ Contractor GARLAND & GARLAND INC
STATE-REGISTRATION NO. _____ CARD NO. 5 MCC
Address 3490 ENTERPRISE AV City NAPLES State FL Zip Code 33942
Signature Joseph A Garland Date 5/25/93
Owner / Builder SS# _____ By Joseph A. Garland who has produced FL DR's license # G 645781290490 as I.D.
NOTARY as to Contractor Lynn B. Stepanich
My commission Expires: . . . NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: Oct. 29, 1995 BONDED THRU NOTARY PUBLIC UNDERWRITERS.
Lynn B. Stepanich Commission # CC156404
Permit No. 93-6673

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

COLLIER COUNTY GOVERNMENT
Community Development & Environmental Services Division

Operations / Records Dept.
2800 Horseshoe Dr N
Naples, Fl 34104
Phone (239) 403-2400 x 5578
Fax (239) 659-5747
www.colliergov.net

Date: March 8th 2005
Name: Wanda
Phone #: Ext 5576

CSR_____

Services Requested

- ☐ Copies (Description) _____
- ☐ Other (Description) _____
- ☐ ~~Records Retrieval~~

File &Roll Plan 93-0006673 Box # 445758 ; _____
File &Roll Plan _____ Box # _____ ; _____
File &Roll Plan _____ Box # _____ ; _____

Please be advised that there will be a seven to ten (7-10) business day retrieval period on all records/files from storage. Once the request record/file is delivered, you will be notified via telephone by the Record Services Department. If you do not come in to view the file within 10 business days from notification, the record/file will be returned to the storage facility.

FOR OFFICE USE ONLY

Date File Ordered: 3.10.05
Date File Received: 3.15.05
Date Customer Called: 3.16.05 LM @ 3:12 YA
Date File Reviewed: 4.25.05

DISCREPANCY:

FOLLOW UP:

WW 4/19/05

Date File to be returned After 10 days notification: 3.30.05

Revised 11/22/04

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

COLLIER COUNTY GOVERNMENT
Community Development & Environmental Services Division

Operations / Records Dept.
2800 Horseshoe Dr N
Naples, Fl 34104
Phone (239) 403-2400 x 5578
Fax (239) 659-5747
www.colliergov.net

June 16, 2003

Please be advised that there will be a seven (7)-business day retrieval period on all records/files from storage. Deliveries are on Monday, Wednesday, and Friday. Once the request record/file is delivered, you will be notified via telephone by the Record Services Department. If you do not come in to view the file within 10 days from notification the record/file will be returned to storage.

Date: 11-16-04 CSR Ron B.

4 Name: Julie Woods DATA FILE OR FLINN

X Phone #: 642-7403 leave message

File &Roll Plan 93 0006673 Doc Box # 445758 ;

File &Roll Plan Box # ;

File &Roll Plan Box # ;

Remarks

FOR OFFICE USE ONLY

Date File Ordered: 11.17.04
Date File Received: 11.24.04
Date Customer Called: 11/29/04
Date File Reviewed: 12-1-04

DISCREPANCY:

