COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

September 23, 2021

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. PETITION NO. PDI-PL20210000341 – LB Orange Blossom, LLC requests an insubstantial change to Ordinance Number 09-03, the Savannah Place RPUD, for (1) the modification to the PUD Master Plan to modify right-of-way and dry retention areas and the addition of a fence/wall at all PUD boundaries; (2) the modification to the minimum front yard setback to allow for a ten (10) foot front yard setback for single-family detached and attached dwelling types with side-loaded garages; (3) the modification to the maximum intensity from 20 to 17 dwelling units; (4) the modification to the PUD Commitments to incorporate the County's Managing Entity standard language, provide a timing trigger for the proportionate fair share payment towards the Orange Blossom/Airport Pulling Road intersection improvements, address yard tree requirements, and require a 4- to 6-foot tall fence along specified property lines; (5) a deviation from LDC Section 6.06.01.N to allow for a 45-foot right of- way internal private right-of-way; (6) a deviation from LDC Section 6.06.02.A to allow a 6-foot wide side sidewalk on one side of the right-of-way; (7) a deviation from LDC Section 4.06.02.C.2 to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting the Cay Lagoon PUD; The subject property consists of 6.81 acres, located on the south side of Orange Blossom Drive approximately ½ mile west of Airport-Pulling Road (CR 31) in Section 2, Township 49 South, Range 25 East, Collier County, Florida. Commissioner District 2

B. PETITION NO. PDI-PL20210000895 – Hammock Park Apartments, LLC requests an insubstantial change to the Hammock Park MPUD, Ordinance No. 07-30, as amended, for (1) a deviation from LDC Section 5.03.02.C to increase the maximum fence and wall height of 6 feet to 8 feet around the multi-family residential portion on the C/MU(1) tract shown on the Hammock Park PUD master plan subject to approval from FPL and Collier County Public Utilities Department, where applicable, and to revise the Hammock Park PUD master plan showing the maximum fence and wall height of 8 feet around the multi-family residential portion on the C/MU(1) tract; (2) the modification of General Development Commitment 5.10.A to clarify that the affordable housing units are for Essential Service Providers earning 100% or less than the County's median income; and (3) the modification of General Development Commitment 5.10.B to clarify that the 5,000 square feet of "Eating and Drinking Places, Sit Down/ Quality Restaurant" includes outdoor seating area. The subject property consists of 19.13 acres, at the northeast corner of Rattlesnake Hammock Road and Collier Boulevard in Section 14, Township 50 South, Range 26 East, Collier County, Florida. Commissioner District 1

C. PETITION NO. VA-PL20200001329 - 992 Spanish Moss Trail - Request for a variance from Table I, Section III, Ord. 02-71, as amended, the Pelican Marsh Planned Unit Development, to reduce the required Rear Yard Accessory Setback of 10 feet to 0 feet, to allow a pool deck and screen enclosure to be extended to the property line abutting a lake maintenance easement, located at Lot 19, Pelican Marsh Unit Four, Phase 2, also described as 992 Spanish Moss Trail, in Section 27, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

D. **PETITION NO. BDE-PL20200001723 - 678 Palm Court - Request for a 73-foot boat dock extension for a boat dock that extends 53 feet from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility with two slips each with a boat-lift for which the dock and vessel combination will protrude up to 73 feet into a waterway that is 430 feet wide. The subject property is located at 678 Palm Court in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1**

E. ***** NOTE: This item has been Continued to the October 14, 2021, HEX Meeting *** PETITION NO. PE -PL20210000596 - 2831 Becca Avenue Parking Exemption - Request for modification to condition of approval #6 of Hearing Examiner Decision #2019-38 which limited operation to no more than six days a week to allow operation on Mondays as part of the parking exemption for an off-site parking lot consisting of 62 spaces serving the Celebration Food Truck Park site pursuant to Land Development Code Section 4.05.02.K. The site that is subject to the parking exemption is in the RMF-6-BMUD-R1 zoning district and is located at 2831 Becca Avenue in Section 11, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 4.**

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: PETITION NO. PDI-PL20210000341 – LB Orange Blossom, LLC requests an insubstantial change to Ordinance Number 09-03, the Savannah Place RPUD, for (1) the modification to the PUD Master Plan to modify right-of-way and dry retention areas and the addition of a fence/wall at all PUD boundaries; (2) the modification to the minimum front yard setback to allow for a ten (10) foot front yard setback for single-family detached and attached dwelling types with side-loaded garages; (3) the modification to the maximum intensity from 20 to 17 dwelling units; (4) the modification to the PUD Commitments to incorporate the County's Managing Entity standard language, provide a timing trigger for the proportionate fair share payment towards the Orange Blossom/Airport Pulling Road intersection improvements, address yard tree requirements, and require a 4- to 6-foot tall fence along specified property lines; (5) a deviation from LDC Section 6.06.01.N to allow for a 45-foot right of- way internal private right-of-way; (6) a deviation from LDC Section 6.06.02.A to allow a 6-foot wide side sidewalk on one side of the right-of-way; (7) a deviation from LDC Section 4.06.02.C.2 to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting the Cay Lagoon PUD; The subject property consists of 6.81 acres, located on the south side of Orange Blossom Drive approximately ½ mile west of Airport-Pulling Road (CR 31) in Section 2, Township 49 South, Range 25 East, Collier County, Florida. Commissioner District 2

Meeting Date: 09/23/2021

Prepared by:
Title: – Zoning
Name: Tim Finn
09/03/2021 10:40 AM

Submitted by:
Title: – Zoning
Name: Mike Bosi
09/03/2021 10:40 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/03/2021 4:32 PM
Zoning	Diane Lynch	Review Item	Skipped	09/03/2021 4:31 PM
Zoning	Ray Bellows	Review Item	Completed	09/03/2021 4:46 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	09/23/2021 9:00 AM	
Zoning	Mike Bosi	Zoning Director Review	Completed	09/07/2021 9:06 AM

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: SEPTEMBER 23, 2021

SUBJECT: PDI-PL20210000341; SAVANNAH PLACE RPUD

PROPERTY OWNER/APPLICANT/AGENT:

Property Owner/Applicant:

LB Orange Blossom, LLC
2210 Vanderbilt Beach Road
Naples, FL 34109

Agent:

John Cowart
Waldrop Engineering, P.A.
1514 Broadway, Ste 201
Fort Myers, FL 33901

REQUESTED ACTION:

The petitioner requests that the Hearing Examiner approve an insubstantial change to Ordinance Number 09-03, the Savannah Place RPUD, for (1) the modification to the PUD Master Plan to show the slight modification to the development layout, including modified right-of-way and dry retention area and addition of a fence/wall at all PUD boundaries; (2) the modification to the minimum front yard setback to allow for a ten (10) foot front yard setback for single-family detached and attached dwelling types with side-loaded garages; (3) the modification to the maximum intensity from 20 to 17 dwelling units; (4) the modification to the PUD Commitments to incorporate the County's Managing Entity standard language and provide a timing trigger for the proportionate fair share payment towards the Orange Blossom/Airport Pulling Road intersection improvements; (5) a deviation from LDC Section 6.06.01.N which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 45-foot right of- way internal private right-of-way; (6) a deviation from LDC Section 6.06.02.A which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6-foot wide side sidewalk on one side of the right-of-way; (7) a deviation from LDC Section 4.06.02.C.2 which requires Type B buffers to be fifteen feet wide, to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting the Cay Lagoon PUD; (8) the addition of a development commitment of a 4 to 6 foot tall fence/wall will be installed along the southern, eastern, and

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western property lines and part of the eastern property line, as shown on the PUD Master Plan; (9) the addition of a development commitment of the required yard tree for lots with side-loaded dwelling units and a 10-foot front setback shall be small trees planted in groups of two (2) trees.

GEOGRAPHIC LOCATION:

The subject property consists of 6.81 acres, located on the south side of Orange Blossom Drive approximately ½ mile west of Airport-Pulling Road (CR 31) in Section 2, Township 49 South, Range 25 East, Collier County, Florida. (*see location map on page 4*)

PURPOSE AND DESCRIPTION OF PROJECT:

The property is currently utilized as a landscape nursery business. Site Development Plan (SDP) 96-107 and a subsequent insubstantial change to the SDP were reviewed and approved by County staff for the Smallwood Nursery in February 1997. The Collier County Tax Collector shows that a nursery currently functions at this property as O'Donnell Landscapes, Inc.

In 2009, the 6.81 parcel was rezoned from Rural Agricultural (A) Zoning District to the Residential Planned Unit Development (RPUD) pursuant to Ordinance 09-03 to allow development of a maximum of 20 dwelling units. Per the February 28, 2021 PUD Monitoring Report, none of the dwelling units have been constructed in the RPUD.

The property is an infill site surrounded by a range of residential uses in an urbanized area of the County. The Sleepy Hollow PUD (AKA The Crossings) abuts the property to the south and west and is approved for 320 units, at a gross density of 1.69 du/acre; a separate single-family lot borders the northwest corner of the property. The Cay Lagoon PUD abuts the property to the east and is constructed with 32 multi-family units at a gross density of 5.45 du/acre. Three separate single-family residential lots about the property to the east, south of the Cay Lagoon PUD. A summary of the proposed changes is provided here.

1. The modification to the PUD Master Plan to show the slight modification to the development layout, including modified right-of-way and dry retention area and addition of a fence/wall at all PUD boundaries.
2. The modification to the minimum front yard setback to allow for a ten (10) foot front yard setback for single-family detached and attached dwelling types with side-loaded garages.
3. The modification to the maximum intensity from 20 to 17 dwelling units.
4. The modification to the PUD Commitments to incorporate the County's Managing Entity standard language and provide a timing trigger for the proportionate fair share payment towards the Orange Blossom/Airport Pulling Road intersection improvements.
5. A deviation from LDC Section 6.06.01.N which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 45-foot right of- way internal private right-of-way.
6. A deviation from LDC Section 6.06.02.A which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6-foot wide side sidewalk on one side of the right-of-way.

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7. A deviation from LDC Section 4.06.02.C.2 which requires Type B buffers to be fifteen feet wide, to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting the Cay Lagoon PUD.
8. The addition of a development commitment of a 4 to 6 foot tall fence/wall will be installed along the southern, eastern, and western property lines and part of the eastern property line, as shown on the PUD Master Plan.
9. The addition of a development commitment of the required yard tree for lots with side-loaded dwelling units and a 10-foot front setback shall be small trees planted in groups of two (2) trees.

The Applicant is requesting these changes to more efficiently use this infill site. The approved RPUD sets a minimum 20-foot setback on the front of single-family lots. Driveways were mandated to be a minimum of 23 feet from the edge of the sidewalk to the garage door or building façade. The ten-foot front yard setbacks requested by the Applicant will enable the homes to be closer to the right-of-way to maximize rear yards and open space within the site, and still maintain sufficient driveway length to park vehicles without encroachment into the internal right-of-way.

The proposed deviations include reduced right-of-way width and sidewalks on one side of the internal roadway to reduce impervious areas in the project, increase private yard space, while ensuring appropriate multi-modal infrastructure is provided for. The deviations are intended to allow the developer to maximize the lot depths within the project and allow for more open space within private lots. This design is consistent with growing market demand for increased "outdoor living" space. The deviations are also appropriate considering the size of the community and relatively low number of dwelling units. The proposed deviations will serve as an enhancement to the project by providing for more pervious green space within the site, and will protect public health, safety, and welfare. (See Page 8 for Deviation discussion) The requested development standards are attached within the proposed PUD document. The proposed changes to the Savannah Place RPUD will allow for design flexibility in a small, infill site. The proposed changes will maintain compatibility with existing neighborhoods surrounding the Project and serve as a logical extension of the development pattern along Orange Blossom Drive.

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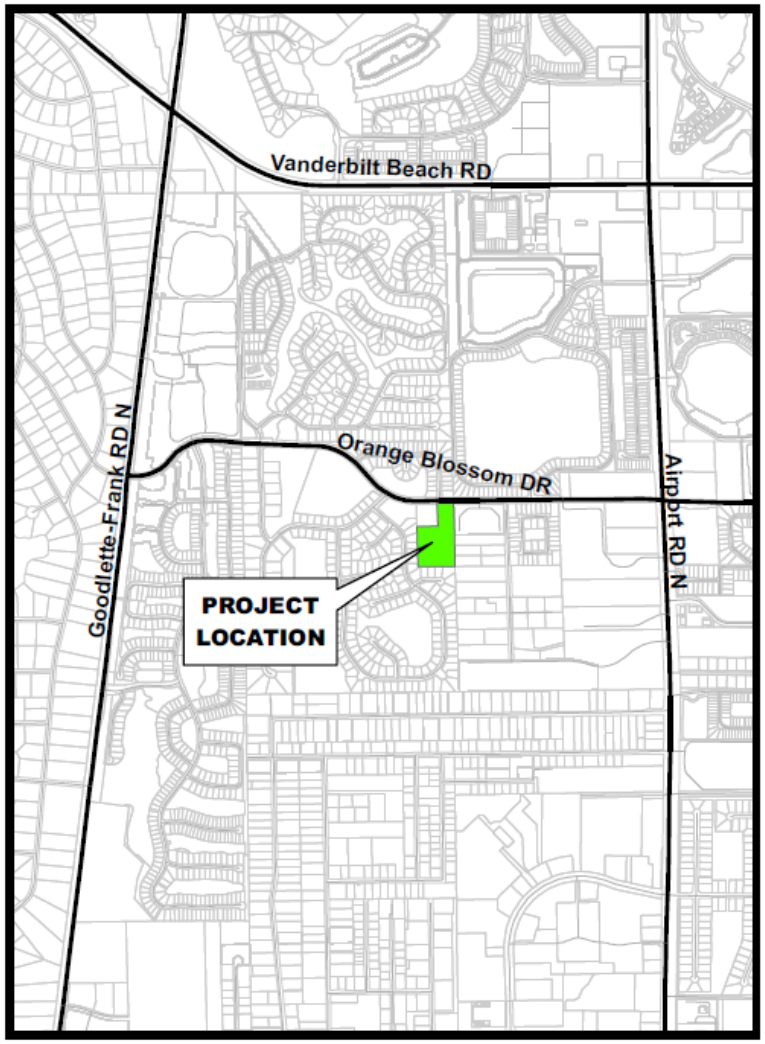
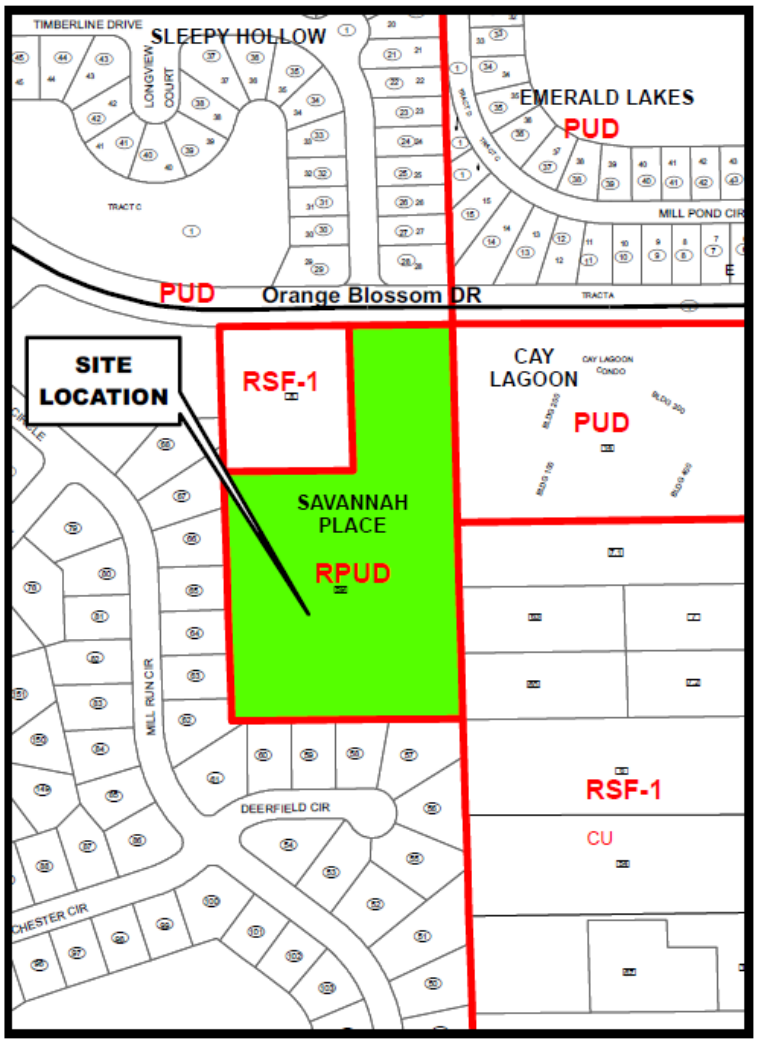


Location Map



Zoning Map

Petition Number: PL20210000341

Attachment: Staff Report - Savannah Place PDI (17809 : PL20210000341 – Savannah Place PDI)

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the Savannah Place RPUD:

North: Orange Blossom Drive, a two-lane road, and then developed single family residential, with a current zoning designation Sleepy Hollow PUD (1.69 DU/AC), which is approved for single family residential units

East: Developed multi family residential, with a current zoning designation of Cay Lagoon PUD (5.45 DU/AC), which is approved for multi residential units and then to the south of Cay Lagoon PUD is developed with single family residential zoned Residential Single Family (RSF-1) District

South: Developed single family residential, with a current zoning designation Sleepy Hollow PUD (1.69 DU/AC), which is approved for single family residential units

West: Developed single family residential, with a current zoning designation of Residential Single Family (RSF-1) District, then to the west is developed single family residential, with a current zoning designation Sleepy Hollow PUD (1.69 DU/AC), which is approved for single family residential units

Source: Waldrop Engineering P.A.

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STAFF ANALYSIS:

Comprehensive Planning: The Future Land Use Map (FLUM) designates the 7+/- acre subject site as Urban, Urban Mixed-Use District, Urban Residential Subdistrict. It is zoned Savannah Place RPUD District. This was approved with Ord. #09-03.This is a small residential in-fill project with a maximum of 17 DUs. The applicant is proposing to reduce the density to 17 DUs instead of the approved 20 DUs. This project is consistent with the Future Land Use Element of the GMP.

Conservation and Coastal Management Element: Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). No revisions to the environmental portions of the PUD petition are being proposed.

Stormwater Review: Stormwater Management staff has evaluated the proposed changes to the PUD documents and found no issues with consistency.

Landscaping Review: The buffers labeled on the updated Master Plan are consistent with the LDC and the original PUD.

Environmental Review: Environmental Planning staff has reviewed this petition. The preserve is 0.15 acres and approved through Ordinance 09-03. The existing preserve areas will not be impacted by the proposed petition.

Transportation Element: Transportation Planning staff has evaluated the proposed changes. The changes present no transportation related issue with consistency. There are no additional uses proposed, no changes to the PUD trip impacts and no additional impacts on the adjacent roadways. Therefore, Transportation Planning staff finds the petition consistent with the GMP. Furthermore, Transportation Planning staff has reviewed the petition and recommends approval of this request.

Sections 10.02.13.E.1 and 10.02.13.E.2 of the Land Development Code set forth the criteria by which insubstantial amendments to a PUD Master Plan and/or minor text changes to a PUD document are to be reviewed before they can be approved. The criteria and a response to each have been listed as follows:

10.02.13.E.1

a. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

No, there is no proposed change in the boundary of the PUD.

b. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

No, there is no proposed increase in the number of dwelling units or intensity of land use or height of buildings within the development.

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c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of five (5) percent of the total acreage previously designated as such, or five (5) acres in area?

No, there is no proposed decrease in preservation, conservation, recreation, or open space areas within the development as designated on the approved Master Plan.

d. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open space), or a proposed relocation of nonresidential land uses?

The land uses within the RPUD are limited to residential and preserve uses. The RPUD does not contain nonresidential uses (institutional, commercial or industrial) land uses, therefore, no change or relocation of nonresidential land uses is proposed.

e. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

No, there are no additional impacts resulting from this amendment.

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

The proposed amendment would not result in land use activities that generate higher levels of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers.

g. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

Staff anticipates the proposed changes will not impact or increase stormwater retention or increase stormwater discharge beyond the permittable limits of the site development.

h. Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

No, there will be no incompatible relationships with abutting land uses.

i. Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

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No, Staff from Comprehensive Planning staff determined the proposed changes to the PUD Document would be consistent with the FLUE of the GMP. Both environmental and Transportation Planning staff reviewed this petition, and no changes to the PUD Document are proposed that would be deemed inconsistent with the CCME or the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S., and any changes to a DRI/PUD Master Plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

The project is not a DRI.

k. Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

Based upon the analysis provide above, the proposed change is not deemed to be substantial.

Section 10.02.13.E.2

Does this petition change the analysis of the findings and criteria used for the original application?

No, the proposed changes do not affect the original analysis and findings of the original PUD application in Petition PUDZ-2007-AR-12026. An excerpt from the staff report prepared for that petition is attached as Attachment B that contains the PUD Findings of Fact from Petition PUDZ-2007-AR-12026.

DEVIATION DISCUSSION:

The petitioner is seeking three deviations from the requirements of the LDC. The deviations are directly extracted from PUD Exhibit E. The petitioner's rationale and staff analysis/recommendation is outlined below.

Proposed Deviation #1: (Right-of-Way Width)

"Deviation 1 seeks relief from LDC Section 6.06.01.N which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 45-foot right-of-way internal private right-of-way."

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***Petitioner's Justification**: **T**he reduced roadway width will provide for traffic calming and increased lot sizes, while accommodating standard 10' wide travel lanes and appropriate infrastructure for this relatively small residential project. The community will be developed with a maximum of 17 homes, thus larger roadways to accommodate high traffic volumes and higher design speeds is not necessary. The additional land area gained by the right-of-way reduction will allow for more expansive green areas/yard space. The demand for larger yards and pool decks to maximize "outdoor living" is a continuing industry standard that the developer is seeking to accommodate in this small, infill community. Studies have determined that reduced right-of-way widths act as a traffic calming feature and will assist in maintaining public health, safety, and welfare within the community. Please also refer to the enclosed right-of-way cross section, which demonstrates how the infrastructure can fit within the proposed width. The right-of-way will be privately maintained by the future Homeowners Association (HOA).*

***Staff Analysis and Recommendation*:** Similar deviations were approved with the Buckley, Rushton Pointe, and Vincentian Village PUDs and as such staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community," and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

Proposed Deviation #2: (Sidewalks)

"Deviation 2 seeks relief from LDC Section 6.06.02.A which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6 foot wide side sidewalk on one side of the right-of-way."

***Petitioner's Justification**: The proposed sidewalk will be located on the west side of the internal right-of-way to provide appropriate pedestrian circulation within this small, infill community. The requirements in Section 6.06.02.A.2 allow for a sidewalk on one side of roadways where 15 or fewer dwelling units front a right-of-way that terminates in a cul-de-sac, per below footnote:*

> *"For development projects seeking approval of a final subdivision plat or site development plan of 4 or fewer dwelling units per gross acre and where 15 or fewer dwelling units front on a ROW that terminates in a cul-de-sac, then sidewalks will only be required on one side of the ROW and not around the circumference of the cul-de-sac."*

Savannah Place is approved for a maximum of 17 units with one roadway terminating in a cul-de-sac, thus is very close to the allowable threshold for this deviation by right. The PPL plans to be filed concurrently further reduces the number of lots to 17, only 2 units above the limit to allow sidewalks on one side "by right". Therefore, the deviation is generally consistent with the intent of the code to allow for reduced pedestrian infrastructure on cul de sacs serving few units.

***Staff Analysis and Recommendation*:** In reviewing this deviation staff reviewed LDC 6.06.02.A.2. which allows a development of 4 or fewer units per acre and 15 for fewer units to

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only be required to provide sidewalks on one side of the right-of-way. As the proposed development is limited to 17 units and the current Plat under review contains 17 units staff finds the proposed deviation reasonable, meets the intent of this section of the Land Development Code, and is recommending approval. Similar deviations were approved with the San Marino and Collier County Resource Recovery Business Park PUDs and as such staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community," and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

Proposed Deviation #3: (Type B Buffer)

"Deviation 3 seeks relief from LDC Section 4.06.02.C.2 which requires Type B buffers to be fifteen feet wide, to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting Cay Lagoon PUD."

Petitioner's Justification: *A Type B buffer is required along the boundary between single-family and multi-family developments. While Commitment 4.A of Ordinance 2009-03 explicitly allows for a 10-foot-wide Type B buffer, this deviation is justified due to the large 25' wide Type A buffer on the boundary with the adjacent Cay Lagoon PUD. The combined buffer area between the two properties is 35' wide with elements of Type A and Type B buffers, whereas the LDC would require 25' total buffer width between the communities (15' Type B and 10' Type A). The proposed single-family residential density is much lower compared to the neighboring multi-family PUD, and thus will not need as much buffer area to ensure compatibility between the projects. The buffer will contain all required Type B plantings, thereby providing the appropriate screening intended by the LDC, while the LDC required spatial separation is provided via Cay Lagoon's 25' wide Type A buffer coupled with the proposed 10' wide Type B buffer.*

***Staff Analysis and Recommendation*:** Similar deviations were approved with the Lords Way, Collier 36, and San Marino PUDs and as such staff sees no detrimental effect if this deviation request is approved. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community," and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a NIM on June 8, 2021 at St. Katherine Greek Orthodox Church located at 7100 Airport-Pulling Road Naples, Florida. The meeting commenced at 5:32 p.m. and ended at approximately 5:55 p.m. Alexis Crespo of Waldrop Engineering introduced the team and county staff. Alexis gave a PowerPoint presentation and background of the petition. Following her presentation, she opened up the meeting to the public. The questions and concerns from the public

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were fencing around the property, elevations of the buildings, how far would the lots be, information on the cul-de-sac, and the starting price on the homes. Alexis and the project team from London Bay Development answered these questions and concerns. There was one commitment at the meeting which was that a fence will be on all sides of the PUD which was incorporated into the Master Plan in Exhibit C of the PUD document. The NIM summary, sign in sheet, PowerPoint presentation, NIM handouts, and NIM materials are included in Attachment C.

EAC REVIEW:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve Petition PDI-PL20210000341.

Attachments:

A) Revised PUD Document and Master Plan
B) Original Analysis and Findings
C) Application-Backup Materials
D) Hybrid Meeting Form

Attachment: Staff Report - Savannah Place PDI (17809 : PL20210000341 – Savannah Place PDI)

EXHIBIT A

SAVANNAH PLACE RPUD

PERMITTED USES

I. Residential Tract:

The residential tract of the Savannah Place RPUD is approximately 6. 66"+/- acres, which are to be developed with up to ~~20~~ 17 dwelling units and related accessory uses.

A. Permitted Uses

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

1. Principal Uses

a. Single-family, detached dwelling units;
b. Single-family, attached dwelling units;
c. Townhouses, no greater than 140 feet in width;
d. Any other use that is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) according to the process described in the Land Development Code (LDC);
e. All dwelling units must be of the same type; i.e. a mixture of townhouses and single-family detached units would not be allowed.

2. Accessory Uses

a. Garages;
b. Carports;
c. Model homes and model home centers including offices for project administration, construction, sales and marketing;
d. Guardhouses, gatehouses and access control structures;
e. e. Community clubhouse (must be located east of the internal roadway, if provided);
f. f. Recreation facilities, including but not limited to swimming pools, tennis courts, playground equipment or other amenities (must be located east of the internal roadway, if provided, except those serving one dwelling unit);
g. g. Essential services, including but not limited to, water, sewer, cable, electric and other utilities to serve the principal uses;
h. h. Any other use that is comparable in nature with the foregoing list of permitted uses, as determined by the BZA according to the process described in the LDC.

B. Development Standards

Table 1, contained in Exhibit B, sets forth the development standards for land uses within

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

the Residential Tract of the Savannah Place RPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the Site Development Plan (SDP) or subdivision plat.

II. Preserve Tract

The Preserve Tract of the Savannah Place RPUD is approximately 0. 15"= acres, which shall meet native vegetation retention requirements.

A. Permitted Uses

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

1. Principal Uses
   a. Native vegetation preserve.

B. Development Standards

The Preserve Tract of the Savannah Place RPUD shall comply with standards contained in applicable sections of the LDC in effect as of the date of the date of approval of the SDP or subdivision plat.

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

EXHIBIT B

SAVANNAH PLACE RPUD

DEVELOPMENT STANDARDS

Table I below sets forth the development standards for land uses within the RPUD. Standards not specifically set forth herein shall be those specified in the applicable sections of the Land Development Code (LDC) in effect as of the date of approval of the site development plan (SDP)or subdivision plat.

TABLE 1
Residential Tract Development Standards

	Single-Family Detached	Single-Family Attached	Townhouse
PRINCIPAL STRUCTURES			
Min. Lot Area	5,000 SF	3,500 SF	n/a
Min. Lot Width	50'	35'	n/a
Min. Floor Area	1,000 SF	1,000 SF	n/a
MINIMUM SETBACKS:			
PUD Boundaries, except east side	25'	25'	25'
PUD Boundary- east side	15'	15'	15'
Front (see note 1)	20'	20'	20'
Side (see note 2)	7.5'	0'/6'	0'/7.5'
Rear	15'	15'	15'
Preserve	25'	25'	25'
Min. Distance Between Principal Structures	15'	12'	15'
Maximum Zoned Height	30'	30'	30'
Maximum Actual Height	40'	40'	40'

Note 1: Driveways shall be a minimum of 23 feet from the edge of sidewalk to the face of the garage door or building façade in order to prevent parking across pedestrian ways. Ten foot minimum front setbacks are allowed where lots contain a side-loaded garage.

Note 2: Zero foot minimum side setback on one side of building as long as a minimum 15-foot separation between principal structures is maintained.

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

Note 3: Principal and accessory uses shall not be permitted to encroach into any required PUD perimeter setback.

TABLE 1.1
Residential Tract Development Standards

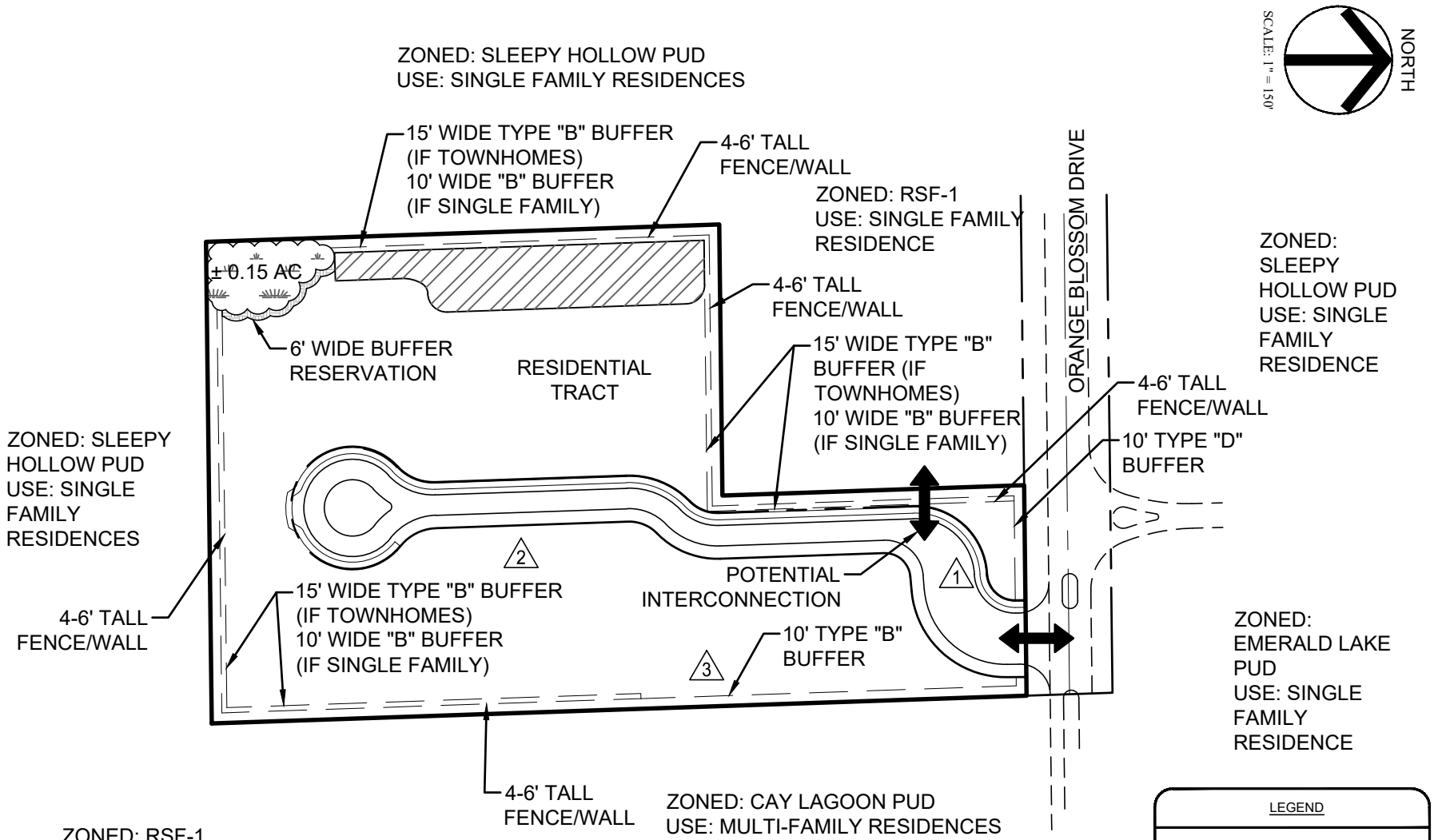
	Single-Family Detached	Single-Family Attached	Townhouse	CLUBHOUSE/ RECREATION BUILDINGS
ACCESSORY STRUCTURES				
Min. Lot Area	n/a	n/a	n/a	n/a
Min. Lot Width	n/a	n/a	n/a	n/a
MINIMUM SETBACKS:				
PUD Boundary, except adjacent to Orange Blossom Drive	10'	10'	15'	20'
PUD Boundary, adjacent to Orange Blossom Drive	25'	25'	25'	25'
Front (see note 1)	20'	20'	10'	20'
Side	5'	5'	5'	7.5'
Rear	5'	5'	5'	15'
Preserve	10'	10'	10'	25'
Min. Distance Between Accessory Structures	0'	0'	0'	0'
Maximum Zoned Height	30'	30'	30'	30'
Maximum Actual Height	40'	40'	40'	40'

Note 1: Driveways shall be a minimum of 23 feet from the edge of sidewalk to the face of the garage door or building façade in order to prevent parking across pedestrian ways. Ten foot minimum front setbacks are allowed where lots contain a side-loaded garage.

TABLE 2
Preserve Tract Development Standards

No development standards are required since no structures are allowed to be located within the Preserve Tract. Development shall be in accordance with LDC standards.

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)



RESIDENTIAL TRACT = 6.66± ACRES
PRESERVE TRACT = 0.15± ACRES

TOTAL SITE = 6.81± ACRES

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.

REQUIRED PRESERVE AREA:

EXISTING NATIVE VEGETATION X 0.15 = REQUIRED PRESERVE
1.00 ACRE X 0.15 = 0.15± ACRES

MAXIMUM PERMITTED UNITS / DENSITY CALCULATION:

6.81± ACRES X 3 UNITS / ACRES = 20.43 UNITS

THE RESIDENTIAL TRACT (6.66± ACRES) WILL ALLOW A MAXIMUM OF 17 SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, OR TOWNHOMES.

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SAVANNAH PLACE RPUD

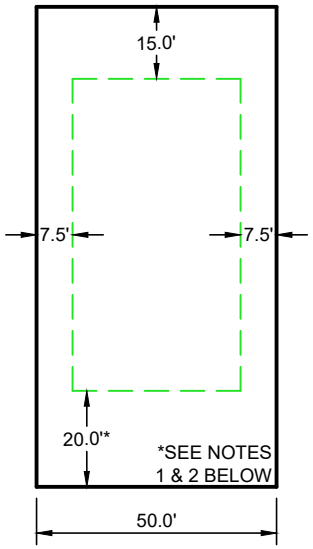
PUD MASTER PLAN
EXHIBIT C
1 OF 3

PLAN REVISIONS

SET NUMBER: 956

Savannah Place) PH1 PPL & SIP\Drawings-Exhibits\956-200-02 MCP\Current Plans\9562000204.dwg

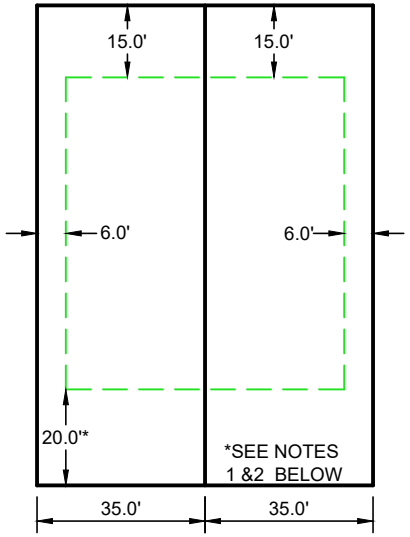
Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO GARAGE FOR FRONT LOADED GARAGES.
2. MINIMUM 10' FROM PROPERTY LINE TO FACADE FOR SIDE LOADED GARAGE.

TYPICAL SINGLE FAMILY DETACHED

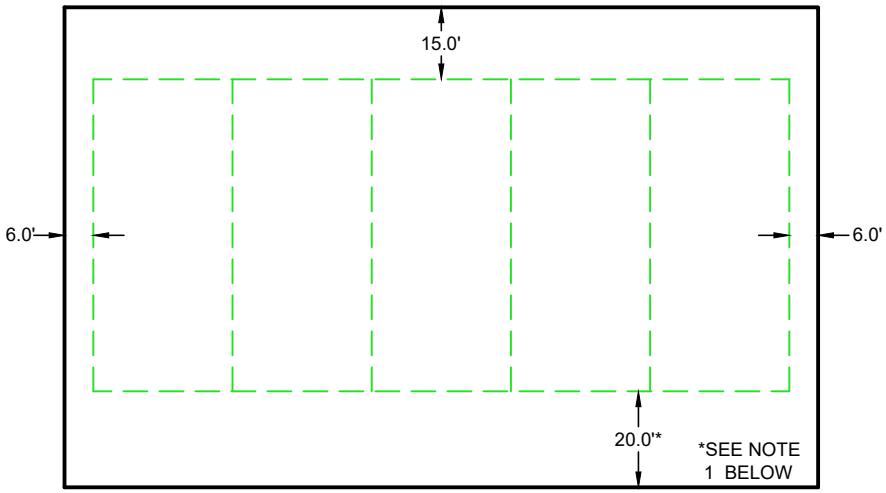
N.T.S.



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO FACADE FOR FRONT LOADED GARAGE.
2. MINIMUM 10' FROM PROPERTY LINE TO FACADE FOR SIDE LOADED GARAGE.

TYPICAL SINGLE FAMILY ATTACHED

N.T.S.



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO GARAGE FOR FRONT LOADED GARAGES.

TYPICAL TOWNHOUSE

(3 OR MORE UNITS, ATTACHED)

N.T.S

NOTES CONTINUED:

3. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN ORDER TO MEET THE REQUIREMENTS OF A TYPE "B" BUFFER, A 6-FOOT-WIDE LANDSCAPE BUFFER RESERVATION LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT THE TIME OF SDP OR PLAT APPROVAL. THE 6' WIDE LANDSCAPE BUFFER RESERVATION HAS BEEN IDENTIFIED ON THE MASTER PLAN. IN THE EVENT THAT THE PRESERVE DOES NOT MEET BUFFER REQUIREMENTS AFTER REMOVAL OF EXOTICS AND SUPPLEMENTAL PLANTING WITHIN THE PRESERVE, PLANTINGS WILL BE PROVIDED IN THE 6' WIDE RESERVATION TO MEET THE BUFFER REQUIREMENTS. THE TYPE, SIZE, AND NUMBER OF SUCH PLANTINGS, IF NECESSARY, WILL BE DETERMINED AT TIME OF INITIAL SDP OR PLAT AND INCLUDED ON THE LANDSCAPE PLANS FOR THE SDP OR PLAT.

LEGEND

PRINCIPAL STRUCTURE SETBACK

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SAVANNAH PLACE RPUD

PUD MASTER PLAN
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2 OF 3

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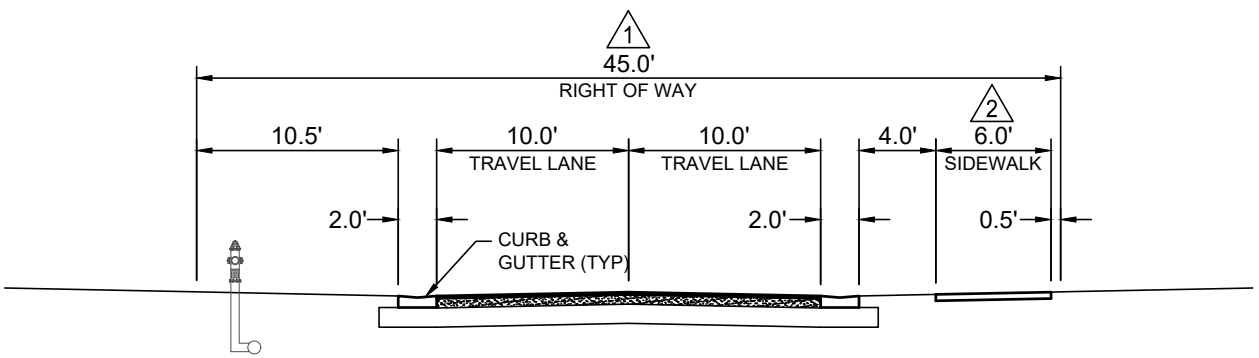
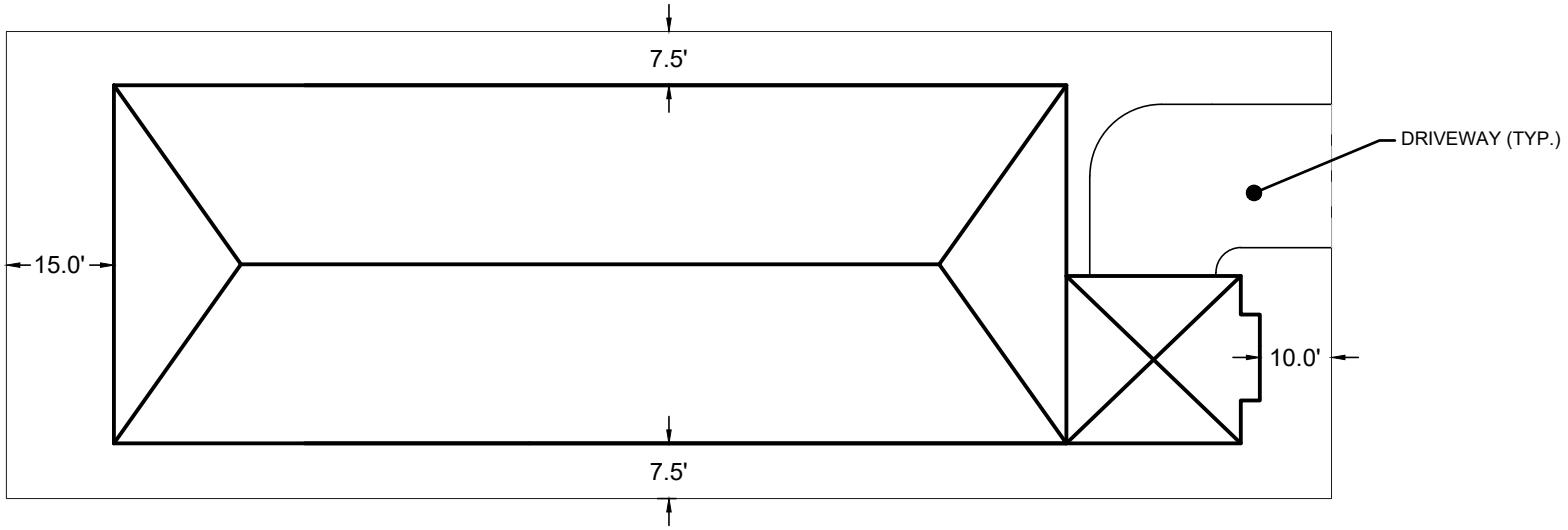
Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)



TYPICAL 45' RIGHT OF WAY SECTION

NTS



TYPICAL SIDE-LOADED DWELLING UNIT

NTS

LEGEND

DEVIATION

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SAVANNAH PLACE RPUD

PUD MASTER PLAN
EXHIBIT C
3 OF 3

PLAN REVISIONS

SET NUMBER: 956

3.A.b

Packet Pg. 22

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

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EXHIBIT E

SAVANNAH PLACE RPUD

LIST OF REQUESTED DEVIATIONS FROM LDC

Deviation 1: A deviation from LDC Section 6.06.01.N which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 45-foot right-of-way internal private right-of-way.

Deviation 2: A deviation from LDC Section 6.06.02.A which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6-foot wide side sidewalk on one side of the right-of-way.

Deviation 3: A deviation from LDC Section 4.06.02.C.2 which requires Type B buffers to be fifteen feet wide, to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting the Cay Lagoon PUD.

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

~~EXHIBIT E~~ **EXHIBIT F**

SAVANNAH PLACE RPUD

DEVELOPMENT COMMITMENTS

1. **Managing Entity:**

~~Regulations for development of the Savannah Place RPUD shall be in accordance with the contents of this RPUD Document and applicable sections of the LDC and Growth Management Plan (GMP) in effect at the time of issuance of any development order to which said regulations relate. Where this RPUD Ordinance does not provide development standards, then the provisions of the specific sections of the LDC that are otherwise applicable shall apply.~~

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is LB Orange Blossom, LLC. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD are closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

2. **Transportation:**

A. If the entrance is to be gated, the face of said gate shall be located so as to maintain no less than a 100-foot throat length to the southerly edge of pavement at the entrance intersection with Orange Blossom Drive.

B. The ~~developer~~ owner, its successors or assigns, shall contribute its fair share of the future intersection improvements at Orange Blossom Drive and Airport Road within 90 days after request by the County. ~~Fair share is required to be quantified and paid prior to approval of the first development order on this project.~~ The intersection improvements will occur after 2025 and include but are not limited to alignment of the east west Orange Blossom segments, adding additional turn lanes, as well as signal and pedestrian modifications.

3. **Water Management**

A. Prior to submittal of the application for final development order, the developer will coordinate the design and construction of a single three-inch (maximum) bleeder into the Orange Blossom Road storm drain system. The coordination and approval will be with the Collier County Stormwater Management and Road Maintenance departments of the Transportation Division and the Engineering

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

Department of the Community Development and Environmental Services Division.

4. Landscaping

A. If the developer builds single-family, attached or single-family, detached dwelling units, the developer will provide Type B landscape buffer vegetation within the ten-foot width. If multi-family dwelling units are built then LDC-required Type B landscape buffers will be provided in the standard 15 foot width. In addition to the Type B requirements, the hedge along the shared property line with Cay Lagoon will be maintained at a minimum height of eight feet. See also Deviation 3 in Exhibit E.

B. Existing vegetation located along the shared property line with the Cay Lagoon development and along the shared property line with the parcel identified by Folio #00236640001, running for approximately 295 feet south from Orange Blossom Drive right-of-way shall be retained, subject to staff approval, to the maximum extent possible. Stormwater management design, necessary grade changes, required infrastructure or approved construction footprints may necessitate its removal. The need to remove existing vegetation shall be demonstrated by the applicant as a part of the site/construction plan review process.

C. A 4- to 6-foot-tall fence/wall will be installed along the southern, eastern, and western property lines and part of the eastern property line, as shown on the PUD Master Plan.

D. The required yard tree for lots with side-loaded dwelling units and a 10-foot front setback shall be small trees planted in groups of two (2) trees.

Attachment: Attachment A - Revised PUD Document (17809 : PL20210000341 – Savannah Place PDI)

ATTACHMENT A
REZONE FINDINGS
PUDZ-2007-AR-12026
SAVANNAH PLACE RPUD

Chapter 10.03.05.G of the Collier County Land Development Code requires that the report and recommendations of the Planning Commission to the Board of County Commissioners shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

1. **Whether the proposed change will be consistent with the goals, objectives, & policies of the Future Land Use Map (FLUM) and the elements of the Growth Management Plan (GMP).**

   The GMP and FLUM discussion of the staff report (beginning on page 3 of that document) provides a detailed analysis of this project's consistent with the FLUM and the elements of the GMP. The subject property is designated Urban Mixed Use District, Urban Residential Subdistrict, as identified on the FLUM of the GMP. This Subdistrict allows residential development (variety of unit types) at a base density of 4 dwelling units per acre as discussed in the staff report. The petitioner is seeking approval of a residential project with several possible unit types at a maximum density of 3 dwelling units per acre. There is disagreement between staff and the petitioner regarding the amount of native vegetation that must be preserved pursuant to GMP Conservation and Coastal Management Element Policy 6.1.1; staff has included a stipulation to address that issue. Staff has concerns about the project's compatible and has offered conditions that would require the petition to increase setbacks and lot sizes so the project will be more in keeping with the character of the neighborhood.

2. **The existing land use pattern;**

   Properties to the north, west and south are developed with single-family homes sites located within various subdivisions within the Sleepy Hollow PUD. To the east is a multi-family condominium. The uses proposed should be compatible with the surrounding area and staff is of the opinion that this project can be deemed consistent with GMP FLUE Policy 5.4 if staff's stipulations to address increases in setbacks and lot sizes are incorporated into any approval.

3. **The possible creation of an isolated district unrelated to adjacent and nearby districts;**

   There are residential PUD zoned projects to the east, south and west of this site. Therefore, staff is of the opinion that this petition will not create an isolated district.

4. **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

   The proposed zoning boundaries follow the existing property ownership boundaries that result in an L-shaped tract. Therefore, staff is of the opinion that the existing boundaries are logically drawn in relation to existing conditions.

Attachment: Attachment B - Original Analysis and Findings (17809 : PL20210000341 – Savannah Place PDI)

5. **Whether changed or changing conditions make the passage of the proposed amendment necessary.**

The proposed change is not necessary, but is appropriate for this location based upon its FLUE designation and adjoining land-use patterns.

6. **Whether the proposed change will adversely influence living conditions in the neighborhood;**

Staff is of the opinion that the proposed change, with the stipulations recommended by staff is consistent with the County's land use policies that are reflected by the Future Land Use Element (FLUE) of the GMP. Therefore the proposed change will not adversely impact living conditions in the area.

The proposed residential uses have less likelihood of causing similar impacts and should in fact, decrease any existing adverse living conditions. As the subject property is currently used, i.e., the landscape nursery, there is more potential for conflicts between the neighboring residential uses because workers could be on site working in the landscape nursery very early and very late and create noise, dust and odor. The proposed residential uses have less likelihood of causing similar impacts and should in fact, decrease any existing adverse living conditions.

7. **Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.**

Based upon the Transportation Planning staff review, the difference in the site-generated traffic from the currently approved use versus the proposed RPUD will not create or excessively increase traffic congestion.

8. **Whether the proposed change will create a drainage problem;**

The proposed change should not create drainage or surface water problems because the LDC specifically addresses prerequisite development standards that are designed to reduce the risk of flooding on nearby properties. Any proposed water management and drainage system will need to be designed to prevent drainage problems on site and be compatible with the adjacent water management systems. Additionally, the LDC and GMP have regulations in place that will ensure review for drainage on new developments.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas;**

If this petition is approved, any subsequent development would need to comply with the applicable LDC standards for development or as outline in the PUD document. This RPUD project's property development regulations, as augmented by staff's recommended conditions to increase setback and lot sizes would encourage compact development thus the developed project should not significantly reduce light and air to adjacent areas; thus the RPUD petition, if approved, should not negatively affect light and air permeation into adjacent areas.

ATTACHMENT A
Rezone Findings
PUDZ-2007-AR-12026

Attachment: Attachment B - Original Analysis and Findings (17809 : PL20210000341 – Savannah Place PDI)

10. Whether the proposed change will adversely affect property values in the adjacent area;

This is a subjective determination based upon anticipated results which may be internal or external to the subject property. Property valuation is affected by a host of factors including zoning; however zoning by itself may or may not affect values, since value determination is driven by market value. There is no guarantee that the project will be marketed in a manner comparable to the surrounding developments.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

Properties around this property are already developed as noted in the staff report. The basic premise underlying all of the development standards in the Land Development Code is that their sound application, when combined with the site development plan approval process and/or subdivision process, gives reasonable assurance that a change in zoning will not result in deterrence to improvement or development of adjacent property. Therefore, the proposed zoning change should not be a deterrent to the improvement of adjacent properties.

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare;

The proposed development, as stipulation by staff, complies with the Growth Management Plan, as stipulated for approval, a public policy statement supporting Zoning actions when they are consistent with said Comprehensive Plan. In light of this fact, the proposed change does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning;

The property is zoned and used for agricultural purposes. As the property is surrounded by other residential uses and within an Urban area of the GMP, the proposed use would be more compatible with the existing pattern of development and the GMP.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the County;

The proposed development complies with the Growth Management Plan, a policy statement which has evaluated the scale, density and intensity of land uses deemed to be acceptable throughout the urban-designated areas of Collier County. Staff is of the opinion that the development standards and the developer commitments will ensure that the project is not out of scale with the needs of the community.

15. Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

ATTACHMENT A
Rezone Findings
PUDZ-2007-AR-12026

Attachment: Attachment B - Original Analysis and Findings (17809 : PL20210000341 – Savannah Place PDI)

There may be other sites in the County that could accommodate the uses proposed; however, this is not the determining factor when evaluating the appropriateness of a zoning decision. The petition was reviewed on its own merit for compliance with the GMP and the LDC; and staff does not review other sites in conjunction with a specific petition. The proposed rezone is consistent with the GMP as discussed in the staff report.

16. **The physical characteristics of the property and the degree of site alteration, which would be required to make the property usable for any of the range of potential uses under the proposed, zoning classification.**

Any development anticipated by the PUD document would require considerable site alteration and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the site development plan approval process and again later as part of the building permit process.

17. **The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.**

The project will have to meet all applicable criteria set forth in LDC Section 6.02.00 regarding Adequate Public Facilities for and the project will need to be consistent with all applicable goals and objectives of the GMP. This petition has been reviewed by county staff that is responsible for jurisdictional elements of the GMP as part of the rezoning process and those staff persons have concluded that no LOS will be adversely impacted because the proposed development, if approved subject to staff recommendations, is consistent with all Elements of the GMP.

Attachment: Attachment B - Original Analysis and Findings (17809 : PL20210000341 – Savannah Place PDI)

ATTACHMENT B
PUD FINDINGS
PUDZ-2007-AR-12026
SAVANNAH PLACE RPUD

Section 10.02.13 of the Collier County Land Development Code requires the Planning Commission to make a finding as to the PUD Master Plans' compliance with the following criteria:

1. **The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.**

   As discussed in the staff report and the Rezoning Findings, items 2, 6, 7, 8, 16 and 17, the type and pattern of development proposed should not have a negative impact upon any physical characteristics of the land, the surrounding areas, traffic and access, drainage, sewer, water, and other utilities. Furthermore, this project, if developed, will be required to comply with all county regulations regarding drainage, sewer, water and other utilities pursuant to Section 6.02.00 Adequate Public Facilities of the LDC.

2. **Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.**

   Documents submitted with the application provided satisfactory evidence of unified control. The RPUD document and the general LDC development regulations make appropriate provisions for the continuing operation and maintenance of common areas.

3. **Conformity of the proposed Planned Unit Development with the goals, objectives and policies of the Growth Management Plan (GMP).**

   County staff has reviewed this petition and has offered an analysis (see staff report) of the relevant goals, objectives and policies of the GMP. Based on the analysis contained in the staff report, staff is of the opinion that this petition can be found consistent with the overall GMP as stipulated in the staff report. Staff has included additional conditions to address native vegetation preservation and compatibility.