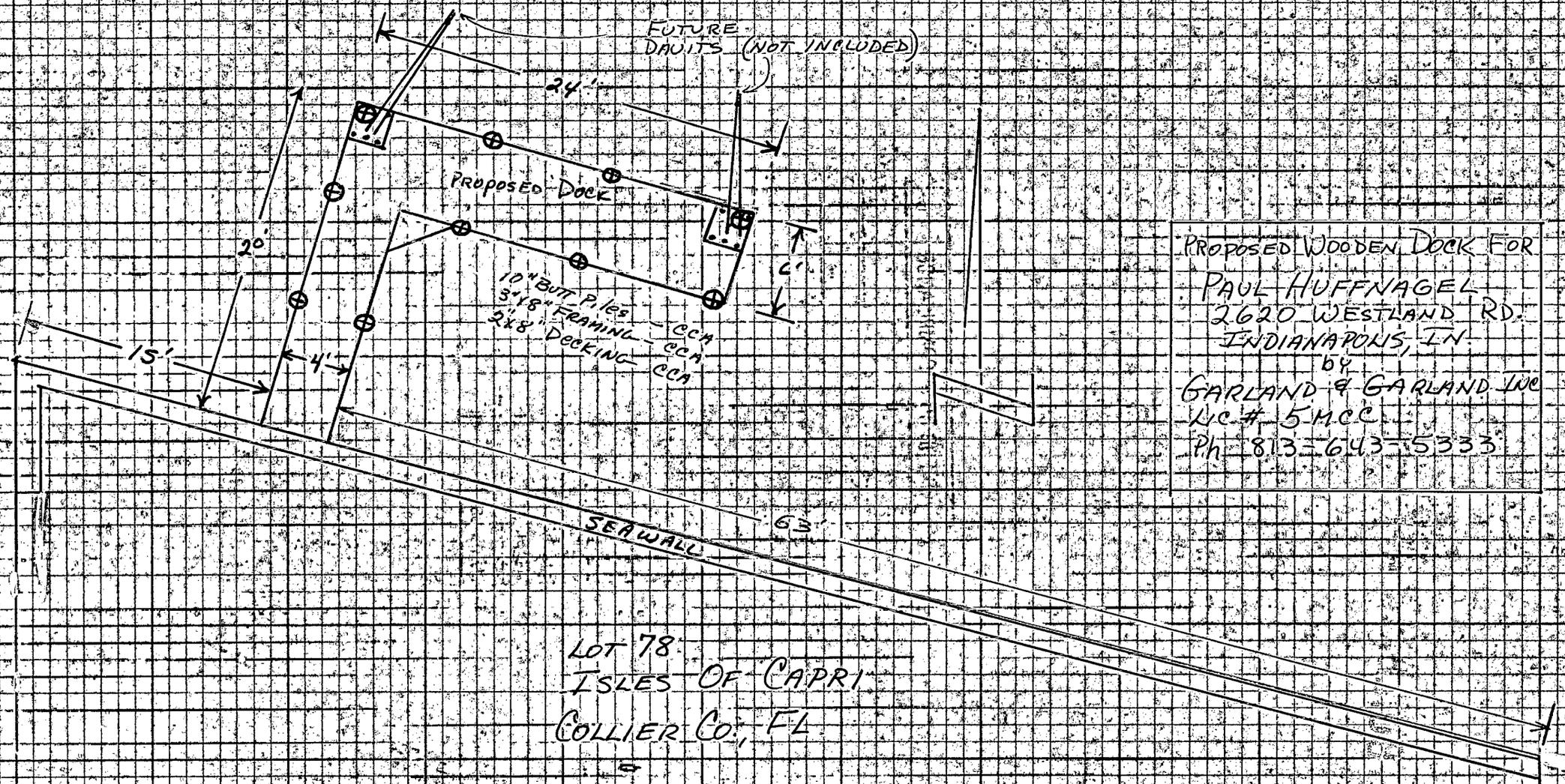
FOLLOW UP:

Date File to be returned After 10 days notification: 12/10/04

Revised 05/17/04

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

93-6673



PROPOSED WOODEN DOCK FOR
PAUL HUFFNAGEL
2620 WESTLAND RD.
INDIANAPOLIS, IN.
by
GARLAND & GARLAND INC
LIC # 5 MCC
PH 813-643-5333

LOT 78
ISLES OF CAPRI
COLLIER CO., FL

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street

BUILDING DEPT. COPY

93-6673

REVIEWED FOR CODE COMPLIANCE		DATE
Zoning	CL	5/25
Engineering		
Building & Safety		
Mechanical		
Gas		
Plumbing		
Structural		
Fire Prev.		
Health		
Utilities		

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

ORIGINAL
NOT
LEGIBLE

Attachment: Attachment E - Building Permit 930006673 (26711 : PL20220004574 BD 33 Pelican Street West Russo)

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

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

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

____ Affidavit of Unified Control

_X_ Affidavit of Representation

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

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

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

____ Traffic Impact Study (TIS)

____ Environmental Data

____ Historical/Archeological Survey or Waiver

____ Utility Letter

_X_ Deviation Justifications

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

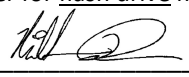
____ Boundary Survey

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

_X_ Submerged Resource Surveys may be included here if required.

____ **flash drive with *only one* pdf file for all documents**

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



Signature of Agent Representative

9/8/2023
Date

Nick Pearson
Printed Name of Signing Agent Representative

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

Boat Dock Facility Extension OR Boathouse Establishment Petition

Land Development Code Section 5.03.06

Chapter 3 B of the Administrative Code

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

PETITION NO: PL20220004574

PROJECT NAME: Russo - 33 Pelican St W (BD)

DATE PROCESSED:

APPLICANT INFORMATION

Name of Property Owner(s): Joseph Russo

Name of Applicant if different than owner:

Address: 33 Pelican St. W **City:** Naples **State:** FL **ZIP:** 34113

Telephone: **Cell:**

E-Mail Address:

Name of Agent: Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

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

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 51 S / 26 E **Property I.D. Number:** 52342920003

Subdivision: Isle of Capri **Unit:** 1 **Lot:** 78 **Block:**

Address/ General Location of Subject Property:

33 Pelican St. W

Current Zoning and Land use of Subject Property:

Zoning: RSF-4 / Use: Single-family residential

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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www.colliercountyfl.gov

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N		
S	RSF-4	Single-Family Residential
E	RSF-4	Single-Family Residential
W	RSF-4	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. **Water Width:** _____ ft. Measurement from: ☐ plat ☑ survey ☐ visual estimate
   682 ft. other (specify) GIS software
2. **Total Property Water Frontage:**
   77 ft.
3. **Setbacks:** Provided: 4 ft.
   Required: 11 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   39
5. **Number and Lengths of Vessels to Use Facitlity:**
   1. 12 ft.
   2. 34 ft.
6. **If applicable, the distance between dock facilities per the Land Development Code section 5.03.06 H.1.d.**
   17 ft.
7. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**

The lot directly to the east at 31 Pelican St E has an existing legally nonconforming grandfathered dock with mooring for a single boat under a boathouse. This dock is approximately 850 square feet and protrudes roughly 30' from the seawall. The lot directly to the west has only 2' of riparian waterfront and so does not have a dock or boat mooring

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

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

0.21 Acres

9. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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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 sea grass 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% of the subject property's linear waterfront footage.(The applicable maximum percentage should be maintained.)

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

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

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

ASSOCIATIONS

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

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

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

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

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

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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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www.colliercountyfl.gov

Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

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

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

FEE REQUIREMENTS:

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

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

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov



Signature of Petitioner or Agent

3/14/23
Date

Nicholas Pearson
Printed Name

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

Pre-APP Meeting Fee - $500.00 ✓ PAID

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

3/24/23

Signature of Petitioner or Agent — Date

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting

3584 Exchange Avenue ● Naples, Florida 34104-3732 ● 239-643-0166 ● Fax (239) 643-6632 ● tuna@thanaples.com

33 Pelican St. W - BDE Petition #PL20220004574
March 23, 2023
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 33 Pelican St. W, owned by Joseph Russo since May of 2021, was originally platted as a rectangular 60′ x 115′ lot. However, it has been slightly modified through addition of land to include the unplatted triangular portion of uplands to its north that lies between the platted boundary and the Mean High-Water Line. The true depth of the lot is therefore 115′ on the east side and 161′ on the west side. As a result of this addition, the parcel's waterfrontage consists of 77 linear feet of seawall shoreline, which includes an L-shaped docking facility with 1 boatlift and a canopy cover. The lot is located in the isle of Capri subdivision of Naples and currently contains a single-family residence as well. The waterway on which this property occurs is natural and state-owned, but was altered through dredge and fill activities that occurred with Isle-of-Capri's original development. The lot is zoned RSF-4, which is intended for development with single-family residences.

The existing dock on site, as stated, is L-shaped with the access walkway being 4 feet in width and extending roughly 19 feet into the water from the MHWL/face of seawall. The dock itself consists of approximately 214 square feet of over-water structure. A canopy covers the area on the inside of the "L", where the boat lift is located, which brings the total overwater structure at the site to 555 square feet.