4. **The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.**

   The development standards, landscaping and buffering requirements contained in this petition are designed to make the proposed uses compatible with the adjacent uses. The staff analysis contained in the staff report support a finding that this petition is compatible, both internally and externally, with the proposed uses and with the existing surrounding uses if staff's additional stipulations are incorporated into any approval. Additionally, the Development Commitments contained in the RPUD document provide additional guidelines the developer will have to fulfill.

Attachment: Attachment B - Original Analysis and Findings (17809 : PL20210000341 – Savannah Place PDI)

5. **The adequacy of usable open space areas in existence and as proposed to serve the development.**

   The amount of open space set aside for this project meets the minimum requirement of the LDC.

6. **The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.**

   Since the project is currently being developed, the timing or sequence of development in light of concurrency requirements does not appear to be a significant problem for this project. However, Transportation staff has identified a possible negative traffic situation on Orange Blossom Drive within five years, and has included a stipulation to require the petitioner to contribute his fair share contribution to any intersection improvements at Orange Blossom Drive and Airport Road. In addition the project's development must be in compliance with all other applicable concurrency management regulations when development approvals are sought.

7. **The ability of the subject property and of surrounding areas to accommodate expansion.**

   Currently, the utility and roadway infrastructure has adequate capacity to serve the proposed CPUD as well as the surrounding development at this time, i.e. GMP consistent at the time of rezoning as evaluated as part of the GMP consistency review indicates (see the staff report). However, as noted above, the petitioner will be contributing a fair share proportionate share payment for the Orange Blossom Drive and Airport Road intersection. Specific concurrency requirements will need to be met when development orders are sought.

8. **Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.**

   This criterion essentially requires an evaluation of the extent to which development standards and deviations proposed for this PUD depart from development standards that would be required for the most similar conventional zoning district. The development standards in this PUD are similar to those standards and the petitioner is not seeking any deviations.

Attachment: Attachment B - Original Analysis and Findings (17809 : PL20210000341 – Savannah Place PDI)

ATTACHMENT B
PUD Findings
PUDZ-2007-AR-12026

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

SAVANNAH PLACE RPUD
INSUBSTANTIAL CHANGE

PDI-PL20210000341

HEARING EXAMINER PACKAGE

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

PDI APPLICATION FORM

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): LB Orange Blossom, LLC

Name of Applicant if different than owner: Same as Owner

Address: 2210 Vanderbilt Beach Roac **City:** Naples **State:** FL **ZIP:** 34109

Telephone: (239)-592-1400 **Cell:** (239)-248-1287 **Fax:** _____

E-Mail Address: lisavandien@londonbay.com

Name of Agent: John Cowart

Firm: Waldrop Engineering, P.A.

Address: 1514 Broadway Ste 201 **City:** Fort Myers **State:** FL **ZIP:** 33901

Telephone: (239)-318-6706 **Cell:** _____ **Fax:** _____

E-Mail Address: john.cowart@waldropengineering.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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

PROPERTY INFORMATION

PUD NAME: SAVANNAH PLACE RPUD **ORDINANCE NUMBER:** 2009-03
FOLIO NUMBER(S): 00238440801

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ☒ Yes ☐ No

If no, please explain: _____

Has a public hearing been held on this property within the last year? ☐ Yes ☒ No

If yes, in whose name? _____

Has any portion of the PUD been ☐ SOLD and/or ☐ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ☐ Yes ☒ No
If yes, please describe on an attached separate sheet.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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

Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	☐	☑	☐
PUD document with changes crossed through & underlined	☐	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☑	☐
Warranty Deed	☐	☑	☐
Legal Description	1		☐
Boundary survey, if boundary of original PUD is amended	☐	☐	☑
If PUD is platted, include plat book pages	☐	☐	☑
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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(239) 252-2400 FAX: (239) 252-6358

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

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☐ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

ACrespo

_____ _____ 4/8/2021

Agent/Owner Signature Date

Alexis Crespo

_____

Applicant/Owner Name (please print)

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

NARRATIVE

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

April 6, 2021
REVISED June 1, 2021

Mr. Timothy Finn, AICP
Zoning & Land Development Review Department
Community Development & Environmental Services
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Savannah Place RPUD - Insubstantial Change Application (PDI)
PL20210000341

Dear Mr. Finn:

Enclosed for your review is the Application for an Insubstantial Change to the Savannah Place RPUD ("Property"), a 7+/- acre project located south of Orange Blossom Drive and ½ mile west of Airport Pulling Road in unincorporated Collier County, Florida. The Property is within Section 2, Township 49, Range 25 and is zoned Residential Planned Urban Development ("RPUD") per Ordinance No. 09-03. The project is designated within the Urban Residential Subdistrict per the Collier County Future Land Use Map.

BACKGROUND/EXISTING CONDITIONS:

The approved RPUD is comprised of one (1) parcel, totaling 6.82 acres with a maximum allowable density of 17 dwelling units, including single-family, townhomes and multi-family dwelling types. The property contains a preserve tract of 0.15+/-acres, which meets the Land Development Code's on-site native vegetation retention requirements. The approved PUD master plan provides for one point of access to the property from Orange Blossom Drive, as well as a potential interconnect to lands to the west.

The property is an infill site surrounded by a range of residential uses in an urbanized area of the County. The Sleepy Hollow PUD (AKA The Crossings) abuts the property to the south and west and is approved for 320 units, at a gross density of 1.69 du/acre; a separate single-family lot borders the northwest corner of the property. The Cay Lagoon PUD abuts the property to the east and is constructed with 32 multi-family units at a gross density of 5.45 du/acre. Three separate single-family residential lots about the property to the east, south of the Cay Lagoon PUD.

REQUEST:

LB Orange Blossom, LLC ("Applicant") is requesting approval of an Insubstantial Change to a Residential Planned Unit Development (RPUD) zoning to allow for the following changes to the RPUD:

1) Modifications to the Master Concept Plan (Exhibit C) to show the slight modification to the development layout, including modified right-of-way and dry detention area.
2) Modification to the minimum front yard setback to allow for a ten (10) foot front yard setback for single-family detached and attached dwelling types with side-loaded garages;
3) Modification to the maximum intensity from 20 to 17 dwelling units;
4) Deviation to allow for a forty-five (45) foot-wide internal right-of-way;
5) Deviation to allow fora six-foot-wide sidewalk on one side of the right-of-way;
6) Deviation to allow for a ten (10) foot Type B buffer along the eastern boundary of the Cay Lagoon PUD, which memorializes approved PUD commitment 4.A. of Ordinance 09-03.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

7) Modification to the PUD Commitments to incorporate the County's Managing Entity standard language and provide a timing trigger for the proportionate fair share payment towards the Orange Blossom/Airport Pulling Road intersection improvements.

The Applicant is requesting these changes to more efficiently use this infill site. The approved RPUD sets a minimum 20-foot setback on the front of single-family lots. Driveways were mandated to be a minimum of 23 feet from the edge of the sidewalk to the garage door or building façade. The ten-foot front yard setbacks requested by the Applicant will enable the homes to be closer to the right-of-way to maximize rear yards and open space within the site, and still maintain sufficient driveway length to park vehicles without encroachment into the internal right-of-way.

The proposed deviations include reduced right-of-way width and sidewalks on one side of the internal roadway to reduce impervious areas in the project, increase private yard space, while ensuring appropriate multi-modal infrastructure is provided for. The deviations are intended to allow the developer to maximize the lot depths within the project and allow for more open space within private lots. This design is consistent with growing market demand for increased "outdoor living" space. The deviations are also appropriate considering the size of the community and relatively low number of dwelling units.

The requested development standards are attached within the proposed PUD document. The detailed listing of deviations and associated justifications are included in the PUD Document as Exhibit "E".

ENVIRONMENTAL:

No changes are proposed to the on-site 0.15+/-acre preserve tract. The site will be in full compliance with LDC Section 3.05.07(H).

INFRASTRUCTURE:

The proposed changes to the RPUD will not increase the number of approved units and will not create any additional impacts on the transportation infrastructure. The subject property will be accessed via Orange Blossom Drive, as depicted on Exhibit "C" RPUD Master Plan in the PUD document.

Potable water and sanitary sewer for this project will be provided by Collier County Utilities (CCU). Utility services are available from an existing private sewer stub-out, owned and maintained by the COA of the neighboring Cay Lagoon development. Water service is available through connection to the existing water main on Orange Blossom Drive.

GROWTH MANAGEMENT PLAN COMPLIANCE:

The RPUD will continue to maintain compliance with the Growth Management Plan. No increase to density or the project's intent for an infill residential community is proposed, which is entirely consistent with the underlying Estates Mixed Use District, Collier Blvd./Pine Ridge Road Neighborhood Center Subdistrict as follows:

> ***Policy 5.6: New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code.***
>
> . The unit count is proposed to change from 20 to 17 dwelling units. The site will be developed with residential uses that are consistent with and complimentary to the surrounding residential neighborhoods, which consist of both single- and multi-family development. The proposed development standards and buffers will further ensure compatibility with the neighborhood.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Policy 7.1: The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code.

The RPUD will be accessed via Orange Blossom Drive, a collector level roadway, which is in direct compliance with this policy.

Policy 7.2: The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals.

The proposed PUD Master Plan proposes an internal right-of-way connecting the site to Collier Orange Blossom Drive. Looping is not possible due to the size of the site and proposed layout. The low unit count (maximum of 17 DU) will ensure the project does not contribute to congestion on nearby roadways. Moreover, the developer is subject to a commitment for proportionate fair share payment to the Orange Blossom/Airport Pulling intersection.

Policy 7.3: All new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element.

The RPUD provide for a potential interconnect to the west if future development of that property warrants such interconnection.

Policy 7.4: The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types.

This RPUD proposes a 6' sidewalk on one side of the right-of-way, which is sufficient for the low unit count and proposed design where a portion of the internal roadway is single-loaded. Moreover, the low travel speeds and minimal traffic in the community will contribute to walkability within the site.

CONCLUSION:

The proposed changes to the Savannah Place RPUD will allow for design flexibility in a small, infill site. The proposed changes will maintain compatibility with existing neighborhoods surrounding the Project and serve as a logical extension of the development pattern along Orange Blossom Drive. The proposed deviations will serve as an enhancement to the project by providing for more pervious green space within the site, and will protect public health, safety, and welfare. As outlined in the attached application, the RPUD is consistent with the LDC and Growth Management Plan (GMP) and will serve as an overall enhancement to the area.

Should you require additional information or have any questions, please feel free to contact me directly at john.cowart@waldropengineering.com.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Sincerely,

WALDROP ENGINEERING, P.A.

John Cowart
Project Planner

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

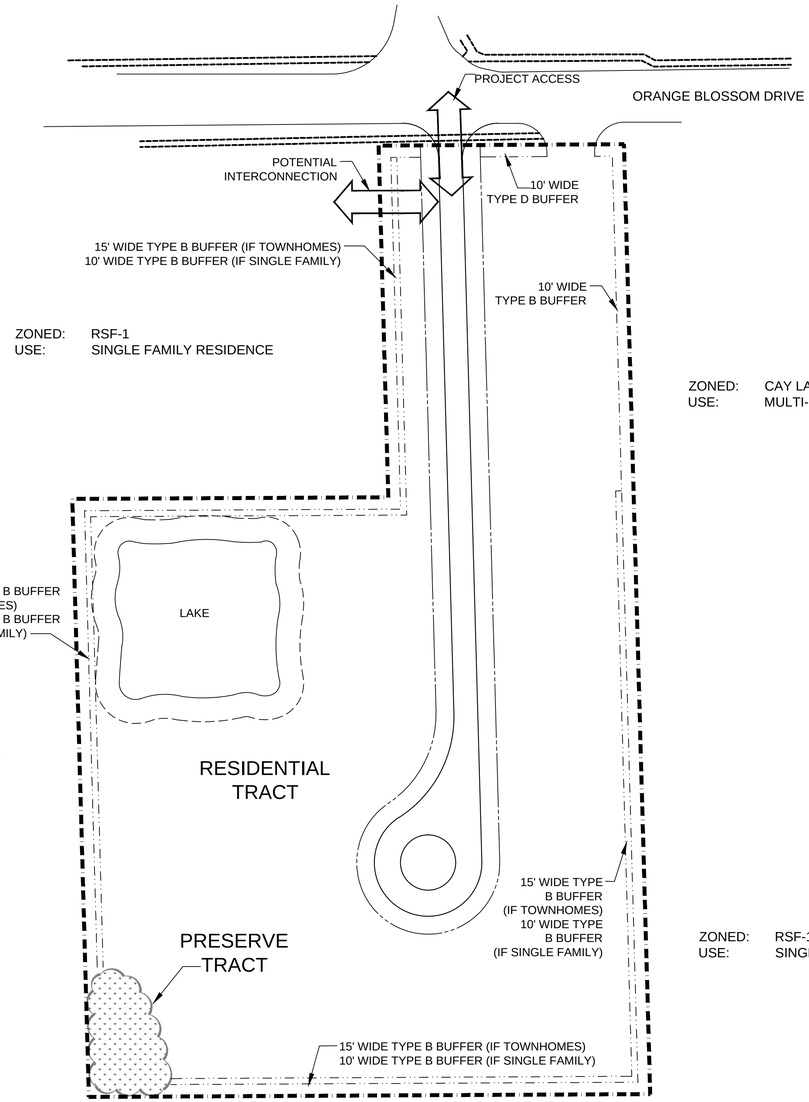
CURRENT MASTER PLAN

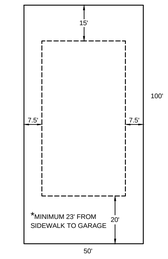
Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

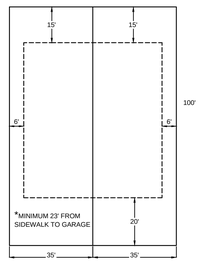
ZONED: SLEEPY HOLLOW PUD
USE: SINGLE FAMILY RESIDENCE

ZONED: EMERALD LAKE PUD
USE: SINGLE FAMILY RESIDENCE

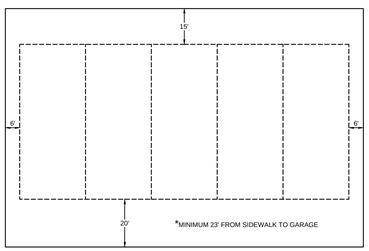




TYPICAL SINGLE FAMILY DETACHED
N.T.S.



TYPICAL SINGLE FAMILY ATTACHED
N.T.S.



TYPICAL TOWNHOUSE
(3 OR MORE UNITS, ATTACHED)
N.T.S.

RESIDENTIAL TRACT = 6.66± ACRES
PRESERVE TRACT = 0.15± ACRE

TOTAL SITE = 6.81± ACRES

REQUIRED PRESERVE AREA:

EXISTING NATIVE VEGETATION X 0.15 = REQUIRED PRESERVE
1.00 ACRE X 0.15 = 0.15± ACRE

MAXIMUM PERMITTED UNITS / DENSITY CALCULATION:

6.81± ACRES X 3 UNITS / ACRES = 20.43 UNITS

THE RESIDENTIAL TRACT (6.66 +/- ACRES) WILL ALLOW A MAXIMUM OF 20 SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, OR TOWNHOMES.

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.

LEGEND

NORTH

SCALE IN FEET
0' 30' 60' 120'

OWNER/DEVELOPER

STEPHEN J. LOCKWOOD, TRUSTEE
SJL REALTY II TRUST
9 ATLANTIC AVENUE
MARBLEHEAD, MA 01945-3230

Revision	Date	Description	By
3	12/30/08	REVISED PER CCPC	MEP
2	7/7/08	RESPOND TO COUNTY COMMENTS	MML
1	1/30/08	RESPOND TO COUNTY COMMENTS	SU

DESIGNED BY: QGMA
DRAWN BY: SU
APPROVED: DWA
JOB CODE: SPUDR
SCALE: 1" = 60'

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ■ LANDSCAPE ARCHITECTS
BONITA SPRINGS (239) 947-1144 ■ FORT MYERS (239) 690-4580 ■ NORTH PORT (941) 426-5858
ENGINEERING CERT. OF AUTH. EB 0005151 SURVEYING CERT. OF AUTH. LB 0005151 LANDSCAPE ARCH. BUSINESS LV 26000266
WWW.GRADYMINOR.COM

SAVANNAH PLACE RPUD

EXHIBIT C
CONCEPTUAL MASTER PLAN

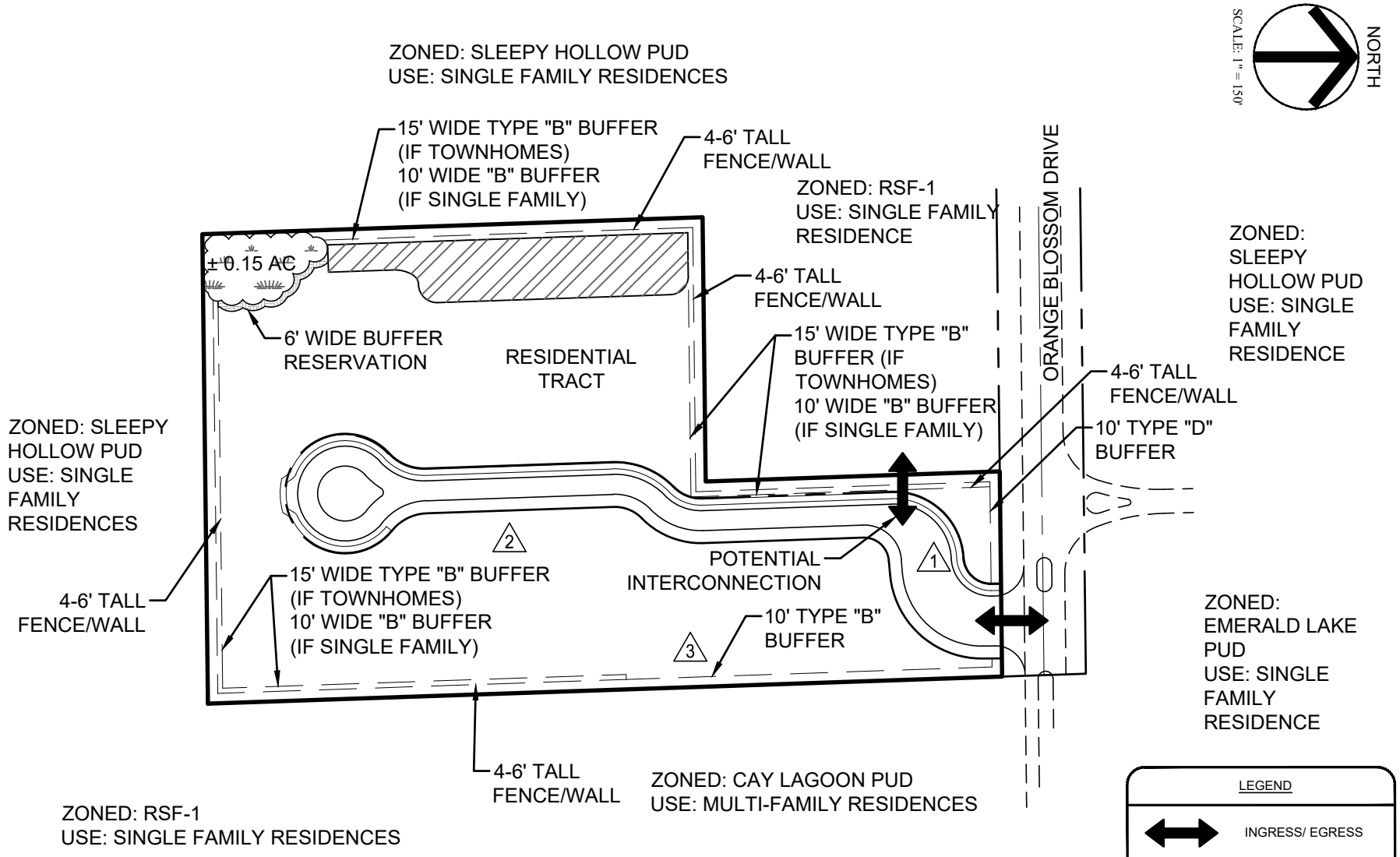
COUNTY: COLLIER
SUBMITTAL: ZONING
DATE: MAY 2007
FILE NAME: MASTER PLAN 2.DWG

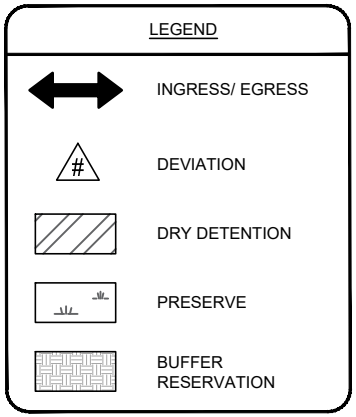
S:\PLANNING\ARCHIVE\SJPUDR\DRAWING FILES\MASTER PLAN 2.DWG

REVISED MASTER PLAN

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)





RESIDENTIAL TRACT = 6.66± ACRES
PRESERVE TRACT = 0.15± ACRES

TOTAL SITE = 6.81± ACRES

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.

REQUIRED PRESERVE AREA:

EXISTING NATIVE VEGETATION X 0.15 = REQUIRED PRESERVE
1.00 ACRE X 0.15 = 0.15± ACRES

MAXIMUM PERMITTED UNITS / DENSITY CALCULATION:

6.81± ACRES X 3 UNITS / ACRES = 20.43 UNITS

THE RESIDENTIAL TRACT (6.66± ACRES) WILL ALLOW A MAXIMUM OF 17 SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, OR TOWNHOMES.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
25100 BONITA GRANDE DR. BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7779

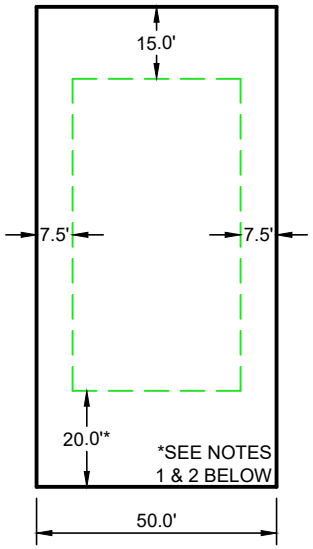
SAVANNAH PLACE RPUD

PUD MASTER PLAN
EXHIBIT C
1 OF 3

PLAN REVISIONS

SET NUMBER: 956-200-02
SHEET : 1 OF 3

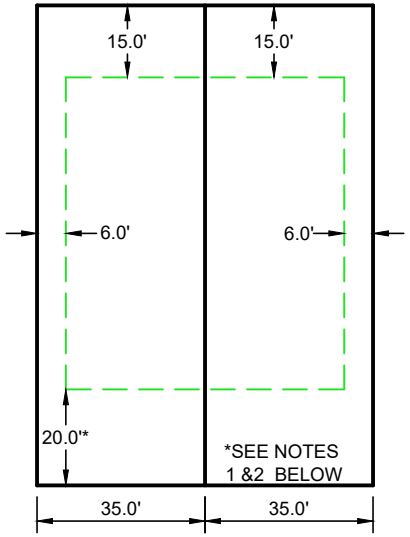
Attachment: Attachment C - Application-Backup Materials (17809 : PL202100003341 – Savannah Place PDI)



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO GARAGE FOR FRONT LOADED GARAGES.
2. MINIMUM 10' FROM PROPERTY LINE TO FACADE FOR SIDE LOADED GARAGE.

TYPICAL SINGLE FAMILY DETACHED

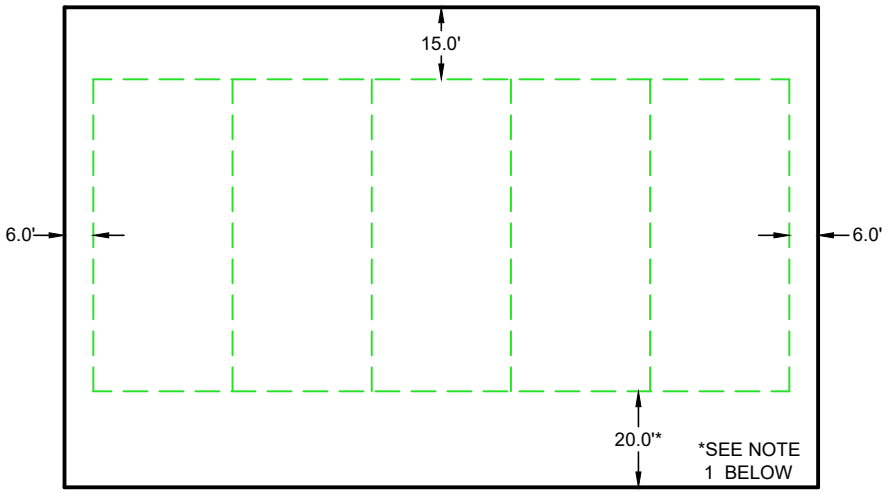
N.T.S.



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO FACADE FOR FRONT LOADED GARAGE.
2. MINIMUM 10' FROM PROPERTY LINE TO FACADE FOR SIDE LOADED GARAGE.

TYPICAL SINGLE FAMILY ATTACHED

N.T.S.



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO GARAGE FOR FRONT LOADED GARAGES.

TYPICAL TOWNHOUSE

(3 OR MORE UNITS, ATTACHED)

N.T.S.

NOTES CONTINUED:

3. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN ORDER TO MEET THE REQUIREMENTS OF A TYPE "B" BUFFER, A 6-FOOT-WIDE LANDSCAPE BUFFER RESERVATION LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT THE TIME OF SDP OR PLAT APPROVAL. THE 6' WIDE LANDSCAPE BUFFER RESERVATION HAS BEEN IDENTIFIED ON THE MASTER PLAN. IN THE EVENT THAT THE PRESERVE DOES NOT MEET BUFFER REQUIREMENTS AFTER REMOVAL OF EXOTICS AND SUPPLEMENTAL PLANTING WITHIN THE PRESERVE, PLANTINGS WILL BE PROVIDED IN THE 6' WIDE RESERVATION TO MEET THE BUFFER REQUIREMENTS. THE TYPE, SIZE, AND NUMBER OF SUCH PLANTINGS, IF NECESSARY, WILL BE DETERMINED AT TIME OF INITIAL SDP OR PLAT AND INCLUDED ON THE LANDSCAPE PLANS FOR THE SDP OR PLAT.

LEGEND

PRINCIPAL STRUCTURE SETBACK

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
25100 BONITA GRANDE DR.
P: 239-405-7777 F: 239-...