The proposed dock consists of replacing the existing dock within its same footprint, except for the addition of a flair off the terminal platform which will aid the ingress and egress path to a proposed second boatlift. The proposed new overwater structure will amount to a total of 588 square feet. The new protrusion from the face of the seawall and MHWL will be 39 feet. This would allow for protrusion of 19′ beyond the allowed 20′ of protrusion for this location.

This design will also require a side setback variance from both side lot lines. The typical side setbacks required for properties with over 60′ of water frontage is 15′. The proposed dock itself will provide a 13′ setback on its west side and 10′ on its east side. The proposed vessel extends further into the side setbacks on both sides, providing an 11′ setback on the west side and a 4′ setback on the east side. The side setbacks proposed per this design will be addressed by a separate, companion variance petition. Due to the configuration of the riparian lines at this location, the shallow water depths, seagrasses, regulations protecting the Rookery Bay aquatic preserve, and the legally nonconforming neighboring dock to the east, the proposed design is essentially required if a second lift is to be installed at this location.

Note that the riparian lines for this lot converge waterward of the seawall, constricting the buildable riparian area of the lot into a pie shape. The riparian setbacks constrict the buildable area of the lot's riparian area even further. Simultaneously, shallow water depths create a non-navigable C-shaped zone where the only ingress and egress path for a boat is from the east. The lot to the east also has a legally non-conforming grandfathered dock and boathouse which does not meet current side setbacks and which does not meet current state regulations for decking amount, which makes accessing the dock at the subject property even more difficult. Lastly, this area is protected by state regulations pertaining to the Rookery Bay aquatic preserve, which makes dredging in this area very difficult or not possible.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

All structures proposed would be located entirely within the applicant's riparian area. The neighbor to the west has only 2 feet of riparian frontage. This can therefore be considered a non-buildable lot for the sake of a dock and so will not be affected with regards to navigability. The neighbor to the east has a dock, but the ingress egress path is from the north and so will not be affected.

Views should not be majorly affected from any neighbor in any direction. That is, the use and slip number proposed is consistent with parcel's zoning allowances and surrounding properties. Additionally, this area has already been built out with numerous docks that exceed the typically allowed 20' of protrusion and so the project is not out of the ordinary for the subdivision or the waterway.

There are seagrasses growing nearby the project site. However, they will not be affected by the project as proposed, and so resource impacts can be avoided by the project.

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 the applicant's vessels.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

Collier County Property Appraiser
Property Summary

Parcel No	52342920003	Site Address *Disclaimer	33 PELICAN ST W	Site City	NAPLES	Site Zone *Note	34113

Name / Address	RUSSO, JOSEPH
	33 W PELICAN ST
City	NAPLES
State	FL
Zip	34113

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
6B32	426400 786B32	32	51	26	0.21

Legal	ISLES OF CAPRI NO 1 LOT 78 AND ALL THAT LAND LYING N OF LOT 78 TO THE MHTL (1.50' MSL) IN GL9 SEC 32 TW RNG 26

Millage Area	91	Millage Rates *Calculations		
		School	Other	Total
Sub./Condo	426400 - ISLES OF CAPRI UNIT 1	4.459	6.5042	10.963
Use Code	1 - SINGLE FAMILY RESIDENTIAL			

Latest Sales History
(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/19/21	5953-1	$ 1,450,000
10/19/15	5208-1495	$ 875,000
05/12/15	5157-611	$ 0
02/01/13	4894-2119	$ 0
01/09/04	3481-2179	$ 0
06/06/91	1622-524	$ 0
03/01/89	1425-133	$ 60,000
06/01/84	1083-862	$ 32,000
07/01/77	697-968	$ 0

2022 Certified Tax Roll
(Subject to Change)

	Land Value	$ 89
(+)	Improved Value	$ 46
(=)	Market Value	$ 1,35
(=)	Assessed Value	$ 1,35
(-)	Homestead	$ 2
(=)	School Taxable Value	$ 1,32
(-)	Additional Homestead	$ 2
(=)	Taxable Value	$ 1,30

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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

Collier County Property Appraiser
Property Detail

Parcel No	52342920003	Site Address *Disclaimer	33 PELICAN ST W	Site City	NAPLES	Site Zone *Note	34113

Name / Address	RUSSO, JOSEPH				
	33 W PELICAN ST				
City	NAPLES	State	FL	Zip	34113

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
0	COUNTY	PRBD20151134785	08/29/16			ROOF
1992	COUNTY	90-8403				SEA WALL
1993	COUNTY	93-3291	11/05/93			RESIDENCE
1993	COUNTY	93-6673				DOCK
1993	COUNTY	93-7314	11/05/93			SCREEN ENCLOSURE
1993	COUNTY	93-7687	10/29/93			
2003	COUNTY	0209-0772				DOCK
2005	COUNTY	0503-1725	03/22/05			
2006	COUNTY	0511-2475				RE-APPLY
2017	COUNTY	PRBD20160307517	08/22/16			DOCK
2017	COUNTY	PRBD20160831069	10/20/16			
2018	COUNTY	PRBD20160725471	04/07/17			OTHER
2019	COUNTY	PRBD20180210499				
2020	COUNTY	PRBD20190102824	02/28/19		02/27/19	NO PICKUP
2022	COUNTY	PRBD20211151171				DOCK, NO PICKUP, OTHER

Land

#	Calc Code	Units
10	SQUARE FOOT	9147.6

Building/Extra Features

#	Year Built	Description	Area	A
10	1993	RESIDENTIAL	1696	3
20	1993	SWIMMING POOL	196	
30	1993	CONCRETE	832	
40	2016	PVC D	182	
50	1976	SEAWALL	60	

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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
Joseph Russo - 33 Pelican St. W	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 F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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



Agent/Owner Signature

3/14/23
Date

Nick Pearson
Agent/Owner Name (please print)

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INSTR 6065314 OR 5953 PG 1 RECORDED 5/25/2021 8:39 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $10,150.00 REC $18.50
CONS $1,450,000.00

This Document Prepared By:
Robert Rogers, Atty at Law
1415 Panther Lane, #360
Naples FL 34109
Return to:

Parcel ID Number: 52342920003
Actual consideration paid is $1,450,000.00.

Warranty Deed

This Indenture, Made this **20th** day of **May** , **2021** A.D., **Between**
David M. Mikula and Laura Mikula, husband and wife
of the County of **Collier** , State of **Florida** , **grantors,** and
Joseph Russo
whose address is: **33 Pelican Street W, Naples, FL 34113**
of the County of **Collier** , State of **Florida** , **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS ($10)
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Collier** , State of **Florida** to wit:

Lot 78, ISLES OF CAPRI NO. 1, according to the map or plat thereof as recorded in Plat Book 3, Page 41, Public Records of Collier County, Florida; together with that land lying North of said Lot 78, to the mean high tide line (150' MSL) in Government Lot 9 in Section 32, Township 51 South, Range 26 East, Collier County, Florida

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

TO HAVE AND TO HOLD, the same in fee simple forever;

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.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

NOT CERTIFIED COPY

Laser Generated by ©Display Systems, Inc. 2021 (863) 763-5555 netForm FLWD-1

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Warranty Deed - Page 2

Parcel ID Number: 52342920003

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Robert Rogers
Witness as to Both

Printed Name: Wendy Humphreys
Witness as to Both

David M. Mikula (Seal)
P.O. Address: 85 Dolphin Circle, Naples, FL 34113

Laura Mikula (Seal)
P.O. Address: 85 Dolphin Circle, Naples, FL 34113

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 19 day of May, 2021, by **David M. Mikula and Laura Mikula** who are personally known to me or who have produced their as identification.

Notary Public State of Florida
Wendy M Humphrey
My Commission GG 959959
Expires 02/19/2024

Printed Name:
Notary Public
My Commission Expires:

NOT CERTIFIED COPY

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220004574

I, Joseph Russo (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**

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, 20 22 by (printed name of owner or qualifier) Joseph Russo.