SAVANNAH PLACE RPUD

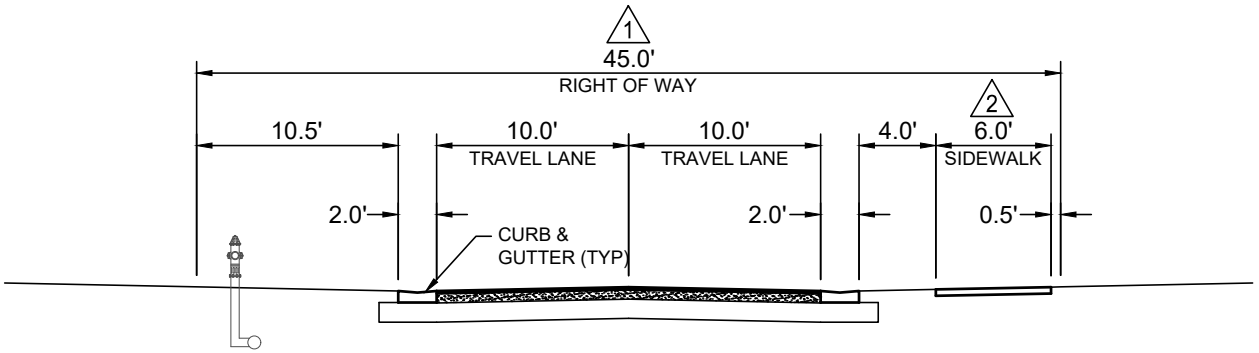
PUD MASTER PLAN
EXHIBIT C
2 OF 3

PLAN REVISIONS

SET NUMBER: 956-200-02
SHEET : 2 OF 3

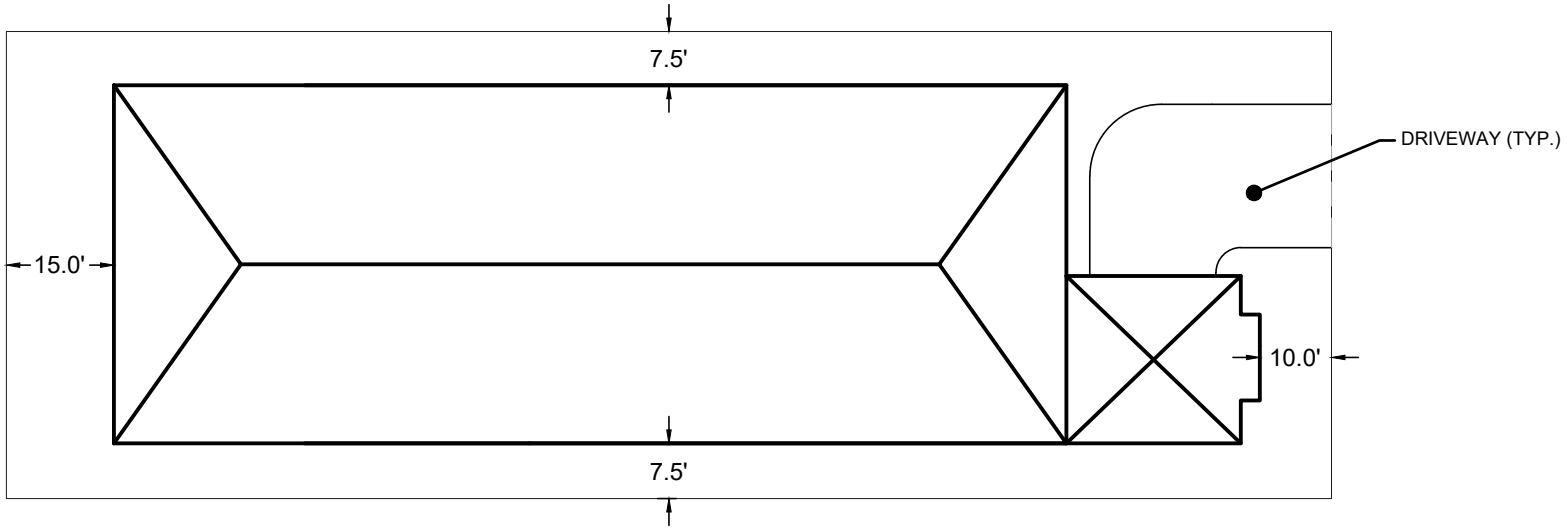
B:\Projects\956-200 (Savannah Place) PH1 PPL & SIP\Drawings-Exhibits\956-200-02 MCP\Current Plans\9562000204.dwg

Attachment: Attachment C - Application-Backup Materials (17809 : PL202100003341 – Savannah Place PDI)



TYPICAL 45' RIGHT OF WAY SECTION

NTS



TYPICAL SIDE-LOADED DWELLING UNIT

NTS

LEGEND

DEVIATION

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
29100 BONITA GRANDE DR. BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7779

SAVANNAH PLACE RPUD

PUD MASTER PLAN
EXHIBIT C
3 OF 3

PLAN REVISIONS

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B:\Projects\956-200 (Savannah Place) PH1 PPL & SIP\Drawings-Exhibits\956-200-02 MCP\Current Plans\9562000204.dwg

PUD DOCUMENT

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

EXHIBIT A

SAVANNAH PLACE RPUD

PERMITTED USES

I. Residential Tract:

The residential tract of the Savannah Place RPUD is approximately 6. 66"+/- acres, which are to be developed with up to ~~20~~ 17 dwelling units and related accessory uses.

A. Permitted Uses

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

1. Principal Uses

a. Single-family, detached dwelling units;
b. Single-family, attached dwelling units;
c. Townhouses, no greater than 140 feet in width;
d. Any other use that is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) according to the process described in the Land Development Code (LDC);
e. All dwelling units must be of the same type; i.e. a mixture of townhouses and single-family detached units would not be allowed.

2. Accessory Uses

a. Garages;
b. Carports;
c. Model homes and model home centers including offices for project administration, construction, sales and marketing;
d. Guardhouses, gatehouses and access control structures;
e. e. Community clubhouse (must be located east of the internal roadway, if provided);
f. f. Recreation facilities, including but not limited to swimming pools, tennis courts, playground equipment or other amenities (must be located east of the internal roadway, if provided, except those serving one dwelling unit);
g. g. Essential services, including but not limited to, water, sewer, cable, electric and other utilities to serve the principal uses;
h. h. Any other use that is comparable in nature with the foregoing list of permitted uses, as determined by the BZA according to the process described in the LDC.

B. Development Standards

Table 1, contained in Exhibit B, sets forth the development standards for land uses within

Words ~~struck through~~ are deleted;
Words underlined are added

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

the Residential Tract of the Savannah Place RPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the Site Development Plan (SDP) or subdivision plat.

II. Preserve Tract

The Preserve Tract of the Savannah Place RPUD is approximately 0. 15"= acres, which shall meet native vegetation retention requirements.

A. Permitted Uses

No building or structure, or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

1. Principal Uses
   a. Native vegetation preserve.

B. Development Standards

The Preserve Tract of the Savannah Place RPUD shall comply with standards contained in applicable sections of the LDC in effect as of the date of the date of approval of the SDP or subdivision plat.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

EXHIBIT B

SAVANNAH PLACE RPUD

DEVELOPMENT STANDARDS

Table I below sets forth the development standards for land uses within the RPUD. Standards not specifically set forth herein shall be those specified in the applicable sections of the Land Development Code (LDC) in effect as of the date of approval of the site development plan (SDP)or subdivision plat.

TABLE 1
Residential Tract Development Standards

	Single-Family Detached	Single-Family Attached	Townhouse
PRINCIPAL STRUCTURES			
Min. Lot Area	5,000 SF	3,500 SF	n/a
Min. Lot Width	50'	35'	n/a
Min. Floor Area	1,000 SF	1,000 SF	n/a
MINIMUM SETBACKS:			
PUD Boundaries, except east side	25'	25'	25'
PUD Boundary- east side	15'	15'	15'
Front (see note 1)	20'	20'	20'
Side (see note 2)	7.5'	0'/6'	0'/7.5'
Rear	15'	15'	15'
Preserve	25'	25'	25'
Min. Distance Between Principal Structures	15'	12'	15'
Maximum Zoned Height	30'	30'	30'
Maximum Actual Height	40'	40'	40'

Note 1: Driveways shall be a minimum of 23 feet from the edge of sidewalk to the face of the garage door or building façade in order to prevent parking across pedestrian ways. Ten foot minimum front setbacks are allowed where lots contain a side-loaded garage.

Note 2: Zero foot minimum side setback on one side of building as long as a minimum 15-foot separation between principal structures is maintained.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Note 3: Principal and accessory uses shall not be permitted to encroach into any required PUD perimeter setback.

TABLE 1.1
Residential Tract Development Standards

	Single-Family Detached	Single-Family Attached	Townhouse	CLUBHOUSE/ RECREATION BUILDINGS
ACCESSORY STRUCTURES				
Min. Lot Area	n/a	n/a	n/a	n/a
Min. Lot Width	n/a	n/a	n/a	n/a
MINIMUM SETBACKS:				
PUD Boundary, except adjacent to Orange Blossom Drive	10'	10'	15'	20'
PUD Boundary, adjacent to Orange Blossom Drive	25'	25'	25'	25'
Front (see note 1)	20'	20'	10'	20'
Side	5'	5'	5'	7.5'
Rear	5'	5'	5'	15'
Preserve	10'	10'	10'	25'
Min. Distance Between Accessory Structures	0'	0'	0'	0'
Maximum Zoned Height	30'	30'	30'	30'
Maximum Actual Height	40'	40'	40'	40'

Note 1: Driveways shall be a minimum of 23 feet from the edge of sidewalk to the face of the garage door or building façade in order to prevent parking across pedestrian ways. Ten foot minimum front setbacks are allowed where lots contain a side-loaded garage.

TABLE 2
Preserve Tract Development Standards

No development standards are required since no structures are allowed to be located within the Preserve Tract. Development shall be in accordance with LDC standards.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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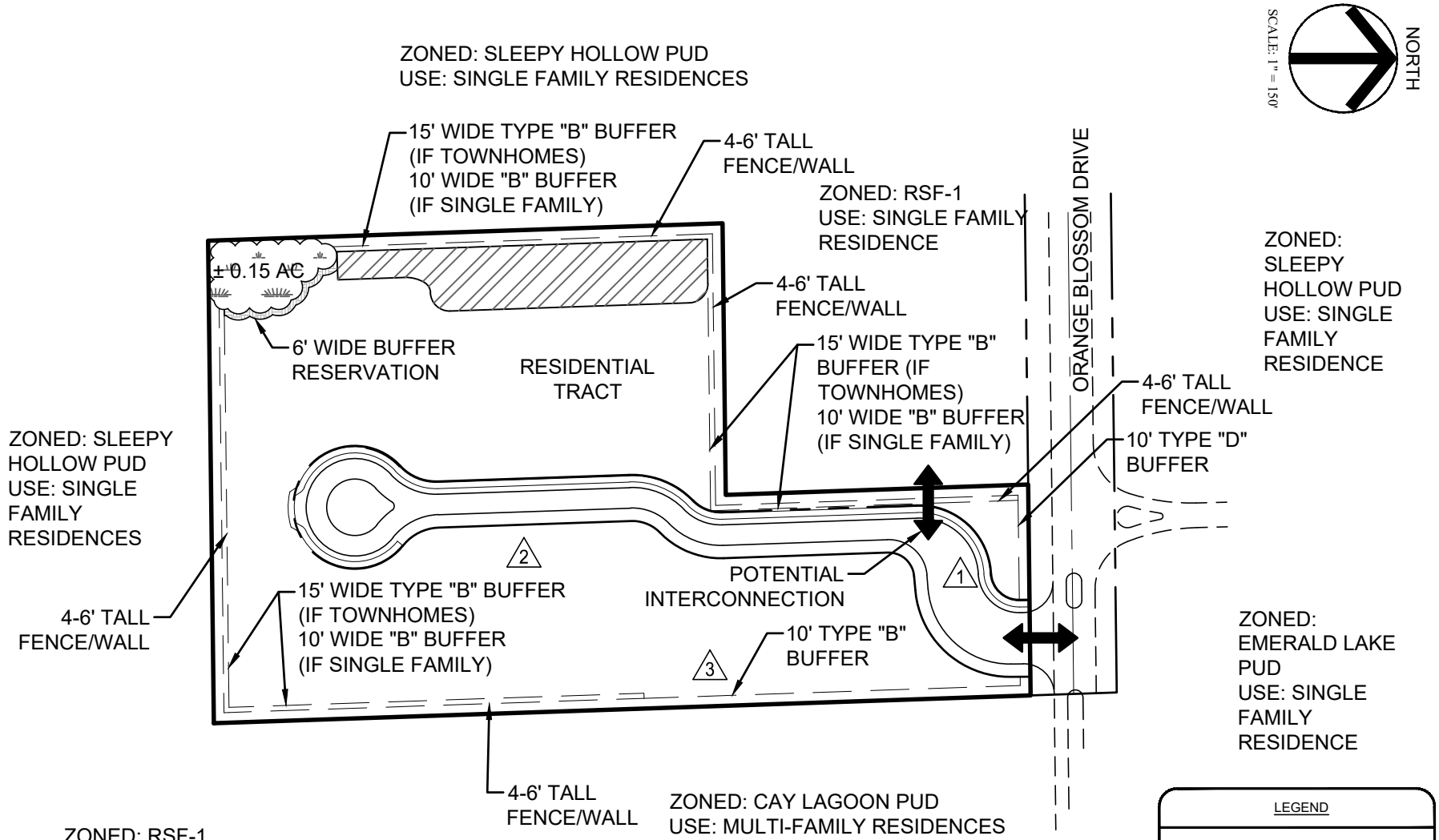

RESIDENTIAL TRACT = 6.66± ACRES
PRESERVE TRACT = 0.15± ACRES

TOTAL SITE = 6.81± ACRES

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.

REQUIRED PRESERVE AREA:

EXISTING NATIVE VEGETATION X 0.15 = REQUIRED PRESERVE
1.00 ACRE X 0.15 = 0.15± ACRES

MAXIMUM PERMITTED UNITS / DENSITY CALCULATION:

6.81± ACRES X 3 UNITS / ACRES = 20.43 UNITS

THE RESIDENTIAL TRACT (6.66± ACRES) WILL ALLOW A MAXIMUM OF 17 SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, OR TOWNHOMES.

LEGEND

- INGRESS/ EGRESS
- # DEVIATION
- DRY DETENTION
- PRESERVE
- BUFFER RESERVATION

WALDROP ENGINEERING

CIVIL ENGINEERING & LAND PLANNING
2500 BONITA GRANDE DR.
P: 239-405-7777 F: 239-

SAVANNAH PLACE RPUD

PUD MASTER PLAN
EXHIBIT C
1 OF 3

PLAN REVISIONS

SET NUMBER: 956-200-02
SHEET : 1 OF 3

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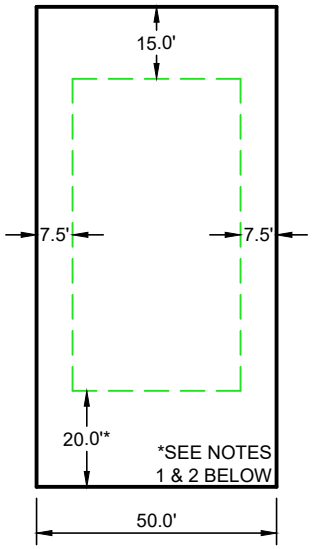
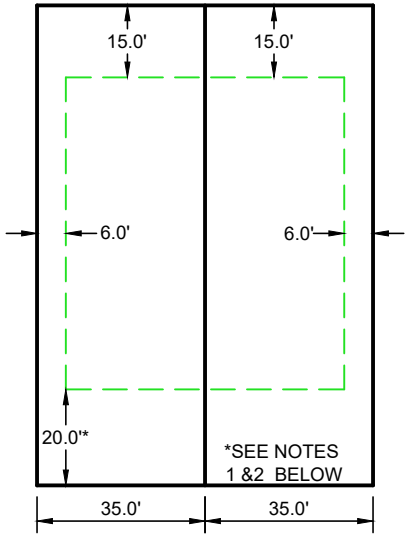


NOTES:
1. MINIMUM 23' FROM SIDEWALK TO GARAGE FOR FRONT LOADED GARAGES.
2. MINIMUM 10' FROM PROPERTY LINE TO FACADE FOR SIDE LOADED GARAGE.

TYPICAL SINGLE FAMILY DETACHED

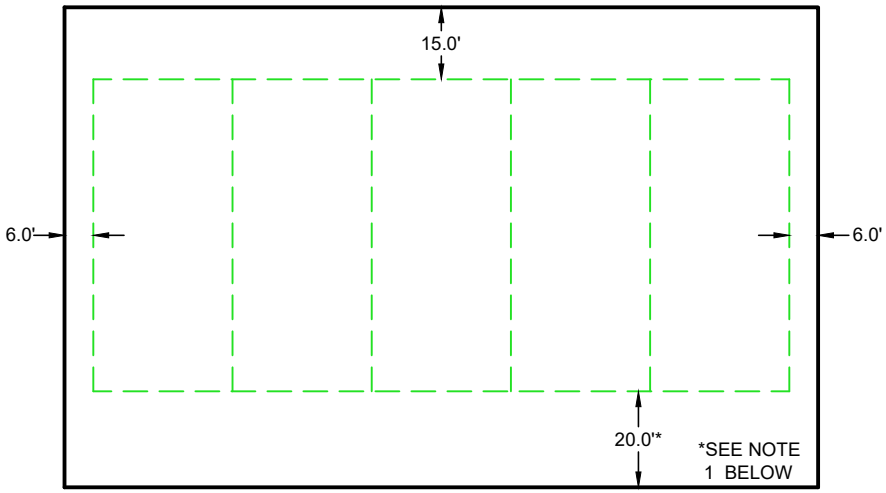
N.T.S.



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO FACADE FOR FRONT LOADED GARAGE.
2. MINIMUM 10' FROM PROPERTY LINE TO FACADE FOR SIDE LOADED GARAGE.

TYPICAL SINGLE FAMILY ATTACHED

N.T.S.



NOTES:
1. MINIMUM 23' FROM SIDEWALK TO GARAGE FOR FRONT LOADED GARAGES.

TYPICAL TOWNHOUSE

(3 OR MORE UNITS, ATTACHED)

N.T.S.

NOTES CONTINUED:

3. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN ORDER TO MEET THE REQUIREMENTS OF A TYPE "B" BUFFER, A 6-FOOT-WIDE LANDSCAPE BUFFER RESERVATION LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT THE TIME OF SDP OR PLAT APPROVAL. THE 6' WIDE LANDSCAPE BUFFER RESERVATION HAS BEEN IDENTIFIED ON THE MASTER PLAN. IN THE EVENT THAT THE PRESERVE DOES NOT MEET BUFFER REQUIREMENTS AFTER REMOVAL OF EXOTICS AND SUPPLEMENTAL PLANTING WITHIN THE PRESERVE, PLANTINGS WILL BE PROVIDED IN THE 6' WIDE RESERVATION TO MEET THE BUFFER REQUIREMENTS. THE TYPE, SIZE, AND NUMBER OF SUCH PLANTINGS, IF NECESSARY, WILL BE DETERMINED AT TIME OF INITIAL SDP OR PLAT AND INCLUDED ON THE LANDSCAPE PLANS FOR THE SDP OR PLAT.

LEGEND

PRINCIPAL STRUCTURE SETBACK

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
25100 BONITA GRANDE DR.
P: 239-405-7777 F: 239-...

SAVANNAH PLACE RPUD

PUD MASTER PLAN
EXHIBIT C
2 OF 3

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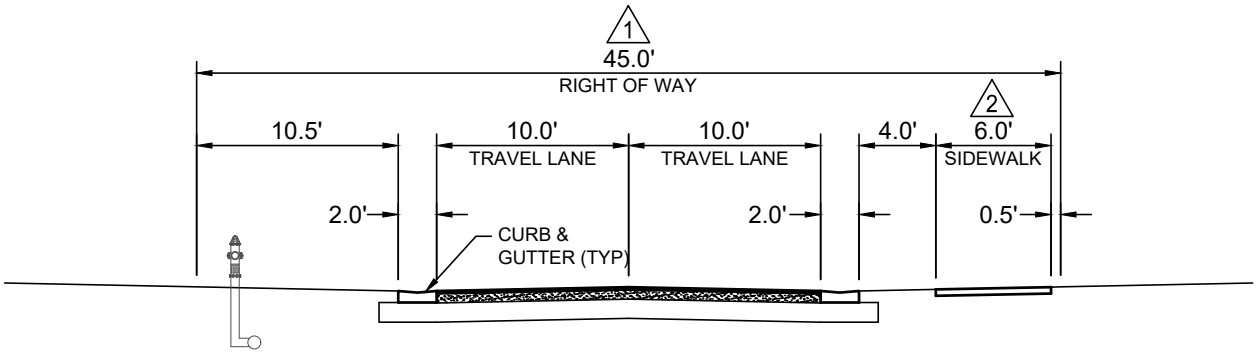
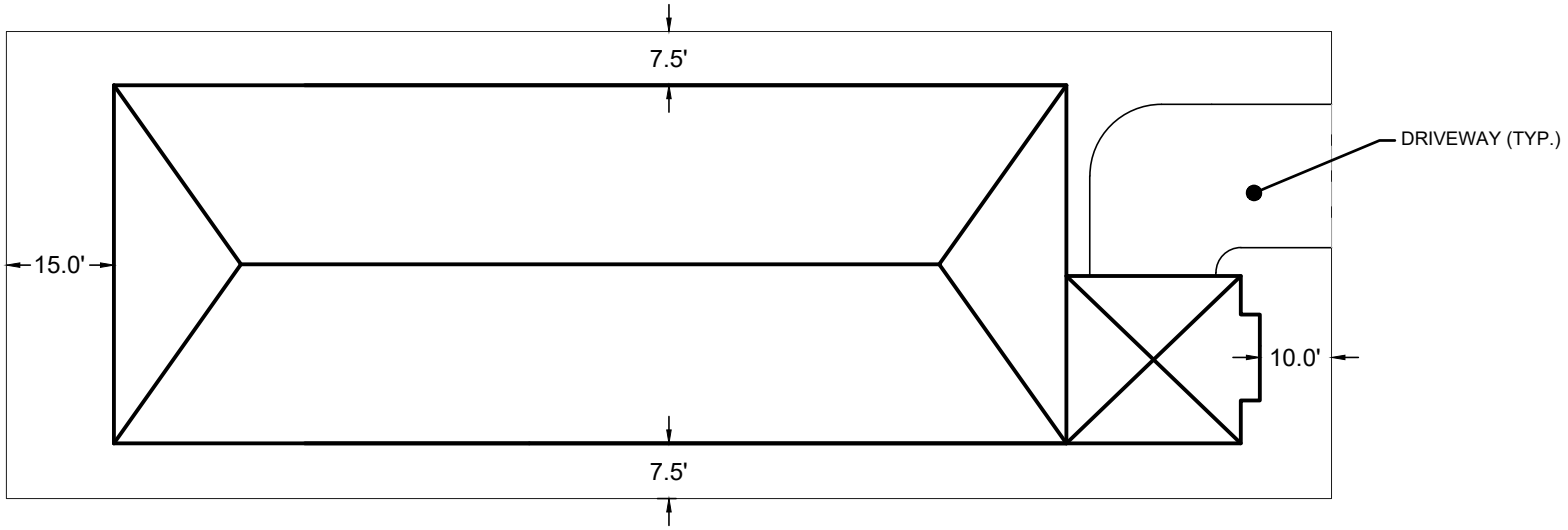


TYPICAL 45' RIGHT OF WAY SECTION

NTS



TYPICAL SIDE-LOADED DWELLING UNIT

NTS

LEGEND

DEVIATION

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND PLANNING
29100 BONITA GRANDE DR. BONITA SPRINGS, FL 34135
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SAVANNAH PLACE RPUD

PUD MASTER PLAN
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EXHIBIT E

SAVANNAH PLACE RPUD

LIST OF REQUESTED DEVIATIONS FROM LDC

Deviation 1: A deviation from LDC Section 6.06.01.N which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 45-foot right-of-way internal private right-of-way.

Deviation 2: A deviation from LDC Section 6.06.02.A which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6-foot wide side sidewalk on one side of the right-of-way.

Deviation 3: A deviation from LDC Section 4.06.02.C.2 which requires Type B buffers to be fifteen feet wide, to allow a 10-foot-wide Type B buffer along the portion of the eastern boundary abutting the Cay Lagoon PUD.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

~~EXHIBIT E~~ **EXHIBIT F**

SAVANNAH PLACE RPUD

DEVELOPMENT COMMITMENTS

1. **Managing Entity:**

~~Regulations for development of the Savannah Place RPUD shall be in accordance with the contents of this RPUD Document and applicable sections of the LDC and Growth Management Plan (GMP) in effect at the time of issuance of any development order to which said regulations relate. Where this RPUD Ordinance does not provide development standards, then the provisions of the specific sections of the LDC that are otherwise applicable shall apply.~~

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is LB Orange Blossom, LLC. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD are closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

2. **Transportation:**

A. If the entrance is to be gated, the face of said gate shall be located so as to maintain no less than a 100-foot throat length to the southerly edge of pavement at the entrance intersection with Orange Blossom Drive.

B. The ~~developer~~ owner, its successors or assigns, shall contribute its fair share of the future intersection improvements at Orange Blossom Drive and Airport Road within 90 days after request by the County. ~~Fair share is required to be quantified and paid prior to approval of the first development order on this project.~~ The intersection improvements will occur after 2025 and include but are not limited to alignment of the east west Orange Blossom segments, adding additional turn lanes, as well as signal and pedestrian modifications.

3. **Water Management**

A. Prior to submittal of the application for final development order, the developer will coordinate the design and construction of a single three-inch (maximum) bleeder into the Orange Blossom Road storm drain system. The coordination and approval will be with the Collier County Stormwater Management and Road Maintenance departments of the Transportation Division and the Engineering

Words ~~struck through~~ are deleted;
Words underlined are added

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Department of the Community Development and Environmental Services Division.

4. Landscaping

A. If the developer builds single-family, attached or single-family, detached dwelling units, the developer will provide Type B landscape buffer vegetation within the ten-foot width. If multi-family dwelling units are built then LDC-required Type B landscape buffers will be provided in the standard 15 foot width. In addition to the Type B requirements, the hedge along the shared property line with Cay Lagoon will be maintained at a minimum height of eight feet. See also Deviation 3 in Exhibit E.

B. Existing vegetation located along the shared property line with the Cay Lagoon development and along the shared property line with the parcel identified by Folio #00236640001, running for approximately 295 feet south from Orange Blossom Drive right-of-way shall be retained, subject to staff approval, to the maximum extent possible. Stormwater management design, necessary grade changes, required infrastructure or approved construction footprints may necessitate its removal. The need to remove existing vegetation shall be demonstrated by the applicant as a part of the site/construction plan review process.

C. A 4- to 6-foot-tall fence/wall will be installed along the southern, eastern, and western property lines and part of the eastern property line, as shown on the PUD Master Plan.

D. The required yard tree for lots with side-loaded dwelling units and a 10-foot front setback shall be small trees planted in groups of two (2) trees.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

WARRANTY DEED

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

INSTR 5191391 OR 5210 PG 3850 E-RECORDED 11/4/2015 11:07 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $0.70 REC $18.50

Prepared by and return to:

Kenneth R. Johnson, Esq.
Coleman, Yovanovich & Koester, P.A.
The Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, FL 34103
239-435-3535

Parcel Identification No: **00238440801**.

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim deed made this 30th day of October, 2015 between **STEPHEN J. LOCKWOOD,** whose post office address is 123 Pleasant Street, Suite 202, Marblehead, Massachusetts 01945, grantor*, and **LB ORANGE BLOSSOM, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** whose post office address is: 2210 Vanderbilt Beach Road, Suite 1300, Naples, FL 34109, grantee*.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Collier County**, **Florida**, to-wit:

The Southerly 796.70 feet of the Easterly 470.61 feet of the North one-half of the Southwest quarter of Section 2, Township 49 South, Range 25 East, Collier County, Florida.