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: Jordan Rice

JORDAN LEE RICE
Notary Public-State of Florida
Commission # GG 947550
My Commission Expires
January 15, 2024

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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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.)

   As it stands, the proposed vessel (34' LOA) will likely have issues getting on and off its lift at low tide as there will only be approximately 1.7' to 2.0' of water depth available at the average low tide. However, the water depths at the site are such that the proposed configuration is the optimal design available for ingress, egress, and storage on a lift of the proposed vessel. Any other lift configuration within the applicant's riparian area poses even greater issues with water depths. The applicant acknowledges and understands this difficulty. This criteria is therefore 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 the 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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

Measuring the waterway width at this site is somewhat problematic due to the fact that both the subject property and the shore opposite the subject property both undulate substantially, meaning that the waterway width fluctuates depending on where the measurements is taken from and to. The survey provided describes the waterway width as 1,120 feet wide. Although this measurement is not specifically depicted on the survey, our interpretation is that this is a literal measurement taken at a right angle from the largest segment of seawall at the subject property to a point on the opposite shore. If a perfect 90 degree angle is not utilized, and instead we consider only the nearest point of shore opposite the property (regardless of angle of measurement) then the waterway width could be described as approximately 682 feet. For the sake of a conservative measurement, we have elected to use the smaller of the two waterway widths (682') to address this criteria, though both can be seen depicted on exhibit sheet 09 of 09.

The proposed dock facility will protrude a maximum of 39' from the face of the seawall or Mean-High-Water line, which also corresponds with the property line and the most restrictive point from which protrusion is measured. The proposed 39' would comprise approximately 6% of the 682' of waterway width. Between the end of the proposed dock and the docks on the opposite side of the waterway is approximately 599' of open water, which equates to approximately 88% of the waterway being left for navigability. 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 docking facility to the east is oriented so that ingress/egress occurs from the North (away from the subject property). This property should therefore not be affected by the project at all in terms of navigability. The property to the west has only about 2 feet of riparian water frontage available and so is essentially non-buildable for the purposes of dock construction. Therefore, we believe that no neighboring dock facilities nor public navigation will be affected by the proposed structures, and this criteria is therefore met.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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.)

   This property has several unique characteristics aside from water depths that make dock construction design at this site difficult, and which essentially require the proposed configuration.

   The configuration of neighboring lot and riparian lines and the accompanying riparian setbacks at this site create a pie shaped riparian area, severely limiting buildable space for a dock and boat lifts. The pie shaped buildable area would seem to be best utilized with a north-south ingress and egress path. However, water depths to the north will not allow travel by boat in this direction even at higher tides. The area to the north is also covered in seagrasses, and so use of a northern ingress/egress path would not be feasible without damaging the grasses or running aground.

   An east-west navigation path is a more favorable path of navigation for the sake of water depths and lack of seagrasses. The neighboring dock to the east, however, somewhat blocks this path. This dock is legally non-conforming with regards to state aquatic preserve restrictions (amount of decking) and county codes (side setbacks and protrusion). Rebuilding this dock differently in any way would mean bringing it into compliance with current codes. This would likely not be favorable and so it can be assumed that this dock will remain as-is for the foreseeable future. Any dock at the subject property should accordingly be designed so that navigation occurs around it.

   The proposed dock configuration appears to be the only functioning design in spite of the above-listed difficulties. And so, this criteria is therefore 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 facility will utilize only about 243 square feet of decking. With the canopy over the existing boatlift, total over water structure will amount to approximately 588 square feet, which is still substantially smaller than many of the surrounding docks that also exceed the 20' protrusion limit. The dock has already been authorized by the state (DEP) and federal government agencies (USACE). Therefore, we believe the decking proposed is not excessive and that this criteria is met.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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 vessels proposed (34' and 12') together do exceed 50% of the property's 77' of 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.)

   The proposed dock re-configuration will be located in a corner of the waterway and is already surrounded by legally non-conforming docks on both sides. The use of the dock for private, single-family recreational purposes is not changing. Therefore, our opinion that any change in views caused by the project will not be major. This criteria is therefore 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 J must be demonstrated.)