LESS AND EXCEPT the following described parcel:

Beginning at the Northwest corner of the Northerly 398.35 feet of the Southerly 796.7 feet of the Easterly 470.61 feet of the North ½ of the Southwest ¼ of Section 2, Township 49 South, Range 25 East, Collier County, Florida, said point also being at the Northeast corner of Tract "B" of Crossings Mill Run, Plat Book 15, Pages 39-41, Collier County, Florida, and on the right-of-way of Orange Blossom Drive; thence along said right-of-way North 89°42'58" East 265 feet; thence leaving said right-of-way South 01°33'49" East 295.00 feet; thence South 89°42'58" West 265.00 feet to a point on the East property line of Crossings Mill Run; thence along said East line North 01°33'49" West 295 feet to the Point of Beginning of the parcel of land herein described *(Bearings are assumed and based on the right-of-way line of Orange Blossom Drive being North 89°42'58" East).*

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

LEGAL DESCRIPTION

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

SURVEYOR'S LEGAL

BEING THE SOUTHERLY 796.70 FEET OF THE EASTERLY 470.61 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

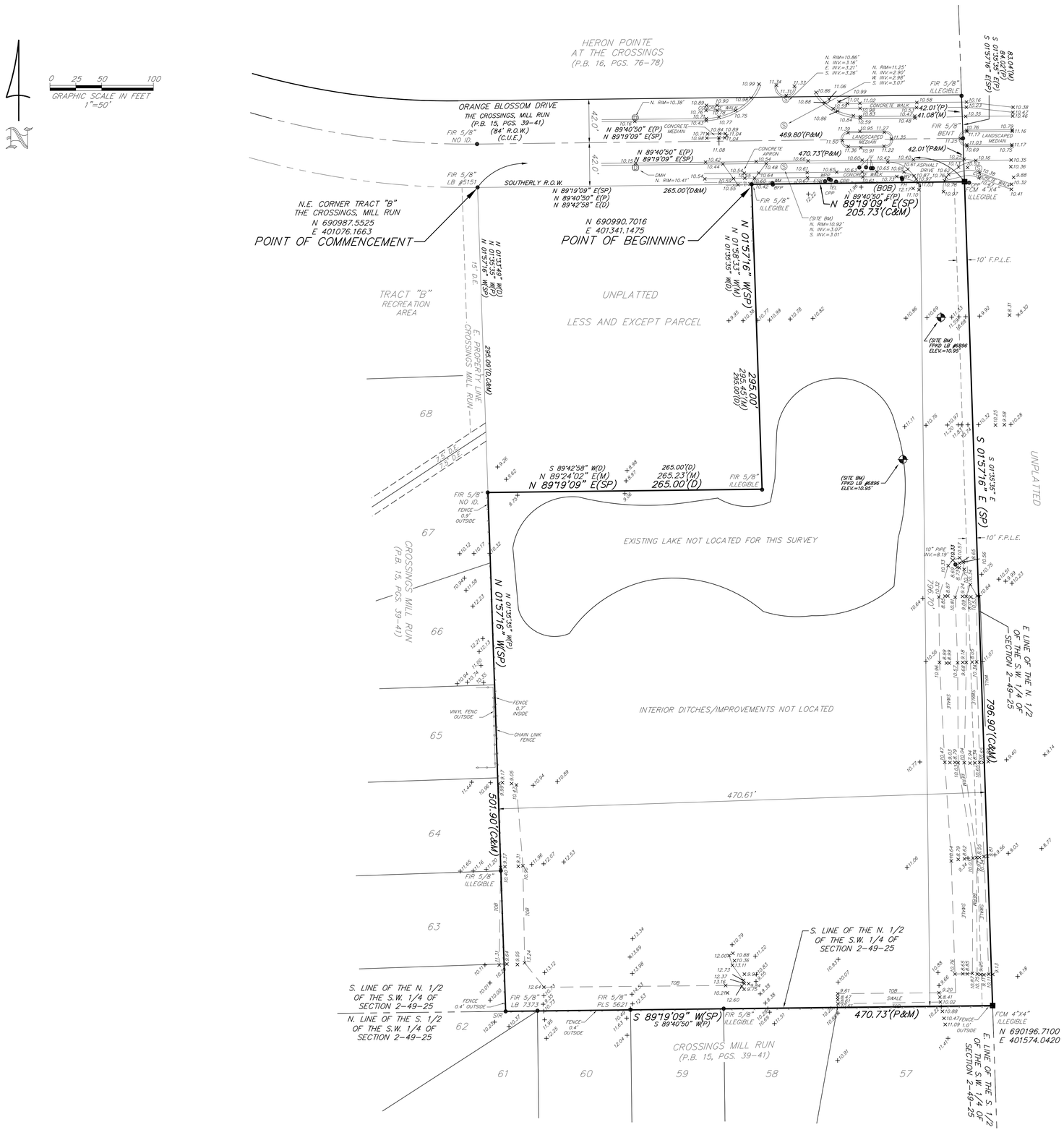
COMMENCE AT NORTHEAST CORNER OF TRACT "B", THE CROSSINGS, MILL RUN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 39 THROUGH 41 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE BLOSSOM DRIVE OF SAID PLAT; THENCE RUN NORTH 89°19'09" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BLOSSOM DRIVE, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°19'09" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BLOSSOM DRIVE, A DISTANCE 205.73 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 25 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ORANGE BLOSSOM DRIVE, SOUTH 01°57'16" EAST, ALONG SAID FRACTION, A DISTANCE OF 796.90 FEET TO A POINT ON THE BOUNDARY OF AFORESAID PLAT OF THE CROSSINGS, MILL RUN; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO.1: SOUTH 89°19'09" WEST, 470.73 FEET; COURSE NO. 2: NORTH 01°57'16" WEST, A DISTANCE OF 501.90 FEET TO A POINT ON THE LESS AND EXCEPT PARCEL AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGES 3850 AND 3851 OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG BOUNDARY OF SAID LESS AND EXCEPT PARCEL; COURSE NO. 1: NORTH 89°19'09" EAST, 265.00 FEET; COURSE NO. 2: NORTH 01°57'16" WEST, 295.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 296,876 SQUARE FEET OR 6.815 ACRES, MORE OR LESS.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

BOUNDARY SURVEY

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)



LEGAL DESCRIPTION

BEING THE SOUTHERLY 796.70 FEET OF THE EASTERLY 470.61 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF TRACT "B", THE CROSSINGS, MILL RUN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 39 THROUGH 41 (INCLUSIVE) OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON BOUNDARY OF SAID PLAT; THENCE NORTH 89°19'09" EAST, ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 89°19'09" EAST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT, A DISTANCE OF 205.73 FEET TO A POINT ON THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 25 EAST, SAID COLLIER COUNTY, FLORIDA; THENCE SOUTH 01°57'16" EAST, ALONG SAID FRACTION, A DISTANCE OF 796.90 FEET TO A POINT ON THE BOUNDARY OF AFORESAID PLAT OF THE CROSSINGS, MILL RUN; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID PLAT; COURSE NO.1: SOUTH 89°19'09" WEST, 470.73 FEET; COURSE NO. 2: NORTH 01°57'16" WEST, A DISTANCE OF 501.90 FEET TO A POINT ON THE LESS AND EXCEPT PARCEL AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGES 3850 AND 3851 OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG BOUNDARY OF SAID LESS AND EXCEPT PARCEL; COURSE NO. 1: NORTH 89°19'09" EAST, 265.00 FEET; COURSE NO. 2: NORTH 01°57'16" WEST, 295.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 296,876 SQUARE FEET OR 6.815 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE BOUNDARY OF THE CROSSINGS, MILL RUN, RECORDED IN PLAT BOOK 15, PAGES 39 THROUGH 41 (INCLUSIVE) OF THE PUBLIC RECORDS COLLIER COUNTY FLORIDA, AS BEING NORTH 89°19'09" EAST AND RELATES TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.

3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.

4. BASED SOLELY UPON MY EXAMINATION OF THE TITLE OPINION AS PROVIDED BY CLIENT AND INFORMATION KNOWN BY, OR SUPPLIED TO THE UNDERSIGNED, THERE ARE NO EASEMENTS OF RECORD EXISTING OTHER THAN THOSE SHOWN ON THIS SURVEY.

5. THIS SURVEY PERFORMED WITH BENEFIT OF TITLE OPINION BY LISA VAN DIEN, AS EVIDENCED BY AN OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER 5011412-0313005E, WHICH COVERS ALL PUBLIC RECORDS IN COLLIER COUNTY ON FILE UP TO AND INCLUDING NOVEMBER 4, 2015, AT 11:07 A.M., SUPPLEMENTED BY FIRST AMERICAN TITLE INSURACNE COMPANY TITLE SEARCH UPDATES, WHICH COVER ALL PUBLIC RECORDS IN COLLIER COUNTY ON FILE UP TO AND INCLUDING JUNE 8, 2021, AT 8:00 A.M. NUMBER 943119

6. SURVEYORS CERTIFICATION DOES NOT APPLY TO MATTERS OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES, AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.

8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.

9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

10. THERE IS A FLORIDA POWER AND LIGHT COMPANY EASEMENT, 5.00' IN WIDTH ON EITHER SIDE OF UTILITY LINES (OVERHEAD AND UNDER GROUND), O.R. 2251, PAGE 324.

11. THE FLOOD ZONE LINE AS SHOWN HEREON IS APPROXIMATE ONLY AND HAS BEEN SCALED FROM FLOOD PANEL MAPS BY FEMA AND COLLIER COUNTY. PROPERTY OWNER SHOULD OBTAIN WRITEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

ABBREVIATIONS

B.O.B.	= BASIS OF BEARING
P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
R.O.W.	= RIGHT OF WAY LINE
P.U.E.	= PUBLIC UTILITY EASEMENT
LB#	= LICENSED BUSINESS NUMBER
NAVD	= NORTH AMERICAN VERTICAL DATUM
O.R.	= OFFICIAL RECORDS
P.B.	= PLAT BOOK
PG.	= PAGE
(C)	= CALCULATED
(D)	= O.R. 3539, PAGE 3116
(SP)	= STATE PLANE
(P)	= PLAT
(M)	= MEASURED
FIR	= FOUND IRON ROD (AS NOTED)
SIR	= SET 5/8" IRON ROD & CAP L.B.# 6897
NO ID.	= NO IDENTIFICATION
FCM	= FOUND CONCRETE MONUMENT
FPKD	= FOUND PK NAIL AND DISK
FPLE	= FLORIDA POWER & LIGHT COMPANY
ESB	= ELECTRIC SERVICE BOX
TEL	= TELEPHONE BOX
WPP	= WOOD POWER POLE
CPP	= CONCRETE POWER POLE
INV	= INVERT
(S)	= SANITARY MANHOLE
(D)	= STORM DRAIN MANHOLE
OU	= OVERHEAD UTILITY LINES

FLOOD ZONE:

ZONE X
ZONE AE
ZONE AH
BASE FLOOD ELEVATON=11.5' (NAVD)

PANEL NO.:

12021C 0382 H

MAP REVISION DATE

MAY 16, 2012

JOHN SCOTT RHODES CERTIFICATE No. 5739 STATE OF FLORIDA Professional Surveyor & Mapper

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: _____
JOHN SCOTT RHODES, PSM #5739

BOUNDARY AND TOPOGRAPHIC SURVEY

CERTIFIED TO:
LB ORANGE BLOSSOM, LLC
COLLIER COUNTY

RHODES & RHODES LAND SURVEYING, INC.
LICENSE #LB 6897

bk:	pg:	date:
940	29-30	FEBRUARY 24, 2021
1276	75-77	scale:
1283	31	1" = 50'
1292	2-3	cogo #: 21-115
1282	41	

28100 BONITA GRANDE DRIVE, UNIT #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8163 (239) 405-8166 FAX

design:
drawn: RWC
checked: JSR
acad #: 2021-115
view: PLOT
project#: 2021-115
sheet #: 1 of 1
file #: 2021-115 BNDY

Z:\Cambridge Park Ku Orange Blossom road Naples\pdf\2021-115pdf.dwg, Survey, 7/6/2021 12:24:27 PM, 1:1

Grantor warrants and represent the above described Property is neither his homestead nor the homestead of his wife or any member of his family. Grantor and his wife reside elsewhere in Collier County Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or in equity, to the only proper use, benefit and behoof of said grantee forever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has duly executed and delivered this instrument on the day and year first above written.

Signed, sealed and delivered in our presence:

Print Name: KENNETH R. JOHNSON

STEPHEN J. LOCKWOOD

Print Name: DIANNA COMPTON

COLLIER COUNTY FLORIDA COPY CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT was acknowledged before me on this 30th day of October, 2015, by **STEPHEN J. LOCKWOOD,** who [X] is personally known to me or [ ] has produced _____ as identification.

Notary Public, State of Florida at Large
Print Name: _____

My Commission Expires: _____

(Notary Seal)

DIANNA S. COMPTON
MY COMMISSION # FF 098133
EXPIRES: March 4, 2018
Bonded Thru Notary Public Underwriters

U:\KRJ\Closings\SLockwood
LB ORANGE BLOSSOM - QCD

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

OWNERSHIP ENTITY DETAILS

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Mar 22, 2021
Secretary of State
1110216696CC

DOCUMENT# L15000181972

Entity Name: LB ORANGE BLOSSOM, LLC

Current Principal Place of Business:

2210 VANDERBILT BEACH RD #1300
NAPLES, FL 34109

Current Mailing Address:

2210 VANDERBILT BEACH RD #1300
NAPLES, FL 34109 US

FEI Number: 47-5484755

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

VAN DIEN, LISA
2210 VANDERBILT BEACH RD #1300
NAPLES, FL 34109 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MANAGER	Title	MANAGER
Name	WILSON, MARK D	Name	WILSON, STEPHEN G
Address	2210 VANDERBILT BEACH RD #1300	Address	2210 VANDERBILT BEACH RD #1300
City-State-Zip:	NAPLES FL 34109	City-State-Zip:	NAPLES FL 34109

Title	AUTHORIZED REPRESENTATIVE
Name	VAN DIEN, LISA
Address	2210 VANDERBILT BEACH RD #1300
City-State-Zip:	NAPLES FL 34109

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEPHEN WILSON MANAGER 03/22/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

DISCLOSURE OF INTEREST

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
LB ORANGE BLOSSOM, LLC	
2210 VANDERBILT BEACH RD #1300 NAPLES, FL 34109	
Mark D. Wilson	51%
Stephen G. Wilson	19%
Eyk van Otterloo	30%

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

Name and Address	% of Ownership

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

4-5-21
Date

Mark D. Wilson, Manager of CB Orange Blossom, LLC
Agent/Owner Name (please print)

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

AFFIDAVIT OF AUTHORIZATION

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000341

I, Mark D. Wilson (print name), as Manager (title, if applicable) of LB Orange Blossom, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

**Notes:*

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

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

Mark D. W
Signature

4-5-21
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 5th day of April, 2021, by (printed name of owner or qualifier) Mark D. Wilson, as Manager of LB Orange Blossom, LLC.

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

[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

Notary Seal

LISA VAN DIEN
MY COMMISSION # GG 338921
EXPIRES: July 31, 2023
Bonded Thru Notary Public Underwriters

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

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

COMPLETED ADDRESSING CHECKLIST

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ADDRESSING CHECKLIST

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

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

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

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

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

see attached T49, R25, S02

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

00238440801

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

2010 Orange Blossom Drive

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

CURRENT PROJECT NAME *(if applicable)*

Savannah Lakes

PROPOSED PROJECT NAME *(if applicable)*

Cambridge Park name not yet approved

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # _____

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

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

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

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

Applicant Name: Alexis Crespo, Waldrop Engineering

Phone: 239-850-8525 **Email/Fax:** alexis.crespo@waldropengineering.com

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

FOR STAFF USE ONLY

Folio Number 00238440801

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: _____ **Date:** 02/16/2021

Updated by: _____ **Date:** _____

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

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

The Southerly 796.70 feet of the Easterly 470.61 feet of the North one-half of the Southwest quarter of Section 2, Township 49 South, Range 25 East, Collier County, Florida.

LESS AND EXCEPT the following described parcel:

Beginning at the Northwest corner of the Northerly 398.35 feet of the Southerly 796.7 feet of the Easterly 470.61 feet of the North ½ of the Southwest ¼ of Section 2, Township 49 South, Range 25 East, Collier County, Florida, said point also being at the Northeast corner of Tract "B" of Crossings Mill Run, Plat Book 15, Pages 39-41, Collier County, Florida, and on the right-of-way of Orange Blossom Drive; thence along said right-of-way North 89°42'58" East 265 feet; thence leaving said right-of-way South 01°33'49" East 295.00 feet; thence South 89°42'58" West 265.00 feet to a point on the East property line of Crossings Mill Run; thence along said East line North 01°33'49" West 295 feet to the Point of Beginning of the parcel of land herein described *(Bearings are assumed and based on the right-of-way line of Orange Blossom Drive being North 89°42'58" East).*

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

DEVIATION JUSTIFICATION NARRATIVE

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

EXHIBIT E

DEVIATION JUSTIFICATION NARRATIVE

Savannah Place RPUD

REVISED JUNE 2021

Deviation 1: A deviation from LDC Section 6.06.01.N which establishes the minimum right-of-way width of 60 feet to be utilized, to allow a 45-foot wide right-of-way for the private, internal roadway.

JUSTIFICATION: The reduced roadway width will provide for traffic calming and increased lot sizes, while accommodating standard 10' wide travel lanes and appropriate infrastructure for this relatively small residential project.

The community will be developed with a maximum of 17 homes, thus larger roadways to accommodate high traffic volumes and higher design speeds is not necessary. The additional land area gained by the right-of-way reduction will allow for more expansive green areas/yard space. The demand for larger yards and pool decks to maximize "outdoor living" is a continuing industry standard that the developer is seeking to accommodate in this small, infill community. Studies have determined that reduced right-of-way widths act as a traffic calming feature and will assist in maintaining public health, safety, and welfare within the community.

Please also refer to the enclosed right-of-way cross section, which demonstrates how the infrastructure can fit within the proposed width. The right-of-way will be privately maintained by the future Homeowners Association (HOA).

Deviation 2: A deviation from LDC Section 6.06.02.A which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6' side sidewalk on one side of the right-of-way.

JUSTIFICATION: The proposed sidewalk will be located on the west side of the internal right-of-way to provide appropriate pedestrian circulation within this small, infill community. The requirements in Section 6.06.02.A.2 allow for a sidewalk on one side of roadways where 15 or fewer dwelling units front a right-of-way that terminates in a cul-de-sac, per below footnote:

"For development projects seeking approval of a final subdivision plat or site development plan of 4 or fewer dwelling units per gross acre and where 15 or fewer dwelling units front on a ROW that terminates in a cul-de-sac, then sidewalks will only be required on one side of the ROW and not around the circumference of the cul-de-sac."

Savannah Place is approved for a maximum of 17 units with one roadway terminating in a cul-de-sac, thus is very close to the allowable threshold for this deviation by right. The PPL plans to be filed concurrently further reduces the

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

number of lots to 17, only 2 units above the limit to allow sidewalks on one side "by right". Therefore, the deviation is generally consistent with the intent of the code to allow for reduced pedestrian infrastructure on cul de sacs serving few units.

Deviation 3: A deviation from LDC Section 4.06.02.C-2 which requires Type B buffers to be fifteen feet wide, instead to allow a 10-foot-wide Type B buffer along the eastern boundary with Cay Lagoon PUD, if single-family dwellings are constructed.

JUSTIFICATION: A Type B buffer is required along the boundary between single-family and multi-family developments. While Commitment 4.A of Ordinance 2009-03 explicitly allows for a 10-foot-wide Type B buffer, this deviation is justified due to the large 25' wide Type A buffer on the boundary with the adjacent Cay Lagoon PUD. The combined buffer area between the two properties is 35' wide with elements of Type A and Type B buffers, whereas the LDC would require 25' total buffer width between the communities (15' Type B and 10' Type A).

The proposed single-family residential density is much lower compared to the neighboring multi-family PUD, and thus will not need as much buffer area to ensure compatibility between the projects. The buffer will contain all required Type B plantings, thereby providing the appropriate screening intended by the LDC, while the LDC required spatial separation is provided via Cay Lagoon's 25' wide Type A buffer coupled with the proposed 10' wide Type B buffer.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

NIM SUMMARY

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Memorandum

To: **Tim Finn, AICP, Collier County Zoning Division**

From: **John Cowart, Waldrop Engineering, P.A.**

Date: **June 18, 2021**

Subject: **Savannah Place PDI (PL20210000341)**
Neighborhood Information Meeting Summary

Waldrop Engineering, P.A., and LB Orange Blossom, LLC conducted a neighborhood informational meeting (NIM) for the Insubstantial Change to a Planned Unit Development (PDI) to the Savannah Place Residential Planned Unit Development (RPUD). The meeting was held on Tuesday, June 8, 2021 at 5:30 p.m. at the St. Katherine Greek Orthodox Church, 7100 Airport-Pulling Road, Naples, Florida 34109.

The sign-in sheets are attached as Exhibit "A" and demonstrate approximately 2 attendees came to the meeting. Additionally, one (1) attendee participated via Zoom. A copy of the legal notice, affidavit of publication, a copy of the letter sent to surrounding property owners, and a list of the surrounding property owners are attached as Exhibit "D".

Alexis Crespo started the meeting by introducing the project team from London Bay Development Group and Waldrop Engineering. She provided a PowerPoint presentation, attached as Exhibit "B," on the Savannah Place development and the proposed changes requested in the PDI application. A handout summarizing the changes was distributed as Exhibit "C". Following the presentation questions were asked by attendees and responses were provided as outlined below.

Public Comment Summary:

1. What type of perimeter wall will be built around the property?

   RESPONSE: There is currently a chain-link fence. The new fence would be similar to the chain-link but obscured by landscape buffers planted on the outside of the fence.

2. Are the renderings of the units available to see?

   RESPONSE: The floorplans and elevations are still being developed. There will be five different home options with potentially one and two-story plans.

3. Is there a two-story option for the lots?

   RESPONSE: There is a two-story option, but its placement would depend on the lot size.

4. What is the size of the preserve area?

   RESPONSE: The county-required preserve is less than one quarter of an acre. [The location of the preserve was demonstrated by the Ms. Crespo.]

5. How far back into the lot would the home be?

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

RESPONSE: There is a total of twenty feet from the property line to the house. The side yard setback is 6 feet. [Ms. Crespo later corrected the statement and clarified the side yard setback for single-family detached is 7.5 feet].

6. Does the newest diagram show the road moving back further?

   RESPONSE: The cul-de-sac is a few feet closer to the property line, but will be obscured with landscape buffers.

7. When is construction is expected to begin?

   RESPONSE: Construction is expected to start once the South Florida Water Management District permit is approved sometime in October, approximately in the fall or late 2021.

8. How long will construction take?

   RESPONSE: It depends on how fast the units will sell. Approximately 16-18 months after construction starts.

9. What is the starting price on the homes?

   RESPONSE: That information is not available yet.

10. Will there be any walls?

    RESPONSE: There will be a fence, with landscaping in between the property and the fence.

11. Where is the fence going to be?

    RESPONSE: The fence will run along all east, west and south sides of the project, connecting to the gatehouse along the northern frontage.

12. Will there be a clubhouse?

    RESPONSE: No, there will be no amenity site. There is not enough home sites to justify a clubhouse.

13. Can you show how the lots will be oriented?

    RESPONSE: The zoning level does not show the lot layout. It was described that the rear yards will face the southern property line.

There were no further comments and the meeting concluded at approximately 6 p.m.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Attachment: Attachment C - Application-Backup Materials (17809 : PL202100003341 – Savannah Place PDI)

Exhibit A

Meeting Sign-in Sheets

SAVANNAH PLACE PDI
NEIGHBORHOOD INFORMATION MEETING
JUNE 8, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
BRYAN TANGHE	2003 DEERFIELD CIRCLE	btanghe1@gmail.com
Danville Leadbetter	2210 Vanderbilt Beach	danvilleleadbetter@londonbay.com
Nancy Zuccaro	7253 Mill Run Circle	NZ6760@aol.com

Exhibit B

Meeting Presentation Slides

SAVANNAH PLACE
PUD INSUBSTANTIAL CHANGE

NEIGHBORHOOD INFORMATION MEETING – JUNE 8, 2021

LONDON BAY
DEVELOPMENT GROUP

Welcome & Introductions

- Danville Leadbetter - London Bay Homes
- Lisa Van Dien – London Bay Homes
- Alexis Crespo, AICP - Waldrop Engineering
- John Cowart – Waldrop Engineering
- Jackie Larocque, P.E. & Brandon Hadlock, E.I. - Waldrop Engineering

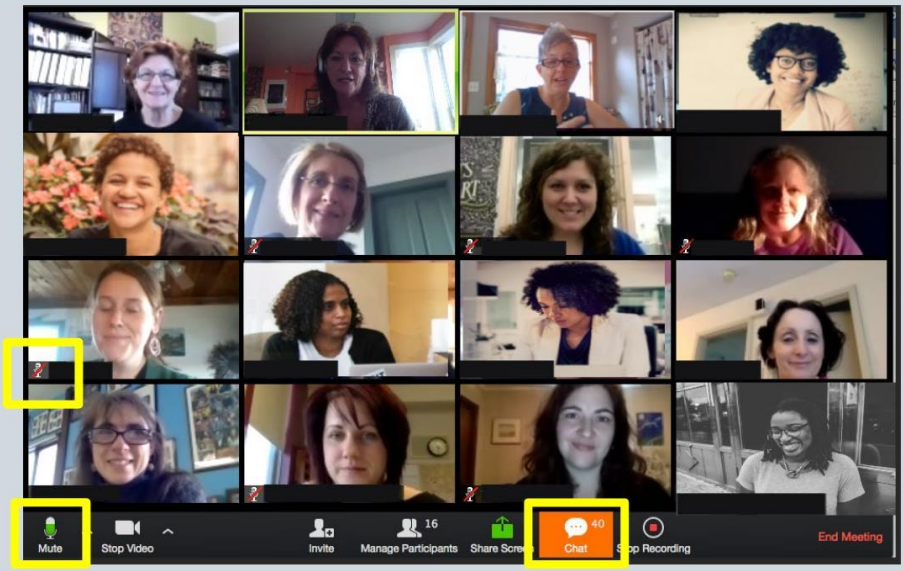
Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Zoom Tutorial

- Welcome to our *HYBRID ZOOM* Neighborhood Meeting!
- Please keep your speaker on *MUTE* during our brief presentation
- Following the presentation we will open the meeting for Q&A
- Please type in questions using the "Chat" Tool – we will read these aloud and respond
- Please use the "raise hand" tool to indicate desire to speak after we go through written questions

LONDON BAY DEVELOPMENT GROUP SLIDE 3

Zoom Tutorial

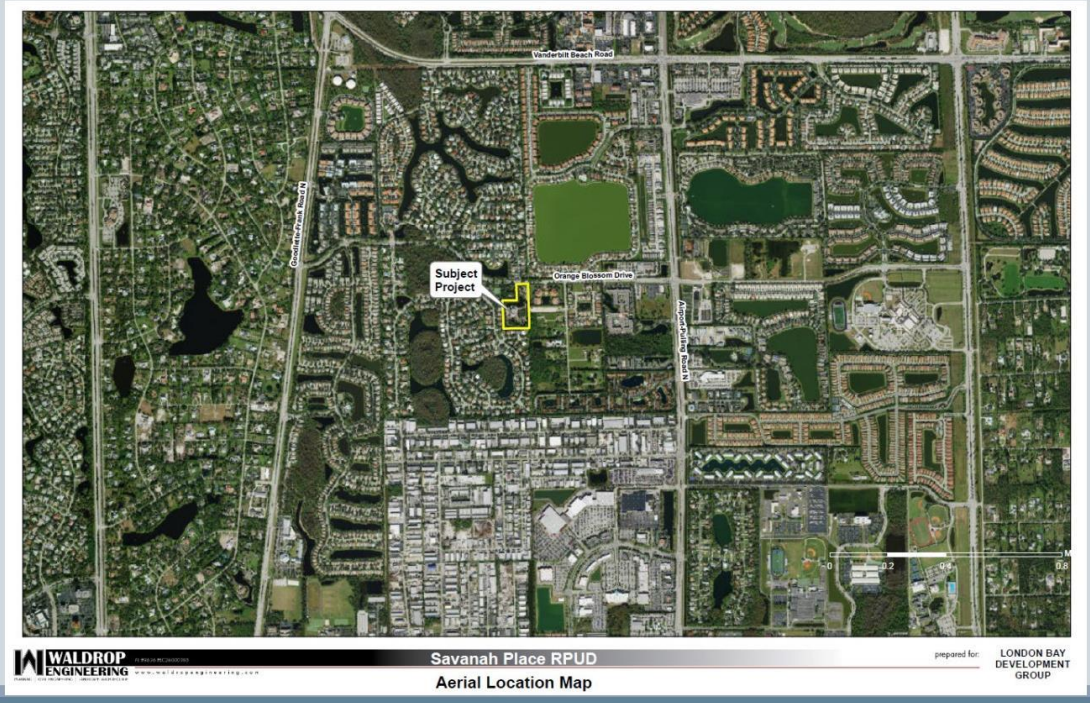


LONDON BAY DEVELOPMENT GROUP SLIDE 4

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Zoom Tutorial

SLIDE 5



LONDON BAY DEVELOPMENT GROUP

SLIDE 6

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Property Overview

- 6.8+/-acres
- Accessed from Orange Blossom Road - ½ mile west of Airport Pulling Road
- Currently Vacant
- Former Landscape Nursery Operation
- Purchased in 2015 by London Bay

LONDON BAY DEVELOPMENT GROUP

SLIDE 7

London Bay Homes

- Established in 1990
- Local Company, Local Management & Local Ownership
- Excellent Team of 100 Professionals
- Reputation for: Integrity, Customer Service, Design, Professionalism, & Financial Strength
- "Blue Zone" Designated Company

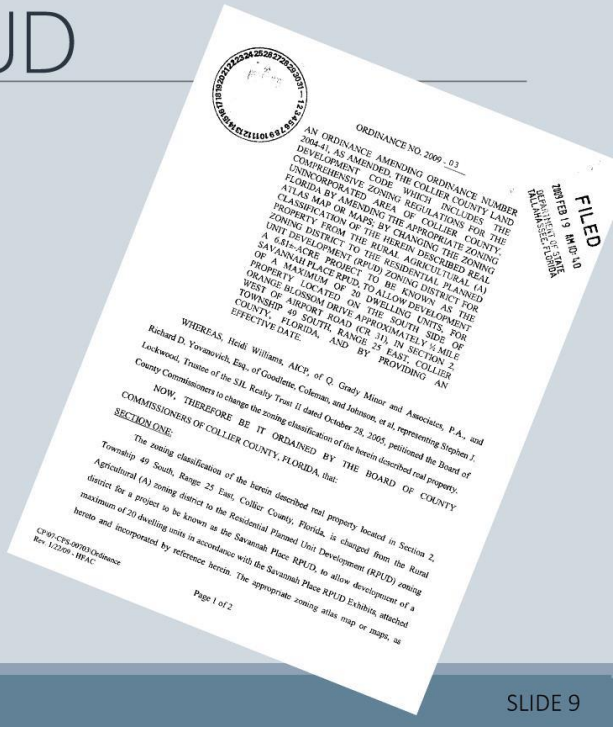
LONDON BAY DEVELOPMENT GROUP

SLIDE 8

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Savannah Place RPUD

- Approved in 2009
- Allows for 20 dwelling units and private community recreation/amenities
- Single-family detached, attached & towhomes permitted
- 0.15-acre on-site preserve



ORDINANCE NO. 2009 - 03

AN ORDINANCE AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS, BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM THE RURAL AGRICULTURAL (A) ZONING DISTRICT TO THE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT; TO BE KNOWN AS THE SAVANNAH PLACE PROJECT; TO ALLOW DEVELOPMENT OF A 6.81± ACRE RPUD, TO BE KNOWN AS THE SAVANNAH PLACE RPUD, TO ALLOW DEVELOPMENT OF A MAXIMUM OF 20 DWELLING UNITS FOR THE PROPERTY LOCATED ON THE SOUTH SIDE OF ORANGE BLOSSOM DRIVE APPROXIMATELY ½ MILE WEST OF AIRPORT ROAD (CR 31), IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; AND BY PROVIDING AN EFFECTIVE DATE.

FILED
2009 FEB 19 AM 10:10
CLERK OF CIRCUIT COURT
COLLIER COUNTY, FLORIDA

WHEREAS, Heidi Williams, AICP, of Q. Grady Minor and Associates, P.A., and Richard D. Yovanovich, Esq., of Goodlette, Coleman and Johnson, et al, representing Stephen J. Luckwood, Trustee of the SJL Realty Trust II dated October 28, 2005, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

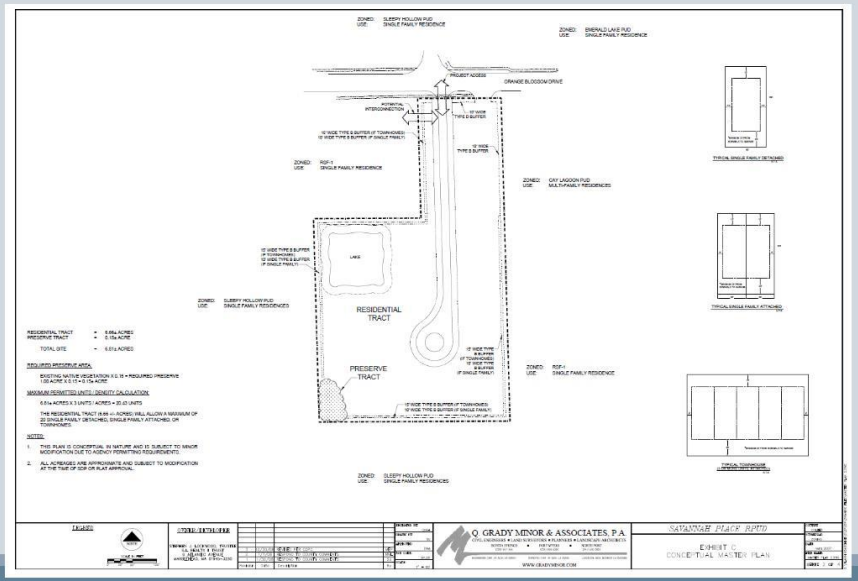
SECTION ONE:

The zoning classification of the herein described real property located in Section 2, Township 49 South, Range 25 East, Collier County, Florida, is changed from the Rural Agricultural (A) zoning district to the Residential Planned Unit Development (RPUD) zoning district for a project to be known as the Savannah Place RPUD, to allow development of a maximum of 20 dwelling units in accordance with the Savannah Place RPUD Exhibits, attached hereto and incorporated by reference herein. The appropriate zoning atlas map or maps, as

CP-97-CPS-00703 Ordinance Rev. 1/22/09 - BVAC

Page 1 of 2

Current PUD Master Plan



Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

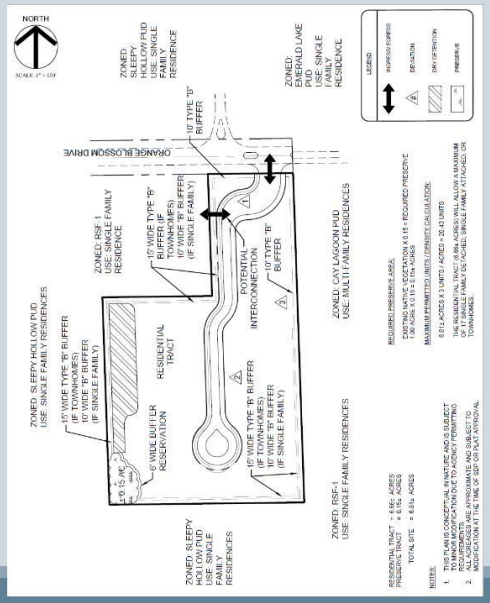
PDI Request

- Reduce unit count from 20 to 17 dwelling units
- Update the PUD Master Plan
- Allow for reduced front yard setback for a side entry garage unit
- Allow for 45-foot-wide internal roadways
- Allow for a 6-foot-wide sidewalk on one side of the internal roadway
- Memorialize the 10-foot-wide Type B Buffer commitment on eastern property line

LONDON BAY DEVELOPMENT GROUP

SLIDE 11

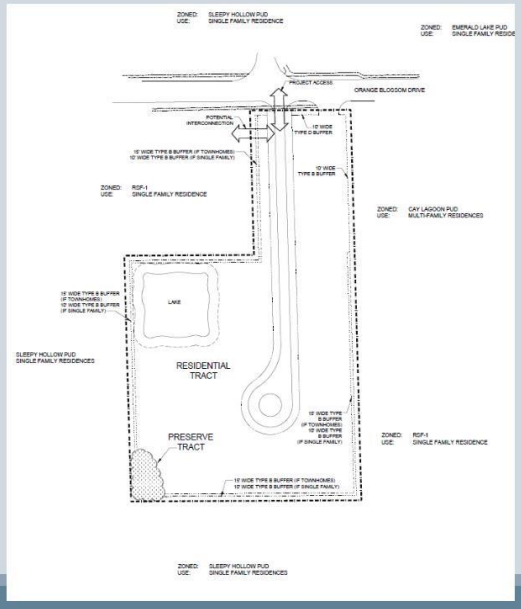
Proposed PUD Master Plan



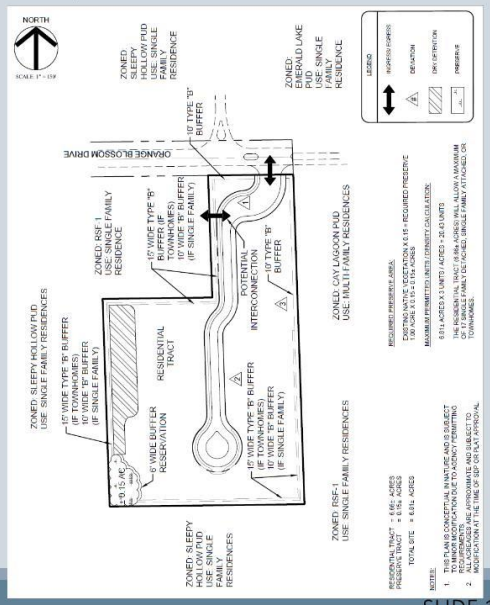
SLIDE 12

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Current Plan



Proposed Plan



SLIDE 13

NEXT STEPS...

- ✓ File PDI Application
- ✓ Conduct Neighborhood Information Meeting
- Undergo Review by County Planning Staff
- Hearing Examiner Public Hearing
- File for Plans & Plat (PPL) permit

LONDON BAY
DEVELOPMENT GROUP

SLIDE 14

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

STAY INVOLVED & INFORMED

Alexis.Crespo@waldropengineering.com

John.Cowart@waldropengineering.com

(239) 405-7777

COMMUNITY INPUT

1) Responses to "Chat" Questions

2) Additional Q & A using the "Raise Hand" tool

3) Email/Call with additional input

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Exhibit C

Meeting Handout

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

SAVANNAH PLACE INSUBSTANTIAL CHANGE TO PUD (PDI)
PL20210000341

Neighborhood Information Meeting
Tuesday, June 8, 2021
5:30 p.m.

PROJECT INFORMATION SHEET

Project Size: 6.8+/- Acres

Future Land Use: Urban Mixed Use District, Urban Residential Subdistrict

Current Zoning: Residential Planned Unit Development (RPUD)

Proposed Zoning: Residential Planned Unit Development (RPUD)

Approved Density/Uses: 20 dwelling units (single-family detached, single-family attached, townhouses)

Proposed Density/Intensity/Uses: 17 dwelling units (single-family detached, single-family attached, townhouses)

PDI Requests:

1) Modifications to the Master Concept Plan (Exhibit C) to show the slight modification to the development layout, including modified right-of-way and dry detention area.
2) Modification to the minimum front yard setback to allow for a ten (10) foot front yard setback for single-family detached and attached dwelling types with side loaded garages;
3) Deviation to allow for a forty-five (45) foot-wide internal right-of-way
4) Deviation to allow fora six-foot sidewalk on one side of the right-of-way;
5) Deviation to allow for a ten (10) foot Type B buffer along the eastern boundary of the Cay Lagoon PUD, which memorializes approved PUD commitment 4.A. of Ordinance 09-03.
6) Modification to the PUD Commitments to incorporate the County's Managing Entity standard language and provide a timing trigger for the proportionate fair share payment towards the Orange Blossom/Airport Pulling Road intersection improvements.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Exhibit D

NEIGHBORHOOD INFORMATION MEETING

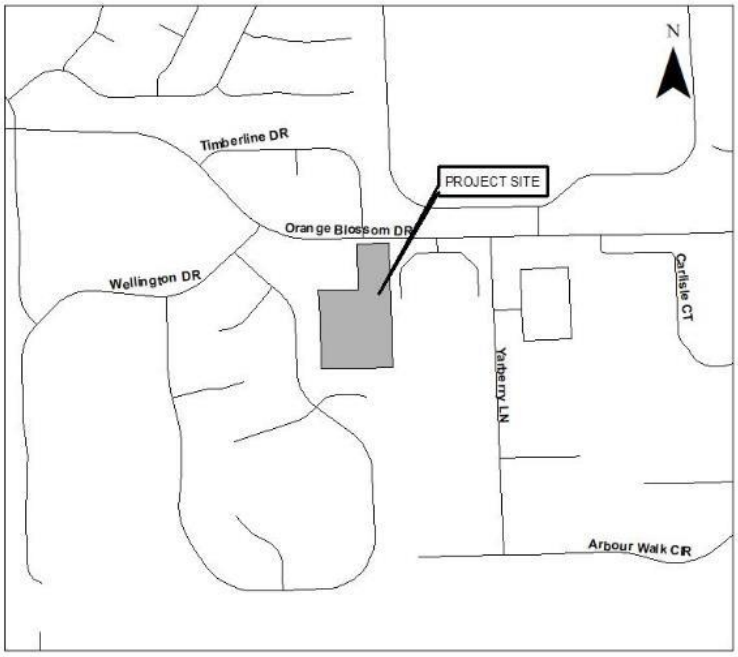
The public is invited to attend a neighborhood information meeting held by Waldrop Engineering, P.A. on behalf of LB Orange Blossom, LLC at the following time and location:

Tuesday, June 8 at 5:30 p.m.
St. Katherine Greek Orthodox Church
7100 Airport-Pulling Road
Naples, FL 34109
***Social distancing and masks are required.**

Attending Virtually is also available using Zoom Meeting ID: 813 7733 3204

Please be advised that LB Orange Blossom, LLC has filed an application (PL20210000341) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to modify the Master Concept Plan for a new internal layout in the Savannah Place Residential Planned Unit Development (RPUD).

The Savannah Place RPUD project is located on 6.8+/- acres south of Orange Blossom Road in unincorporated Collier County, Florida. The development is currently approved for 20 units of single family, townhome, and multi-family dwellings. The Applicant is not proposing to increase the density of this project.



WE VALUE YOUR INPUT

Business and property owners and residents are welcome to attend the presentation and discuss the project with the owners' representatives and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed to:

Waldrop Engineering, P.A. c/o Alexis Crespo
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
(239) 405-7777, ext. 2232 OR alexis.crespo @waldropengineering.com

*Please note that the Collier County does not sponsor or endorse this program.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

WALDROP ENGINEERING PA
28100 BONITA GRANDE DR

BONITA SPRINGS, FL 34135-6221

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said
Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 05/21/2021

Subscribed and sworn to before on May 21, 2021:

Tara Mondloch
Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $413.00
Ad No: 0004738976
Customer No: 1308418
PO #: 6/8 Meeting

# of Affidavits 1

This is not an invoice

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood information meeting held by Waldrop Engineering, P.A. on behalf of LB Orange Blossom, LLC at the following time and location:

Tuesday, June 8 at 5:30 p.m.
St. Katherine Greek Orthodox Church
7100 Airport-Pulling Road
Naples, FL 34109
*Social distancing and masks are required.

Attending Virtually is also available using Zoom Meeting ID: 813 7733 3204

Please be advised that LB Orange Blossom, LLC has filed an application (PL20210000341) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to modify the Master Concept Plan for a new internal layout in the Savanna Place Residential Planned Unit Development (RPUD).

The Savannah Place RPUD project is located on 6.8+/- acres on Orange Blossom Road in unincorporated Collier County, Florida. The development is currently approved for 20 units of single family, townhome, and multi-family dwellings. The Applicant is not proposing to increase the density of this project.

WE VALUE YOUR INPUT

Business and property owners and residents are welcome to attend the presentation and discuss the project with the owners' representatives and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed to:
Waldrop Engineering, P.A. c/o Alexis Crespo
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
D(239) 405-7777, ext. 2232 OR alexis.crespo@waldropengineering.com
*Please note that the Collier County does not sponsor or endorse this program.
May 21, 2021 #4738976

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

May 21, 2021

RE: **Savannah Place RPUD**
PL20210000341 (Insubstantial Change to PUD)

Dear Property Owner:

Please be advised that LB Orange Blossom, LLC has filed an application (PL20210000341) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to modify the Master Concept Plan for a new internal layout in the Savannah Place Residential Planned Unit Development (RPUD).

The Savannah Place RPUD project is located on 6.8+/- acres on Orange Blossom Road in unincorporated Collier County, Florida. The development is currently approved for 20 units of single family, townhome, and multi-family dwellings. The Applicant is not proposing to increase the density of this project.

A Neighborhood Information Meeting will be held to provide you an opportunity to hear a presentation about this application and ask questions. **The Neighborhood Information Meeting will be held on Tuesday, June 8 at 5:30 p.m. at St. Katherine Greek Orthodox Church located on 7100 Airport-Pulling Road, Naples, FL 34109.**

Attending virtually is also available via Zoom. Please visit www.zoom.us, click on “Join A Meeting” in the top right corner, and enter **Meeting ID: 813 7733 3204**

Should you have questions prior to the meeting, please contact me directly at (239) 850-8525, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis Crespo, AICP
Senior Vice President - Planning

*Please note that Collier County does not sponsor or endorse this program.
**Social distancing and masks are required.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

NAME1	NAME2	COUNTRY	CITY	STATE	USZIP	STRAPNUMBE	FULLADDRES	FULLSTREET	STREETCITY	STREETZIPC
2063 TIMBERLINE LLC	2063 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 284A02	2063 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
6001 TAYLOR LLC	6001 TAYLOR RD	USA	NAPLES	FL	34109	256600 994A02	1918 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
7127 MILL POND LLC	37 VAL SAINT-ANDRE	LUXEMBOURG	LUXEMBOURG		L-122	278800 C 394A02	7127 MILL POND CIR	MILL POND CIR	NAPLES	34109
ADKINS, ELLA LOUISE	6809 YARBERRY LN	USA	NAPLES	FL	34109	000100 007 24A02	6809 YARBERRY LN	YARBERRY LN	NAPLES	34109
ADKINS, VALERIE	6815 YARBERRY LN	USA	NAPLES	FL	34109	000100 060 4A02	6815 YARBERRY LN	YARBERRY LN	NAPLES	34109
ATAEI, BAHRAM	2145 CAY LAGOON DR APT 313	USA	NAPLES	FL	34109	214900 3134A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
BLICHARZ, MONICA M	89 NORTH BEVERWYCK ROAD	USA	LAKE HIAWATHA	NJ	07034	214900 4124A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
CAFFREY REVOCABLE TRUST	2120 CAY LAGOON DR #214	USA	NAPLES	FL	34109	214900 2144A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
CAIAZZO, RONALD A	7132 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 104A02	7132 MILL POND CIR	MILL POND CIR	NAPLES	34109
CARROLL, RAYMOND E	2005 DEERFIELD CIR	USA	NAPLES	FL	34109	256600 594A02	2005 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
CARROLL, ROBERT E & NICOLE M	2009 DEERFIELD CIRCLE	USA	NAPLES	FL	34109	256600 574A02	2009 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
CASOLA, ROBERT & JUDITH	1915 MANCHESTER CIRCLE	USA	NAPLES	FL	34109	256600 884A02	1915 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
CHIUNTI, HECTOR & JANET S	1930 BLACKSTONE CIR	USA	NAPLES	FL	34109	256600 784A02	1930 BLACKSTONE CIR	BLACKSTONE CIR	NAPLES	34109
CIARDI REVOCABLE TRUST	2027 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 224A02	2027 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
CLARA L MASON TRUST	7374 LONGVIEW CT	USA	NAPLES	FL	34109	403600 394A02	7374 LONGVIEW CT	LONGVIEW CT	NAPLES	34109
COLBERT, LYNDA E	2145 CAY LAGOON DR #311	USA	NAPLES	FL	34109	214900 3114A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
COMM ASSOC FOR STONEGATE AND	1044 CASTELLO DR	USA	NAPLES	FL	34103	256600 D 14A02				
COMMUNITY ASSOC FOR MILL RUN	1044 CASTELLO DR STE 206	USA	NAPLES	FL	34103	256600 B 14A02	7275 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
COMMUNITY ASSOC FOR MILL RUN	6736 LONE OAK BLVD	USA	NAPLES	FL	34109	256600ROAD 14A02	6940 WELLINGTON DR	WELLINGTON DR	NAPLES	34109
COX, ANN TEUTE	2000 ORANGE BLOSSOM DR	USA	NAPLES	FL	34109	000100 008 4A02	2000 ORANGE BLOSSOM DR	ORANGE BLOSSOM DR	NAPLES	34109
CUNNINGHAM, TODD N	1927 BLACKSTONE CIRCLE	USA	NAPLES	FL	34109	256600 704A02	1927 BLACKSTONE CIR	BLACKSTONE CIR	NAPLES	34109
DANIYAR, VAL A & OLGA I	7395 STONEGATE DR	USA	NAPLES	FL	34109	278800 C 364A02	7103 MILL POND CIR	MILL POND CIR	NAPLES	34109
DI VINCENZO, ALDO F	205 SHELLRIDGE DR	USA	EAST AMHERST	NY	14051	214900 2114A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
DIAMOND, PHILIP	7119 MILL POND CIR	USA	NAPLES	FL	34109	278800 C 384A02	7119 MILL POND CIR	MILL POND CIR	NAPLES	34109
DIXON ET AL, PEARLIN	6785 YARBERRY LN	USA	NAPLES	FL	34109	000100 006 4A02	6785 YARBERRY LN	YARBERRY LN	NAPLES	34109
DIXON, CARLA J	2145 CAY LAGOON DR #321	USA	NAPLES	FL	34109	214900 3214A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
DUZICK REVOCABLE TRUST	2001 DEERFIELD CIR	USA	NAPLES	FL	34109	256600 614A02	2001 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
ELDERT, DAVID M	2008 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 344A02	2008 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
ELLIOTT, RANDY C	7143 MILL POND CIR	USA	NAPLES	FL	34109	278800 C 414A02	7143 MILL POND CIR	MILL POND CIR	NAPLES	34109
EMERALD LAKES RES ASSOC INC	10621 AIRPORT PULLING RD N # 8	USA	NAPLES	FL	34109	278500 14A02				
ESCOLASTICO, MOISES & ANGELA J	2057 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 274A02	2057 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
ETCHISON, JOYCE	2110 CAY LAGOON DR APT 124	USA	NAPLES	FL	34109	214900 1244A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
FARNSWORTH, NANCY P	2155 CAY LAGOON DRIVE #423	USA	NAPLES	FL	34109	214900 4234A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
FENEZIANI, EDWARD & EDDA	2110 CAY LAGOON DR APT 121	USA	NAPLES	FL	34109	214900 1214A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
FLANDERS, CAROLE ANN	7588 ASHLIND CIR	USA	MANLIUS	NY	13104	214900 3124A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
FOSTER, G DEAN & MARJORIE P	1909 FAIRFAX CIR	USA	NAPLES	FL	34109	256600 1524A02	1909 FAIRFAX CIR	FAIRFAX CIR	NAPLES	34109
FOWLKES, LAUREN Y	2048 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 314A02	2048 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
GENSON, DAVID B & JACQUELINE	1912 FAIRFAX CIR	USA	NAPLES	FL	34109	256600 1494A02	1912 FAIRFAX CIR	FAIRFAX CIR	NAPLES	34109
GLAMYAN, RUBEN G & ANI M	7193 MILL RUN CIR	USA	NAPLES	FL	34109	256600 624A02	7193 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
HAMMAR, JANET	2060 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 304A02	2060 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
HARPER, HOWARD P & JUDITH E	1309 CHESAPEAKE AVE	USA	NAPLES	FL	34102	256600 1654A02	6926 WELLINGTON DR	WELLINGTON DR	NAPLES	34109
HERMANS, SEBASTIANUS	2045 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 254A02	2045 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
HERON PTE RESIDENT ASSOC INC	5603 NAPLES BLVD	USA	NAPLES	FL	34109	403600 C 14A02				
HERON PTE RESIDENT ASSOC INC	5603 NAPLES BLVD	USA	NAPLES	FL	34109	403600 B 14A02				
HOYLE, CAROLEE E	2145 CAY LAGOON DR APT 324	USA	NAPLES	FL	34109	214900 3244A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
JEANNE YOUREE BOYER TRUST	1926 BLACKSTONE CIR	USA	NAPLES	FL	34109	256600 764A02	1926 BLACKSTONE CIR	BLACKSTONE CIR	NAPLES	34109
JEFFREY CHEW SMITH REV TRUST	7138 MILL RUN CIRCLE	USA	NAPLES	FL	34109	256600 1034A02	7138 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
JMS TRUST HOLDINGS INC	7148 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 84A02	7148 MILL POND CIR	MILL POND CIR	NAPLES	34109
JOHNSON, A MICHAEL & CELINE S	7157 MILL RUN CIR	USA	NAPLES	FL	34109	256600 534A02	7157 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KAHLE, KAREN A	7133 MILL RUN CIR	USA	NAPLES	FL	34109	256600 504A02	7133 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KENEFICK, MICHAEL & KELLY ANN	1914 MANCHESTER CIRCLE	USA	NAPLES	FL	34109	256600 974A02	1914 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
KLUMP, JOSHUA C	7194 MILL RUN CIR	USA	NAPLES	FL	34109	256600 844A02	7194 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KNOLL, ROGER & CRISTINE	7230 MILL RUN CIR	USA	NAPLES	FL	34109	256600 814A02	7230 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KORN, JASON H & SANDRA S	7165 MILL RUN CIR	USA	NAPLES	FL	34109	256600 544A02	7165 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KOVACS, RICHARD & JULIA	7141 MILL RUN CIR	USA	NAPLES	FL	34109	256600 514A02	7141 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KUEBEL, DONALD E	2110 CAY LAGOON DR #123	USA	NAPLES	FL	34109	214900 1234A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
KUHLMAN JR, WILLIAM H & HOLLY	7242 MILL RUN CIR	USA	NAPLES	FL	34109	256600 804A02	7242 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
KUHRE, ALAN N	1984 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 364A02	1984 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
KUMIEGA , BRIAN B	25 LEXINGTON AVE	USA	BUFFALO	NY	14222	214900 4214A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
LARKIN, PAUL & HEATHER	7241 MILL RUN CIR	USA	NAPLES	FL	34109	256600 664A02	7241 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
LARSEN, HELGE	NUNSTEINVEIEN 12	NORWAY	TANANGER		4056	214900 2234A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
LAUGHREY, IAN B & MELISSA A	2036 TIMBERLANE DR	USA	NAPLES	FL	34109	403600 324A02	2036 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
LAURIN, JEANNE ERRICO	268 CHEMIN DU TOUR-ILE BIGRAS	CANADA	VILLE DE LAVAL	QC	H7Y 1	214900 3234A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
LB ORANGE BLOSSOM LLC	2210 VANDERBILT BEACH RD #13(	USA	NAPLES	FL	34109	000100 059 4A02	2010 ORANGE BLOSSOM DR	ORANGE BLOSSOM DR	NAPLES	34109
LEITH, CRAIG	10052 NW 13TH CT	USA	PLANTATION	FL	33322	214900 1124A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
LEON, HUGO L	7135 MILL POND CIRCLE	USA	NAPLES	FL	34109	278800 C 404A02	7135 MILL POND CIR	MILL POND CIR	NAPLES	34109
LEON, RUBEN & CARMEN	2066 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 294A02	2066 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
M & M CAVALIERE REV LIV TRUST	1911 FAIRFAX CIRCLE	USA	NAPLES	FL	34109	256600 1514A02	1911 FAIRFAX CIR	FAIRFAX CIR	NAPLES	34109
MAGNANI, JOSEPHINE	2120 CAY LAGOON DR APT 212	USA	NAPLES	FL	34109	214900 2124A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
MARILYN MERKEL REVOCABLE TRUST	7261 MILL RUN CIR	USA	NAPLES	FL	34109	256600 684A02	7261 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
MATTS, JENNIFER N	7124 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 114A02	7124 MILL POND CIR	MILL POND CIR	NAPLES	34109
MERLA, TOMMI VELI	PEHTOORINKUJA 7	FINLAND	NAANTALI		21110	214900 3224A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
MEYER, JERRY L	2155 CAY LAGOON DR #413	USA	NAPLES	FL	34109	214900 4134A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
MEYER, MARC T	7221 MILL RUN CIR	USA	NAPLES	FL	34109	256600 644A02	7221 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
MILLER, JAMES A	2006 DEERFIELD CIR	USA	NAPLES	FL	34109	256600 554A02	2006 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
MOOERS, JONATHAN D & SUSAN J	2155 CAY LAGOON DR #422	USA	NAPLES	FL	34109	214900 4224A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
MULCAHY, SHANE MICHAEL	1673 PINE RIDGE RD	USA	NAPLES	FL	34109	278800 E 144A02	7112 MILL POND CIR	MILL POND CIR	NAPLES	34109
NAPLES GULFSHORE CONGREGATION	6755 YARBERRY LN	USA	NAPLES	FL	34109	000100 054 4A02	6755 YARBERRY LN	YARBERRY LN	NAPLES	34109
NICKEL, MONIQUE	4126 LOS ALTOS CT	USA	NAPLES	FL	34109	214900 1224A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
NORRIS, STUART W	7218 MILL RUN CIRCLE	USA	NAPLES	FL	34109	256600 824A02	7218 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
NOWAK, MARY	2120 CAY LAGOON DR #213	USA	NAPLES	FL	34109	214900 2134A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
PARADISE, KIMBERLY ANNETTE	2039 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 244A02	2039 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
PARIS, CHERYL L	2033 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 234A02	2033 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
PEACOCK, MATTHEW A	7235 MILL RUN CIR	USA	NAPLES	FL	34109	256600 654A02	7235 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
PHYLLIS ANN FINNEGAN TRUST	7150 MILL RUN CIR	USA	NAPLES	FL	34109	256600 1024A02	7150 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
PIECZALSKI, MARIUSZ & MARTA	8025 SAN SIMEON WAY	USA	NAPLES	FL	34109	214900 2214A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
POOLE, HEATHER M	233 BLACKWATER CT	USA	NAPLES	FL	34119	000100 017 4A02	6735 YARBERRY LN	YARBERRY LN	NAPLES	34109
POPPENWIMER, LINDA S	2008 DEERFIELD CIR	USA	NAPLES	FL	34109	256600 564A02	2008 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
R & A B SCHENKERMAN FAM TRUST	2155 CAY LAGOON DR #411	USA	NAPLES	FL	34109	214900 4114A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
READIGOS, ROSE	7111 MILL POND CIR	USA	NAPLES	FL	34109	278800 C 374A02	7111 MILL POND CIR	MILL POND CIR	NAPLES	34109
REBIMBAS, JOHN V & KELLY	2051 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 264A02	2051 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
REILLY, SUSAN C	7149 MILL RUN CIR	USA	NAPLES	FL	34109	256600 524A02	7149 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
RINEDOLLAR TRUST NO DMR 95-1	2110 CAY LAGOON DR #113	USA	NAPLES	FL	34109	214900 1134A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
ROESING, ROBERT E & DENISE E	1932 BLACKSTONE CIR	USA	NAPLES	FL	34109	256600 794A02	1932 BLACKSTONE CIR	BLACKSTONE CIR	NAPLES	34109
ROSE, JOHN JOSEPH & LAURIE	7206 MILL RUN CIR	USA	NAPLES	FL	34109	256600 834A02	7206 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
ROSEN, IRA D & JUDY B	2020 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 334A02	2020 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
ROSS, GILBERT J ROSS DDS	7205 MILL RUN CIR	USA	NAPLES	FL	34109	256600 634A02	7205 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
ROSSINI, JOSEPH & BERNADETTE	7120 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 124A02	7120 MILL POND CIR	MILL POND CIR	NAPLES	34109
RUBENS, ARTHUR J	1917 MANCHESTER CIR	USA	NAPLES	FL	34109	256600 874A02	1917 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
SALMON FAMILY REV TRUST	1996 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 354A02	1996 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
SEELINGER, KLAUS & CHRISTA M	2155 CAY LAGOON DR APT 424	USA	NAPLES	FL	34109	214900 4244A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
SHERWOOD, CLINTON L & AMANDA M	1910 FAIRFAX CIR	USA	NAPLES	FL	34109	256600 1484A02	1910 FAIRFAX CIR	FAIRFAX CIR	NAPLES	34109
SILK, STEPHEN I	7108 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 154A02	7108 MILL POND CIR	MILL POND CIR	NAPLES	34109
SIMPSON, MARK E & LINDA J	7087 MILL POND CIR	USA	NAPLES	FL	34109	278800 C 344A02	7087 MILL POND CIR	MILL POND CIR	NAPLES	34109
SLOCUM, RONALD W & ANN M	27 OSPREY LN	USA	YORK	ME	03909	214900 4144A02	2155 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
SMITH, JERRY L	1972 TIMBERLINE DR	USA	NAPLES	FL	34109	403600 374A02	1972 TIMBERLINE DR	TIMBERLINE DR	NAPLES	34109
STANTON, JOHN D & ANN D	2120 CAY LAGOON DRIVE UNT 224	USA	NAPLES	FL	34109	214900 2244A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
STRUTHERS, HAROLD A & FLORA A	7372 LONGVIEW CT	USA	NAPLES	FL	34109	403600 404A02	7372 LONGVIEW CT	LONGVIEW CT	NAPLES	34109
STRUTHERS, JOSHUA P	7372 LONGVIEW CT	USA	NAPLES	FL	34109	403600 384A02	7376 LONGVIEW CT	LONGVIEW CT	NAPLES	34109
TANGHE, BRYAN M & KAROLINA	2003 DEERFIELD CIRCLE	USA	NAPLES	FL	34109	256600 604A02	2003 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
THERESA A GARLOCK REV TRUST	1916 MANCHESTER CIR	USA	NAPLES	FL	34109	256600 984A02	1916 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
THOMAS TR, JERRY W	1920 MANCHESTER CIR	USA	NAPLES	FL	34109	256600 1004A02	1920 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
THOMAS, LAVERNE ASALEE	6725 YARBERRY LN	USA	NAPLES	FL	34109	000100 067 4A02	6725 YARBERRY LN	YARBERRY LN	NAPLES	34109
THORSEN, BRIAN & NANCY ZUCCARO	7253 MILL RUN CIR	USA	NAPLES	FL	34109	256600 674A02	7253 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
TOMSIC, LAWRENCE W	7186 MILL RUN CIR	USA	NAPLES	FL	34109	256600 854A02	7186 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
TORRES, DAVID E	12600 BISCAYNE CT	USA	NAPLES	FL	34105	000100 007 14A02	6839 YARBERRY LN	YARBERRY LN	NAPLES	34109
TORRES, ENEIDA M	7140 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 94A02	7140 MILL POND CIR	MILL POND CIR	NAPLES	34109
TRAPASSO JR, STEVEN JOSEPH	7116 MILL POND CIR	USA	NAPLES	FL	34109	278800 E 134A02	7116 MILL POND CIR	MILL POND CIR	NAPLES	34109
TRINNAMAN III, JAMES E	2145 CAY LAGOON DR APT 314	USA	NAPLES	FL	34109	214900 3144A02	2145 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
USELTON, CLAYTON SETH	104 CARNOUSTIE CT	USA	TULLAHOMA	TN	37388	214900 1144A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
VAN DER HEYDEN, TERRY R	2007 DEERFIELD CIR	USA	NAPLES	FL	34109	256600 584A02	2007 DEERFIELD CIR	DEERFIELD CIR	NAPLES	34109
VELTMAN, RUDOLF & ANNA	1016 SWALLOW DR	USA	CHERRY HILL	NJ	08003	214900 2224A02	2120 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
VITALE TR, VINCENZA	44405 THUNDER BAY DR	USA	CLINTON TWP	MI	48038	278800 C 354A02	7095 MILL POND CIR	MILL POND CIR	NAPLES	34109
W SCOTT ECKELS REV TRUST	7158 MILL RUN CIR	USA	NAPLES	FL	34109	256600 1014A02	7158 MILL RUN CIR	MILL RUN CIR	NAPLES	34109
WALKUP, PAMELA MARTIN	1929 BLACKSTONE CIR	USA	NAPLES	FL	34109	256600 694A02	1929 BLACKSTONE CIR	BLACKSTONE CIR	NAPLES	34109
WALTERS, ALAN C & CAROL A	33 SILENT MEADOW LANE	USA	ORCHARD PARK	NY	14127	214900 1114A02	2110 CAY LAGOON DR	CAY LAGOON DR	NAPLES	34109
WESSELS, ALBERT H & PHILIPPA	1919 MANCHESTER CIR	USA	NAPLES	FL	34109	256600 864A02	1919 MANCHESTER CIR	MANCHESTER CIR	NAPLES	34109
WILLIAMS, KEITH C & SUSAN L	1928 BLACKSTONE CIR	USA	NAPLES	FL	34109	256600 774A02	1928 BLACKSTONE CIR	BLACKSTONE CIR	NAPLES	34109