   There are seagrass beds present within 200' of the property. Specifically, the grasses form what appears to be a continuous bed that traverses the northern portion of the riparian area of the subject property. These grasses are found to the north of the proposed structures and so will not be affected by shading (regardless of time-of-day) or in-water structures associated with the proposed project.

   The proposed structures will be located (with the exception of 2 lift piles) entirely at a greater distance from the grasses than the required 10' buffer space per Chapter 5.03.063 J of Collier County's L.D.C. The 2 lift piles inside this buffer will be located no closer than 3' from the seagrasses. The remainder of the dock will also comply with the other requirements of Chapter 5.03.063 J, which includes limiting the terminal platform to no more than 160 square feet, limiting the access walkways to 4' in width, and elevating the dock to at least 2.2' NAVD.

   The dock as proposed has already been authorized by the DEP and the U.S. Army Corps of Engineers and complies with restrictions associated with Rookery Bay Aquatic Preserve and Chapter 5.03.063 J of Collier County's L.D.C. 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.)

   Section 5.03.06 of Collier County's Land Development Code (LDC) stipulates that "multi-slip docking facilities with 10 or more slips will be reviewed for consistency

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

with the Manatee Protection plan (MPP)". The proposed project is for a private, recreational 2-slip dock associated with a single-family dock facility in isles of capri. The proposed facility does not have more than 10 slips and so would not have to be subject to review for consistency with Collier County's MPP. This criteria is therefore not-applicable per county staff's usual interpretation of code.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

JOSEPH RUSSO

33 PELICAN STREET WEST
NAPLES, FL 34113

SUBMERGED RESOURCE SURVEY REPORT

SEPTEMBER 2022

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC.
Marine & Environmental Consulting
PHONE: 239-643-0166 WWW.THANAPLES.COM

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

1 INTRODUCTION

Turrell, Hall & Associates, Inc. (THA) staff has conducted a Submerged Resource Survey (SRS) at a property addressed as 33 Pelican Street West in Naples, FL 34113. The site is located within Section 32, Township 51 South, Range 26 East in Collier County. The subject property is approximately 0.21 acres in size and can be found within the Isles of Capri subdivision of Naples along Big Marco Pass, which connects to the Gulf of Mexico. The project site's shoreline consists of 76 linear feet of seawall with a small L-shaped dock and canopy-covered boat lift.

The SRS was conducted on September 12, 2022 between 12:30. and 1:30 pm. Site conditions consisted of mostly sunny skies with a slight breeze. Water clarity was adequate and allowed approximately 18-24 inches of visibility. The ambient air temperature was approximately 89 degrees Fahrenheit and wind speeds averaged 0 – 5 miles per hour from the east. The average ambient water temperature was approximately 86 degrees Fahrenheit. Low tide was achieved prior to the site visit at approximately 9:29 am, reaching approximately 0.70 feet above the Mean Low Water Mark. High tide occurred after the site visit at approximately 3:23 pm and reached approximately 3.1 feet above the Mean Low Water Mark.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

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 either account for each resource or produce an estimate of the percent coverage of any resources observed.
- THA personnel will delineate the approximate limits of any submerged resources observed via a handheld GPS device.
- All findings of the SRS are then documented into a formal report with exhibits.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

3 METHODOLOGY

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline and footprint for the proposed dock installation but also the adjacent areas within 200 ft. of the proposed project. 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.
- Accounting for each individual resource or determining the percent coverage of the respective resource species.
- 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 a boat 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 F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

4 RESULTS

The SRS was conducted on September 12, 2022, starting at 12:30 and ending at 1:30 pm. The following table (Table 1) depicts physical conditions at the date and time of the survey.