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

WILSON, LOIS A	1915 FAIRFAX CIR	USA	NAPLES	FL	34109	256600 1504A02	1915 FAIRFAX CIR	FAIRFAX CIR	NAPLES	34109
WRIGHT, PATRICIA	6825 YARBERRY LN	USA	NAPLES	FL	34109	000100 007 4A02	6825 YARBERRY LN	YARBERRY LN	NAPLES	34109
WRIGHT, VANESSA D	6821 YARBERRY LN	USA	NAPLES	FL	34109	000100 063 4A02	6821 YARBERRY LN	YARBERRY LN	NAPLES	34109

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

HYBRID VIRTUAL QUASI-JUDICIAL PUBLIC HEARING WAIVER

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20210000341

Regarding the above subject petition number(s), LB Orange Blossom, LLC (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Lisa Van Dien, Registered Agent and Authorized Representative Date: 9-2-21
LB Orange Blossom, LLC

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

SIGN POST AFFIDAVITS & PHOTOS

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

Attachment: Attachment C - Application-Backup Materials (17809 : PL20210000341 – Savannah Place PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20210000341

Regarding the above subject petition number(s), LB Orange Blossom, LLC (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Lisa Van Dien, Registered Agent and Authorized Representative Date: 9-2-21
LB Orange Blossom, LLC

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment D - Hybrid Meeting Waiver (17809 : PL20210000341 – Savannah Place PDI)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION NO. PDI-PL20210000895 – Hammock Park Apartments, LLC requests an insubstantial change to the Hammock Park MPUD, Ordinance No. 07-30, as amended, for (1) a deviation from LDC Section 5.03.02.C to increase the maximum fence and wall height of 6 feet to 8 feet around the multi-family residential portion on the C/MU(1) tract shown on the Hammock Park PUD master plan subject to approval from FPL and Collier County Public Utilities Department, where applicable, and to revise the Hammock Park PUD master plan showing the maximum fence and wall height of 8 feet around the multi-family residential portion on the C/MU(1) tract; (2) the modification of General Development Commitment 5.10.A to clarify that the affordable housing units are for Essential Service Providers earning 100% or less than the County's median income; and (3) the modification of General Development Commitment 5.10.B to clarify that the 5,000 square feet of "Eating and Drinking Places, Sit Down/ Quality Restaurant" includes outdoor seating area. The subject property consists of 19.13 acres, at the northeast corner of Rattlesnake Hammock Road and Collier Boulevard in Section 14, Township 50 South, Range 26 East, Collier County, Florida. Commissioner District 1

Meeting Date: 09/23/2021

Prepared by:
Title: – Zoning
Name: Tim Finn
09/03/2021 3:41 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
09/03/2021 3:41 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Zoning	Mike Bosi	Zoning Director Review	Completed	09/03/2021 4:40 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/07/2021 5:34 PM
Zoning	Ray Bellows	Review Item	Completed	09/08/2021 9:14 AM
Zoning	Mike Bosi	Review Item	Completed	09/08/2021 9:48 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	09/23/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: SEPTEMBER 23, 2021

SUBJECT: PDI-PL20210000895, HAMMOCK PARK

PROPERTY OWNER/APPLICANT/AGENT:

Property Owner/Applicant:

David Torres, Manager
Hammock Park Apartments, LLC
7742 Alico Rd.
Fort Myers, FL 33912

Agent:

Alexis Crespo, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Dr.
Bonita Springs, FL 34135

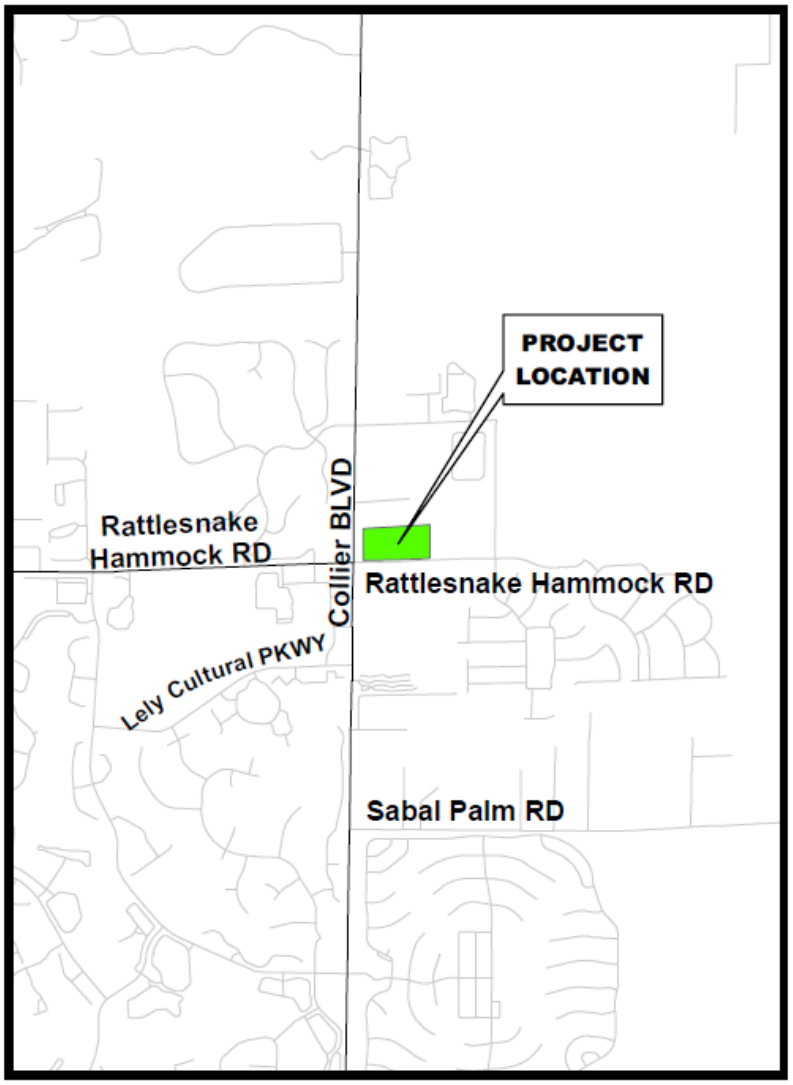
REQUESTED ACTION:

The applicant requests that the Hearing Examiner consider an insubstantial change to the Hammock Park MPUD, Ordinance No. 07-30, as amended, for (1) a deviation from LDC Section 5.03.02.C to increase the maximum fence and wall height of 6 feet to 8 feet around the multi-family residential portion on the C/MU(1) tract shown on the Hammock Park PUD master plan subject to approval from FPL and Collier County Public Utilities Department, where applicable, and to revise the Hammock Park PUD master plan showing the maximum fence and wall height of 8 feet around the multi-family residential portion on the C/MU(1) tract; (2) the modification of General Development Commitment 5.10.A to clarify that the affordable housing units are for Essential Service Providers earning 100% or less than the County's median income; and (3) the modification of General Development Commitment 5.10.B to clarify that the 5,000 square feet of "Eating and Drinking Places, Sit Down/ Quality Restaurant" includes outdoor seating area.

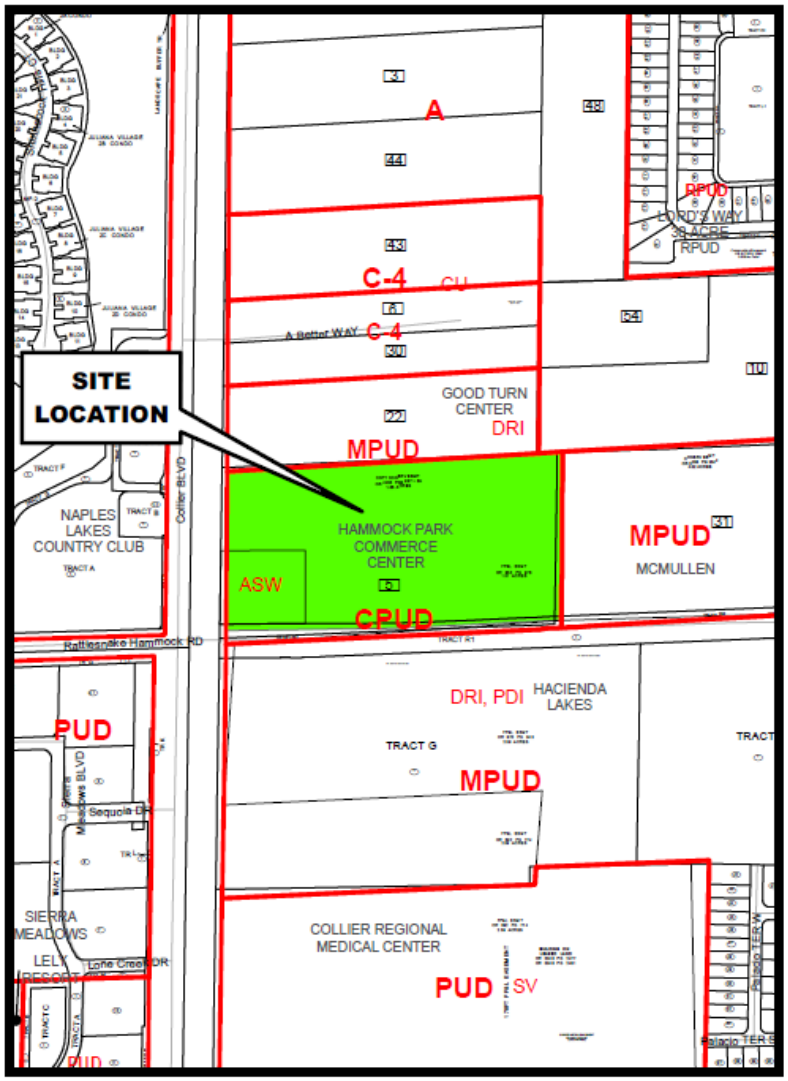
GEOGRAPHIC LOCATION:

The subject property consists of 19.13 acres, at the northeast corner of Rattlesnake Hammock Road and Collier Boulevard in Section 14, Township 50 South, Range 26 East, Collier County, Florida. *(See Location Map on the following page.)*

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)



Location Map



Zoning Map

Petition Number: PL20210000895

PURPOSE/DESCRIPTION OF PROJECT:

The subject undeveloped property was originally rezoned from Rural Agricultural (A) to PUD in 2000 per Ordinance Number 00-79. In 2007, the subject property was rezoned from PUD to CPUD per Ordinance Number 07-30 to allow for a maximum of 160,000 square feet of commercial retail and office uses. The CPUD was amended in 2014 per HEX Decision 2014-28, to allow for signage related to Hacienda Lakes of Naples PUD. The CPUD was amended again in 2016 per HEX Decision 2016-42 to allow for the construction of accessory structures.

Per Ordinance No. 2020-39, approved by the Board of County Commissioners on October 27, 2020, the subject property was rezoned to a Mixed Use Planned Unit Development (MPUD) to allow for a development option of 265 multi-family units and 80,000 SF of commercial uses. The following are the changes proposed for this PDI:

1. Add a deviation to allow for an eight (8) foot high fence or wall for the multi-family development within the commercial mixed-use parcel, whereas the Land Development Code (LDC) limits wall/fence height to six (6) feet.

Petitioner and Staff response: See Deviation Discussion in staff report

2. Modify conditions from section 5.10.A to clarify text regarding the limitations of occupancy for renters that earn no more than 100% of Collier County's median income as follows:

Developer shall make 48 units available for rent for Essential Service Personnel (ESP) only. During periods where ESP occupancy is below 48 units, an ESP renter shall take priority over any other renter until such occupancy level is reached. A minimum of 27 of the 48 units will be income restricted to households earning no more than 100% of Collier County' s median income. The income- restricted units will be offered for rent for a period of 30 years to ESP renters for an ~~persons in the~~ amount ~~of the~~ that does not exceed the most current Collier County ~~Board- approved~~ Table of Rental Rates at the ~~that~~ established ~~the~~ rental limits for 100% of median income and ~~the low-income category~~ based on the number of bedrooms in the unit being rented.

Petitioner response: This request is non-substantive and is intended to clarify that the affordable housing units are for Essential Service Providers earning 100% or less than the County's median income. The amendment is not changing the intent of the originally adopted language.

Following the pre-application meeting, the consultant tam reviewed the case file and meeting minutes from the adoption and transmittal hearings. No evidence was found that indicated the rental limits be set for low income. In fact, the discussion was specifically on ESP occupancy earning no more than 100% of the AMI. The Applicant respectfully submits the above change will not modify the Board of County Commissioner's directive to provide affordable workforce housing in this project.

Staff response: Zoning Staff concurs with Housing, Grant Development and Operations as the modifications are acceptable, See Attachment B.

3. Modify conditions from Section 5.10.B to include text for a 5,000 square foot restaurant to include outdoor seating in the calculation.

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)

The development is required to provide a minimum of 20,000 square feet of commercial uses, of which a minimum of 5,000 square feet shall be dedicated to Eating and Drinking Places, Sit Down/ Quality Restaurants only (SIC 5812). A certificate of occupancy must be issued on a 5,000 SF restaurant, which includes outdoor seating area, prior to issuance of the first certificate of occupancy for the multi- family rental dwelling units.

Staff response: Staff has determined that outdoor seating square footage can be included in the total minimum square footage allowed for a restaurant.

LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties near the portion of the PUD affected by the request.

North: An undeveloped 9.5± acre parcel with a zoning designation of Good Turn Center PUD which allows 100,000 square feet of commercial land use and/or a variety of skilled nursing care facility uses with a maximum of 200 units.

East: An undeveloped 19.32± acre parcel with a zoning designation of McMullen MPUD which allows 185,000 square feet of commercial and/or independent living, assisted living, and nursing home care units.

South: An undeveloped 34.16± acre commercial parcel (which is part of a 2,262± acre DRI) with a zoning designation of Hacienda Lakes MPUD and a gross density of 0.78 dwelling units per acre.

West: SFWMD 951 Canal, Collier Boulevard, a 6-lane divided roadway, and a developed commercial strip shopping center with a zoning designation of Naples Lakes Country Club PUD and a gross density of 1.67 dwelling unit per acre.

AERIAL PHOTO

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)

STAFF ANALYSIS:

Transportation Element: Transportation Planning staff has evaluated the proposed changes. The changes present no transportation related issue with consistency. There are no additional uses proposed, no changes to the PUD trip impacts and no additional impacts on the adjacent roadways. Therefore, Transportation Planning staff finds the petition consistent with the GMP. Furthermore, transportation Planning staff has reviewed the petition and recommends approval of this request.

Conservation and Coastal Management Element: Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). No revisions to the environmental portions of the PUD petition are being proposed. Furthermore, Environmental Planning staff has reviewed this petition. The preserve is 1.63 acres approved through Ordinance 20-39; 1.66 acres of native vegetation has been placed in a conservation easement and dedicated to Collier County (OR 4496, Page 258) and to South Florida Water Management District (OR 5056, Page 3544). The existing preserve areas will not be impacted by the proposed petition.

LDC Sections 10.02.13.E.1 and 10.02.13.E.2 set forth the criteria by which insubstantial amendments to a PUD Master Plan and/or minor text changes to a PUD Document are to be reviewed before they can be approved. The criteria and a response to each have been listed as follows:

LDC Section 10.02.13.E.1:

a. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

No, there is no proposed change in the boundary of the PUD.

b. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

No, there is no proposed increase in the number of dwelling units or intensity of land use or height of buildings within the development.

c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of 5% of the total acreage previously designated as such, or five acres in area?

No, there is no proposed decrease in preservation, conservation, recreation, or open space areas within the development as designated on the approved Master Plan.

d. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open space), or a proposed relocation of nonresidential land uses?

There would be no increase to the size of areas used for non-residential uses and no relocation of non-residential areas.

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)

e. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

No, there are no substantial impacts resulting from this amendment.

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

No, there are no substantial impacts resulting from this amendment.

g. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

No, the proposed changes will not impact or increase stormwater retention or increase stormwater discharge.

h. Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

No. There will be no incompatible relationships with abutting land uses.

i. Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

No. Comprehensive Planning staff determined the proposed changes to the PUD Document would be consistent with the FLUE of the GMP. Both environmental and transportation planning staff have reviewed this petition, and no changes to the PUD Document are proposed that would be deemed inconsistent with the Conservation and Costal Management Element (CCME) or the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

LDC Section 10.02.13.E.2:

Does this petition change the analysis of the findings and criteria used for the original application?

No, the proposed change does not affect the original analysis and findings for the most recent zoning action in Petition PUDA-PL20180002813. An excerpt from the staff report prepared for that petition is attached as Attachment C. Attachment C contains the original analysis and findings from Petition PUDA-PL20180002813.

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)

DEVIATION DISCUSSION:

The petitioner is seeking one deviation from the requirements of the LDC. The petitioner's rationale and staff analysis/recommendation are outlined below.

Proposed Deviation #7 (Fence/Wall)

"Deviation #7 seeks relief from LDC Section 5.03.02.C, which allows for a maximum fence and wall height of 6 feet for residential zoning districts, to allow for a maximum fence and wall height of 8 feet around the multi-family residential portion on the C/MU (1) tract shown on the Hammock Park PUD master plan subject to approval from FPL and Collier County Public Utilities Department, where applicable."

Petitioner's Justification*: The request will allow for an appropriate height of fence or wall around the multi-family residential area of the commercial/mixed-use (C/MU) parcel, to screen the residential uses from adjacent roadways and non-residential uses in the project. Due to the MPUD utilizing a residential and commercial mixed-use design, the additional height of a fence or wall will serve as a safety precaution and enhance compatibility between non-residential and residential uses within the project. It is anticipated the commercial portion of the property will have a large customer volume, particularly due to the gas station use proposed at the corner of Rattlesnake Hammock Road and Collier Blvd. Therefore, establishing a boundary for the multi-family residence supplemented by an eight-foot-tall fence/wall will allow for privacy, safety, and security of the residents. Additionally, the commercial portion of the property faces Collier Blvd, a major arterial facility with relatively high traffic volume. The proposed fence or wall will mitigate noise and light impacts generated by the roadway. Not only will the additional fence/wall height provide safety to the residents, but it will also provide an aesthetic enhancement to the project. The fence or wall will obstruct views of surface parking areas and service areas. The required landscape plantings will be provided on the exterior of the wall to further soften aesthetics. The proposed fence or wall will comply with local permitting requirements and will not impact any easements located on the property.*

Staff Analysis and Recommendation: The additional fence/wall height will allow for appropriate screening of the residential buildings from the adjacent public roadways, as well as the gas station being constructed in the MPUD along the Collier Blvd. frontage. This fence/wall height is consistent with approvals in other residential communities and will assist in blocking noise, lighting and other potential influences from the adjacent land uses. The request will enhance compatibility and will be aesthetically pleasing via placement of landscape materials on the exterior side of the fence/wall. Staff sees no detrimental effect if this deviation request is approved. Zoning staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community," and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was scheduled for Monday, August 9, 2021, 5:30 pm at the Fairway Bible Church, located at 3855 The Lords Way15000 Livingston Rd, Naples, Fl 34114. No members of the public were present

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)

or participating remotely and therefore no recording or transcript has been available. A copy of the NIM advertising are included in Attachment D – Backup Materials.

EAC REVIEW:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve Petition PDI-PL20210000895.

Attachments:

A) Revised PUD Document and Master Plan
B) Housing, Grant and Development – Jacob LaRow response to ESP commitment
C) Original Analysis and Findings
D) Application-Backup Materials
E) Hybrid Meeting Form

Attachment: Staff Report - Hammock Park PDI (17810 : Hammock Park PDI)

SECTION V
GENERAL DEVELOPMENT COMMITMENTS

5.1 – 5.9 [NO CHANGES]

5.10 MISCELLANEOUS

A. Developer shall make 48 units available for rent for Essential Service Personnel (ESP) ~~only~~. During periods where ESP occupancy is below 48 units, an ESP renter shall take priority over any other renter until such occupancy level is reached. A minimum of 27 of the 48 units will be income restricted to households earning no more than 100% of Collier County' s median income. The income- restricted units will be offered for rent for a period of 30 years to ESP renters for an ~~persons in the~~ amount ~~of the~~ that does not exceed the most current Collier County ~~Board- approved~~ Table of Rental Rates at the ~~that~~ established ~~the~~ rental limits for 100% of median income and ~~the low-income category~~ based on the number of bedrooms in the unit being rented.