Table 1: Physical Conditions of Site Visit

Survey Date	September 12, 2022
Survey Time	12:30 p.m. to 1:30 p.m.
Tide	Full-moon low tide 9:29 am (+0.7) Full-moon high tide 3:23 pm (+3.1)
Ambient Conditions	- 89°F and mostly sunny - wind calm - water temperature ~86 °F
Visibility	18-24 inches
Survey Depths	~2.5-5.5 feet
Substrate	Sandy mud, fine shell debris, mangrove leaf litter
Resources	Shoal grass throughout the survey area

The project shoreline is comprised of a concrete seawall with wooden pilings, a dock, and covered boat lift. The substrate throughout the majority of the surveyed area consists of sandy mud with shell debris and mangrove leaf litter. Shoal grass was observed in intermittent patches between 5% and 15% coverage throughout a portion of the survey area. Barnacles were observed on some of the pilings and on mangroves found on the shorelines of neighboring properties. A list of species observed during the survey can be seen below in Table 2.

Table 2: Observed Marine Species

Common Name	Scientific Name
Shoal grass	*Halodule wrightii*
Red mangrove	*Rhizophora mangle*
White mangrove	*Laguncularia racemosa*
Green feather algae	*Caulerpa spp.*
Barnacle	*Balanus spp.*
Eastern oyster	*Crassostrea virginica*
Bottlenose dolphin	*Tursiops truncatus*
Flathead grey mullet	*Mugil cephalus*

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

5 PHOTOS

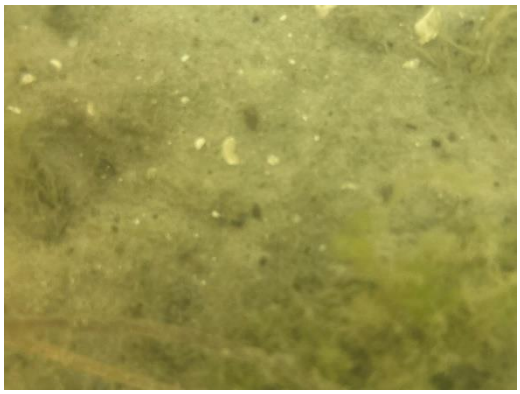


Photo 1: Sandy mud and shell substrate present within the survey area



Photo 2: Typical view of shoal grass (*Halodule wrightii*) observed within the survey area.

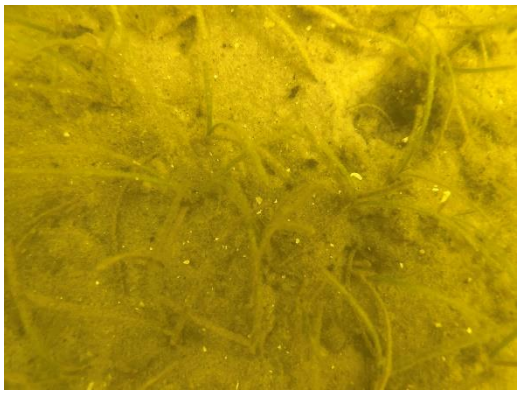


Photo 3: Additional view of shoal grass observed.



Photo 4: Sparse Shoal grass and shell debris observed within survey area

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

6 CONCLUSION

The Submerged Resource Survey was conducted via snorkel within and around 200-feet of the proposed project site. During the inspection occasional patches of shoal grass (*Halodule wrightii*) were noted throughout the survey area varying in percent coverage.

All grasses occurred outside of the proposed project area. Therefore, impacts to seagrasses are not expected as a result of the proposed dock project.

Attachment: Attachment F - Applicant's Backup (26711 : PL20220004574 BD 33 Pelican Street West Russo)

John Kelly

From: John Kelly
Sent: Tuesday, September 26, 2023 3:57 PM
To: John Kelly
Subject: VA-PL20230007656 and BD-PL20220004574, 33 Pelican Street West - Public Hearing Sign Posting
Attachments: Photo 1.jpg; Photo 2.jpg

I, John Kelly, personally posted a Public Hearing sign to the front of 33 Pelican Steet West, at approximately 2:50 PM this date, as evidenced by the attached photographs. The notice is for the Hearing Examiner's meeting of October 12, 2023.

Respectfully,
John Kelly
Planner III

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

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

Collier County
Growth Management
Community Development Department
Zoning Division

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Attachment: Attachment G - Public Hearing Sign Posting (26711 : PL20220004574 BD 33 Pelican Street West Russo)





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