B. The development is required to provide a minimum of 20,000 square feet of commercial uses, of which a minimum of 5,000 square feet shall be dedicated to Eating and Drinking Places, Sit Down/ Quality Restaurants only (SIC 5812). A certificate of occupancy must be issued on a 5,000 SF restaurant, which includes outdoor seating area, prior to issuance of the first certificate of occupancy for the multi- family rental dwelling units.

C. Storage Facilities, such as mini- storage or self-storage, shall be prohibited from this MPUD.

D. One (1) Transfer of Development Right (TDR) per acre shall be required.

Attachment: Attachment A - Revised PUD Document and Master Plan (17810 : Hammock Park PDI)

SECTION VI[1, 2 & 3]

REQUESTED DEVIATIONS FROM THE LDC[1, 2 & 3]

6.1 DEVIATIONS[1]

A. Deviation #1 seeks relief from LDC Section 5.06.04.G.2.a to allow the off-premises directional sign for the Hacienda Lakes PUD/DRI depicted on Exhibit A-1 to have a maximum of 38 square feet in sign area (total square footage of all sign copy areas, including the name of the project and insignias or mottos), rather than 12 square feet as limited in the LDC.[1]

B. Deviation #2 seeks relief from LDC Section 5.06.04.G.2.b to allow the off-premises directional sign for the Hacienda Lakes PUD/DRI depicted on Exhibit A-1 to have a maximum height of 13 feet above the lowest center grade of the roadway adjacent to the sign location, rather than 8 feet as limited in the LDC.[1]

C. Deviation #3 seeks relief from LDC Section 4.02.03.A, which requires accessory structures to be constructed simultaneously with or following the construction of the principal structure, to instead allow accessory structures to be constructed prior to construction of the principal structure. This deviation shall apply only to the two (2) accessory tower structures at the location depicted on Exhibit C-1, "Tower Locations," and further shown on Exhibit C-2, "Tower Renderings."[2]

D. Deviation #4 seeks relief from LDC Section 5.06.04.G.2.a, which allows for a maximum sign area of 12 square feet for off-premises directional signs, to allow for a maximum sign area of 64 square feet for the proposed temporary off-premises directional sign as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.[3]

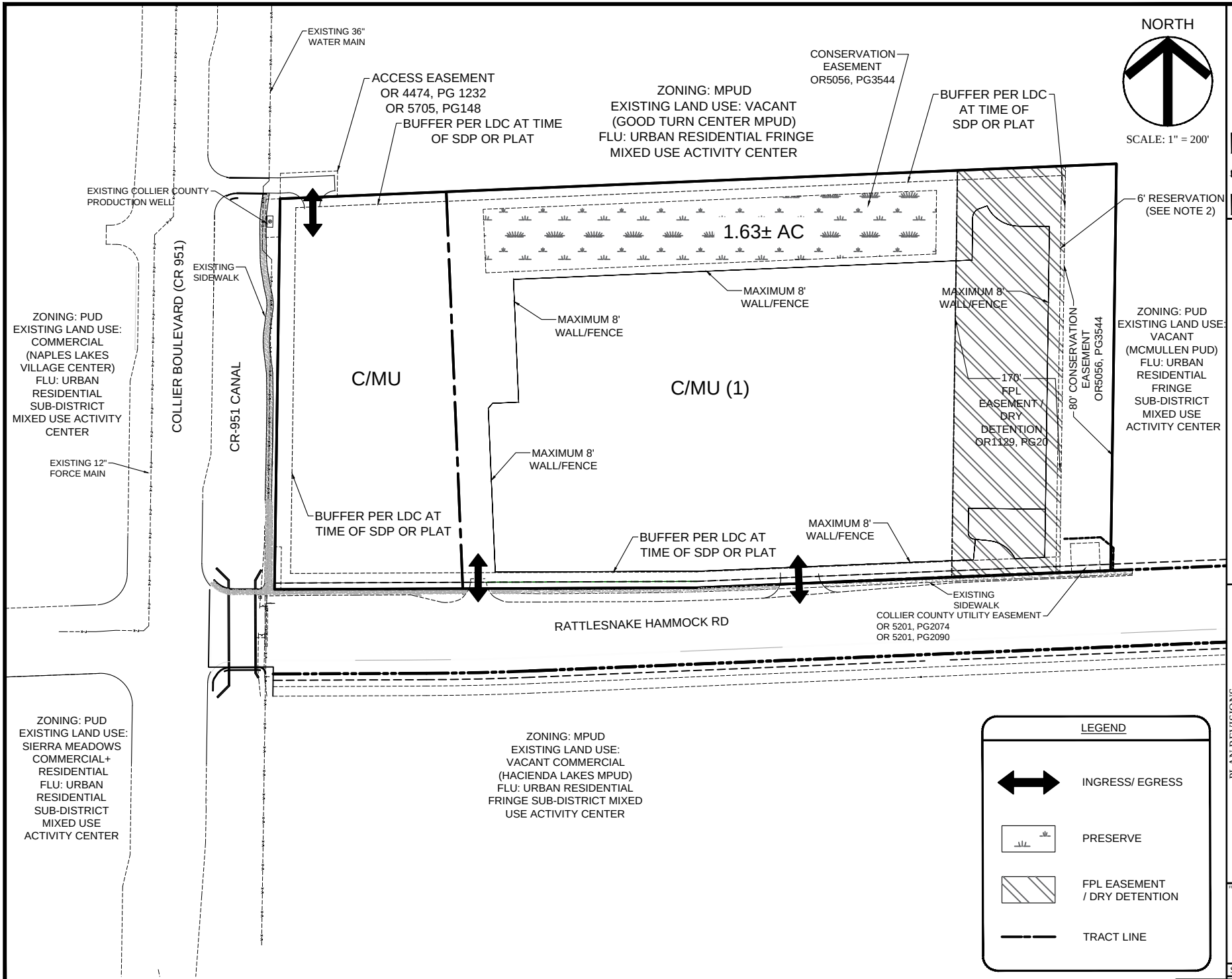
E. Deviation #5 seeks relief from LDC Section 5.06.04.G.2.b, which allows for a maximum sign height of 8 feet for off-premises signs, to allow for a maximum sign height of 10 feet for the proposed off-premises sign as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.[3]

F. Deviation #6 seeks relief from LDC Section 5.06.04.G.2.e, which requires off-premises directional signs to be located no more than 1,000 feet from the use for which the sign is displayed, to allow the proposed temporary off-premises directional sign to be located no more than 1,320+/- feet from the use for which the sign is displayed as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.[3]

G. Deviation #7 seeks relief from LDC Section 5.03.02.C, which allows for a maximum fence and wall height of 6 feet for residential zoning districts, to allow for a maximum fence and wall height of 8 feet around the multi-family residential portion on the C/MU (1) tract shown on the Hammock Park PUD master plan subject to approval from FPL and Collier County Public Utilities Department, where applicable.

1. Approved in HEX decision 2014-28.
2. Approved in HEX decision 2016-42.
3. Pending approval per PL20200001952.

Attachment: Attachment A - Revised PUD Document and Master Plan (17810 : Hammock Park PDI)



B:\Projects\881-05 Hammock Park - Insubstantial Change to PUD (PDI)\Drawings-Exhibits\881-05-E01 PUD Master Plan\Current Plans\88105E0101.dwg

WALDROP ENGINEERING
CIVIL ENGINEERING CONSULTANT FL 34135 waldropengineering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

2	06/04/19	REVISED PER COUNTY COMMENTS
3	08/14/19	REVISED PER COUNTY COMMENTS
4	12/17/19	REVISED PER COUNTY COMMENTS
5	02/11/20	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZ

SET NUMBER: 881-02-E02

Attachment: Attachment A - Revised PUD Document and Master Plan (17810 : Hammock Park PDI)

SITE SUMMARY

CATEGORY	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
PRESERVE	1.63 AC	8.52 %
BUFFERS	1.31 AC	6.85 %
FPL EASEMENT / DRY DETENTION	2.43 AC	12.70 %
DEVELOPMENT TRACTS (C/MU)	8.02 AC	41.92 %
PERVIOUS (OPEN SPACE)	5.74 AC	30.01 %
TOTAL	19.13 AC	100.00 %

LAND USE SUMMARY

C/MU	80,000 SF COMMERCIAL PLUS UP TO 265 DWELLING UNITS, OR 160,000 SF COMMERCIAL ONLY
(1)	RESIDENTIAL PERMITTED IN THIS AREA

OPEN SPACE SUMMARY

TOTAL REQUIRED (19.13 x 30%)	5.74 AC
TOTAL PROVIDED	5.74 AC

PRESERVE SUMMARY

NATIVE PRESERVE REQUIRED:	1.63 AC
NATIVE PRESERVE PROVIDED:	1.63 AC

GENERAL NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

2. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN THE EVENT THAT A TYPE "B" BUFFER IS REQUIRED ALONG THE EAST BOUNDARY, A MINIMUM 6-FOOT-WIDE RESERVATION LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNERS ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT TIME OF SDP APPROVAL. IN THE EVENT THAT THE PRESERVE DOES NOT MEET THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS AND SUPPLEMENTAL PLANTING IN ACCORDANCE WITH LDC SECTION 3.05.07, THE OWNER WILL INSTALL LANDSCAPE MATERIAL IN THE RESERVATION TO MEET THE PLANT SIZE AND SPACING REQUIREMENTS OF THE BUFFER.

3. REFER TO THE BOUNDARY SURVEY FOR ALL EASEMENTS.

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CIVIL ENGINEERING CONSULTANTS
FL 34135
waldropengineering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

2	06/04/19	REVISED PER COUNTY COMMENTS
3	08/14/19	REVISED PER COUNTY COMMENTS
4	12/17/19	REVISED PER COUNTY COMMENTS
5	02/11/20	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZ

SET NUMBER: 881-02-E02

Attachment: Attachment A - Revised PUD Document and Master Plan (17810 : Hammock Park PDI)

B:\Projects\881-05 Hammock Park - Insubstantial Change to PUD (PDI)\Drawings-Exhibits\881-05-E01 PUD Master Plan\Current Plans\881105E0101.dwg

From: LaRowJacob
Sent: Thursday, June 24, 2021 9:02 AM
To: FinnTimothy; GiblinCormac; PerryDerek
Cc: HalfordHilary
Subject: RE: Hammock Park (PDI)

Cormac/Timothy-

Appreciate the comments – I had an EOC meeting that went too long yesterday and I failed to respond in time. I apologize for that.

It would appear from Cormac's email below is that this clarification was an attempt to capture original intent and action of the CCPC and BCC despite those actions not necessarily being aligned with staff recommendation.

That said, I don't have any reason not to concur with the responses provided thus far.

Sincerely,

Jacob LaRow
Manager – Housing, Grant Development and Operations
Community and Human Services
3339 Tamiami Trail E Suite 211
Naples, Fl 34112
239-252-2399
Jacob.LaRow@colliercountyfl.gov

Collier County

Making Our Community Stronger: One life, one home, one project at a time.

To improve our services and technical assistance to our clients, vendors or subrecipients, we ask that you provide us feedback on our services to your organization by completing the short survey contained at the following links:

Affordable Housing
Internal Partners

From: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Sent: Thursday, June 24, 2021 8:36 AM
To: GiblinCormac <Cormac.Giblin@colliercountyfl.gov>; LaRowJacob <Jacob.LaRow@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>
Cc: HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

Attachment: Attachment B - Housing and Grant Development - Jacob LaRow response to ESP commitment (17810 : Hammock Park PDI)

Thank you Cormac

From: GiblinCormac <Cormac.Giblin@colliercountyfl.gov>
Sent: Thursday, June 24, 2021 8:35 AM
To: FinnTimothy <Timothy.Finn@colliercountyfl.gov>; LaRowJacob <Jacob.LaRow@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>
Cc: HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

The modifications look to be fine.
Jacob and CHS would have the ultimate say.

Respectfully,
Cormac Giblin, AICP,CPM
Planning Manager, Development Review

Collier County

Collier County Government Growth Management Department
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2460 (***new phone number***)
Cormac.Giblin@CollierCountyFL.gov

From: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Sent: Thursday, June 24, 2021 8:33 AM
To: GiblinCormac <Cormac.Giblin@colliercountyfl.gov>; LaRowJacob <Jacob.LaRow@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>
Cc: HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

Hi Cormac/Jacob,

Thank you for your review on this. Can I recommend approval on the proposed modifications on this commitment?

From: GiblinCormac <Cormac.Giblin@colliercountyfl.gov>
Sent: Thursday, June 24, 2021 8:24 AM
To: LaRowJacob <Jacob.LaRow@colliercountyfl.gov>; FinnTimothy <Timothy.Finn@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>
Cc: HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

I've reviewed the minutes from the CCPC and BCC hearings on this one, and While I was on the record recommending the 80% rent limits and there was discussion and seemed to be consensus, it doesn't look like it made it into the motions. The motions include 100% income and 100% rent level.
In that case the applicant proposed language is correct.

Respectfully,

Cormac Giblin, AICP,CPM
Planning Manager, Development Review

Collier County Government Growth Management Department
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2460 (***new phone number***)
Cormac.Giblin@CollierCountyFL.gov

From: GiblinCormac
Sent: Wednesday, June 23, 2021 10:10 AM
To: LaRowJacob <Jacob.LaRow@colliercountyfl.gov>; FinnTimothy <Timothy.Finn@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>
Cc: HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

Jacob- this language looks adequate, however the minutes of the GMP Transmittal and Adoption hearings should be reviewed.

It is my specific recollection that although it was discussed that the units will be income restricted to 100% of median Income (and the applicant accurately reflects this part), the rents however would be limited to the 80%MI level.

There's not really much public benefit to offering units at the 100%MI rent level (around $2000/2bedroom) as this is probably above market rates anyway.

If it's not clear in the public record then so be it, but that's the discussion I remember.

Respectfully,

Cormac Giblin, AICP,CPM
Planning Manager, Development Review

Collier County Government Growth Management Department
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2460 (***new phone number***)
Cormac.Giblin@CollierCountyFL.gov

From: LaRowJacob <Jacob.LaRow@colliercountyfl.gov>
Sent: Wednesday, June 23, 2021 8:55 AM
To: FinnTimothy <Timothy.Finn@colliercountyfl.gov>; PerryDerek <Derek.Perry@colliercountyfl.gov>; GiblinCormac <Cormac.Giblin@colliercountyfl.gov>
Cc: HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

Good Morning Mr. Finn-

Attachment: Attachment B - Housing and Grant Development - Jacob LaRow response to ESP commitment (17810 : Hammock Park PDI)

I'll have something to you today.

Thanks!

Sincerely,

Jacob LaRow
Manager – Housing, Grant Development and Operations
Community and Human Services
3339 Tamiami Trail E Suite 211
Naples, Fl 34112
239-252-2399
Jacob.LaRow@colliercountyfl.gov

Collier County

Making Our Community Stronger: One life, one home, one project at a time.

To improve our services and technical assistance to our clients, vendors or subrecipients, we ask that you provide us feedback on our services to your organization by completing the short survey contained at the following links:

Affordable Housing
Internal Partners

From: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Sent: Wednesday, June 23, 2021 8:48 AM
To: PerryDerek <Derek.Perry@colliercountyfl.gov>; GiblinCormac <Cormac.Giblin@colliercountyfl.gov>
Cc: LaRowJacob <Jacob.LaRow@colliercountyfl.gov>; HalfordHilary <Hilary.Halford@colliercountyfl.gov>
Subject: RE: Hammock Park (PDI)

Hi Derek,

I sent the request for Jacob and Hilary to review this for us a few weeks ago. The due date to receive any comments regarding the proposed changes is today.

From: PerryDerek <Derek.Perry@colliercountyfl.gov>
Sent: Wednesday, June 23, 2021 8:45 AM
To: GiblinCormac <Cormac.Giblin@colliercountyfl.gov>
Cc: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Subject: Hammock Park (PDI)
Importance: High

Cormac:

Hammock Park PDI (PL20210000895) is requesting the following language change:

- Modify conditions from section 5.10.A to clarify text regarding the limitations of occupancy for renters that earn no more than 100% of Collier County's median income as follows:

> Developer shall make 48 units available for rent for Essential Service Personnel (ESP) ~~only~~. During periods where ESP occupancy is below 48 units, an ESP renter shall take priority over any other renter until such occupancy level is reached. A minimum of 27 of the 48 units will be income restricted to households earning no more than 100% of Collier County' s median income. ~~The~~ income- restricted units will be offered for rent for a period of 30 years to ESP renters for an ~~persons in the~~ amount ~~of the~~ that does not exceed the most current Collier County ~~Board- approved~~ Table of Rental Rates at the ~~that~~ established ~~the~~ rental limits for 100% of median income and ~~the low-income category~~ based on the number of bedrooms in the unit being rented.

Derek D. Perry
Assistant County Attorney
(239) 252-8066

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

Attachment: Attachment B - Housing and Grant Development - Jacob LaRow response to ESP commitment (17810 : Hammock Park PDI)

Original Analysis and Findings – Hammock Park, PUDA-PL20180002813

REZONE FINDINGS:

Staff offers the following analysis:

1. *Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the GMP.*

The Comprehensive Planning staff has indicated that the proposed PUD Amendment is consistent with all applicable elements of the FLUE of the GMP. See Attachment C – *FLUE Consistency Review.*

2. *The existing land use pattern.*

As described in the *"Surrounding Land Use and Zoning"* portion of this report and discussed in the zoning review analysis, the neighborhood's existing land use pattern can be characterized as developed and undeveloped commercial, and undeveloped continuing care retirement communities.

3. *The possible creation of an isolated district unrelated to adjacent and nearby districts.*

The subject parcel is of sufficient size that it will not result in an isolated district unrelated to adjacent and nearby districts. It is also comparable with expected land uses by virtue of its consistency with the FLUE of the GMP.

4. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

The district boundaries are logically drawn as discussed in Items 2 and 3.

5. *Whether changed or changing conditions make the passage of the proposed rezone necessary.*

The proposed change is not necessary, but it is being requested in compliance with the LDC provisions to seek such changes because the petitioner wishes to develop the property with mixed-use and residential land uses.

6. *Whether the proposed change will adversely influence living conditions in the neighborhood.*

The proposed change from commercial development to mixed-use development consisting of multi-family residential and commercial development will reduce the overall intensity of land uses allowed by the current PUD. Therefore, the proposed change will not adversely influence living conditions in the neighborhood.

Attachment: Attachment C - Original Analysis and Findings (17810 : Hammock Park PDI)

7. ***Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.***

The roadway infrastructure has adequate capacity to serve the proposed project at this time, i.e., the GMP is consistent at the time of rezoning as evaluated as part of the GMP Transportation Element consistency review. Operational impacts will be addressed at the time of the first development order (SDP or Plat). Additionally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought.

8. ***Whether the proposed change will create a drainage problem.***

The proposed development will not create a drainage problem. Furthermore, the project is subject to the requirements of Collier County and the South Florida Water Management District.

9. ***Whether the proposed change will seriously reduce light and air to adjacent areas.***

It is anticipated that the proposed PUD Amendment will not reduce light and air to adjacent areas inside or outside the PUD.

10. ***Whether the proposed change would adversely affect property values in the adjacent area.***

This is a subjective determination based upon anticipated results, which may be internal or external to the subject property. Property valuation is affected by a host of factors including zoning; however, zoning by itself may or may not affect values, since value determination is driven by market value.

11. ***Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.***

The basic premise underlying all of the development standards in the LDC is that their sound application, when combined with the SDP and PPL approval process, gives reasonable assurance that a change in zoning will not result in deterrence to improvement or development of the adjacent property. Therefore, the proposed zoning change should not be a deterrent to the improvement of adjacent properties.

12. ***Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.***

The development complies with the GMP, which is a public policy statement supporting zoning actions when they are consistent with the Comprehensive Plan. In light of this fact, the proposed Rezone does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

Attachment: Attachment C - Original Analysis and Findings (17810 : Hammock Park PDI)

13. ***Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.***

The subject property can be used in accordance with existing zoning; however, the proposed uses cannot be achieved without rezoning the property.

14. ***Whether the change suggested is out of scale with the needs of the neighborhood or the county.***

The proposed PUD Amendment is not out of scale with the needs of the neighborhood or County.

15. ***Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.***

There may be other sites in the County that could accommodate the uses proposed. However, this is not the determining factor when evaluating the appropriateness of a zoning decision. The petition was reviewed on its own merit for compliance with the GMP and the LDC, and staff does not review other sites in conjunction with a specific petition.

16. ***The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.***

Any development anticipated by the PUD Document would require site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the SDP and/or PPL processes, and as part of the building permit process.

17. ***The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County GMP and as defined and implemented through the Collier County adequate public facilities ordinance.***

The project will have to meet all applicable criteria set forth in LDC Section 6.02.00 regarding Adequate Public Facilities (APF), and the project will need to be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities, except as may be exempt by federal regulations. This petition has been reviewed by County staff responsible for jurisdictional elements of the GMP as part of the amendment process, and those staff persons have concluded that no Level of Service will be adversely impacted with the commitments contained in the PUD Document. The concurrency review for APF is determined at the time of SDP review. The activity proposed by this amendment will have no impact on public facility adequacy in regard to utilities.

18. ***Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.***

To be determined by the BCC during its advertised public hearing.

Attachment: Attachment C - Original Analysis and Findings (17810 : Hammock Park PDI)

PUD FINDINGS:

LDC Section 10.02.13.B.5 states that "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria:"

1. ***The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.***

Water distribution and wastewater collection mains are readily available along Rattlesnake Hammock Road and within the western portion of the PUD, and there are adequate water and wastewater treatment capacities to serve the proposed PUD as amended.

2. ***Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for Rezones in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.***

Documents submitted with the application provided satisfactory evidence of unified control of the property. Additionally, the development will be required to gain SDP approval. These processes will ensure that appropriate stipulations for the provision of, continuing operation of, and maintenance of infrastructure will be provided by the developer.

3. ***Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the GMP.***

County staff has reviewed this petition and has offered an analysis of the relevant goals, objectives, and policies of the GMP within the GMP discussion of this staff report. Based on that analysis, staff has found this petition consistent with the overall GMP.

4. ***The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.***

The landscaping and buffering standards are compatible with the adjacent uses.

5. The adequacy of usable open space areas in existence and as proposed to serve the development.

The amount of open space set aside for this project meets the minimum requirement of the LDC.

6. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

The roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the time of

Attachment: Attachment C - Original Analysis and Findings (17810 : Hammock Park PDI)

first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. Finally, the project's development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any SDPs or PPLs, are sought.

The CCWSD has sufficient treatment capacities for water and wastewater services to the project. Conveyance capacities must be confirmed at the time of development permit application.

7. The ability of the subject property and of surrounding areas to accommodate expansion.

The area has adequate supporting infrastructure, including readily available County water and wastewater mains, to accommodate this project.

8. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

This criterion essentially requires an evaluation of the extent to which development standards and deviations proposed for this PUD depart from development standards that would be required for the most similar conventional zoning district. The petitioner is not seeking any new deviations.

Attachment: Attachment C - Original Analysis and Findings (17810 : Hammock Park PDI)

HEX PACKAGE

HAMMOCK PARK PDI

INSUBSTANTIAL CHANGE TO HACIENDA LAKES MPUD

PL20210000895

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

PDI APPLICATION FORM

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Hammock Park Apartments, LLC

Name of Applicant if different than owner: David Torres

Address: 7742 Alico Rd **City:** FT. Myers **State:** FL **ZIP:** 33912

Telephone: 1-877-357-8271 **Cell:** _____ **Fax:** _____

E-Mail Address: david@torrescompanies.com

Name of Agent: Alexis Crespo, AICP

Firm: Waldrop Engineering, P.A.

Address: 28100 Bonita Grande Dr **City:** Bonita Springs **State:** FL **ZIP:** 34135

Telephone: (239) 405-7777 **Cell:** (239) 850-8525 **Fax:** _____

E-Mail Address: alexis.crespo@waldropengineering.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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PROPERTY INFORMATION

PUD NAME: Hammock Park MPUD **ORDINANCE NUMBER:** 20-039
FOLIO NUMBER(S): 00416720000

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ■ Yes ☐ No

If no, please explain: _____

Has a public hearing been held on this property within the last year? ■ Yes ☐ No

If yes, in whose name? Wilton Land Company, LLC

Has any portion of the PUD been ☐ SOLD and/or ☐ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ☐ Yes ■ No
If yes, please describe on an attached separate sheet.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	☐	☑	☐
PUD document with changes crossed through & underlined	☐	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☑	☐
Warranty Deed	☐	☑	☐
Legal Description	1		☑
Boundary survey, if boundary of original PUD is amended	☐	☐	☑
If PUD is platted, include plat book pages	☐	☐	☑
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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

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

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☐ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

ACrespo _____ 5/18/21

Agent/Owner Signature _____ Date

Alexis Crespo

Applicant/Owner Name (please print)

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

PRE-APPLICATION MEETING NOTES

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

Collier County

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GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: PDI
Date and Time: Tuesday 5/4/21 10:30 AM

Assigned Planner: Tim Finn

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

Project Information

Project Name: Hammock Park (PDI)

PL #: PL20210000895

Property ID #: 00416720000 **Current Zoning:** CPUD

Project Address: 8530 Collier Blvd **City:** Naples **State:** Fl **Zip:** 34114

Applicant: Alexis Crespo - Waldrop Engineering

Agent Name: _____ **Phone:** 239-850-8525

Agent/Firm Address: 28100 Bonita Grande Drive, Ste 305, Bonita Springs, FL34135 **City:** _____ **State:** _____ **Zip:** _____

Property Owner: Hammock Park Apartments

Please provide the following, if applicable:

i. **Total Acreage:** 19.19

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

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

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

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

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

_____

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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Meeting Notes

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

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

ZONING – TIM FINN – See ATTACHED EMAIL PAGE 2A.

ENVIRONMENTAL - TABATHA COLE – NO ISSUES – PAGE 2.B.

LAURIE BEARD – PUD MONITORING – NO ISSUES – PAGE 2C.

MIKE SAWYER – TRANSPORTATION – NO ISSUES – PAGE 2.C.

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

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

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

ThomasClarkeVEN

From: FinnTimothy
Sent: Tuesday, May 04, 2021 11:17 AM
To: ThomasClarkeVEN
Subject: Hammock Park PDI - Preapp zoning notes

Hi Thomas,

These are the pre-app notes from Zoning:

- Please provide a strikethrough/underline of ONLY the pertinent sections of the PUD
- Since you are adding another deviation, please submit a deviation justification page

Timothy Finn, AICP
Principal Planner

Collier County

Zoning Division
NOTE: New Email Address as of 12/09/2017:
Timothy.Finn@colliercountyfl.gov
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.4312

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

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

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

ThomasClarkeVEN

From: ColeTabatha
Sent: Friday, May 07, 2021 11:24 AM
To: ThomasClarkeVEN
Subject: RE: Hammock Park (PDI) Pre-App Notes -PL20210000895

Hello Tom,

I do not have any environmental notes to provide for the Pre-app Meeting for Hammock Park (PDI). Thank you.

Respectfully,

Tabatha Cole
Senior Environmental Specialist
Development Review Division
Phone: 239.252.2681

Collier County

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!
Development Review Division
Exceeding Expectations, Every Day!

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Thursday, May 6, 2021 4:53 PM
To: ColeTabatha <Tabatha.Cole@colliercountyfl.gov>
Subject: Hammock Park (PDI) Pre-App Notes -PL20210000895

Hi Tabatha,

Did you have any written Pre-App Meeting Notes you want me to include for Hammock Park (PDI) on Tuesday 5/4? I thought you mentioned a few items at the meeting.

Thanks,
Tom

Thomas Clarke
Operations Coordinator - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526

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Pg. 2.B.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

ThomasClarkeVEN

From: FinnTimothy
Sent: Thursday, April 29, 2021 9:46 AM
To: ThomasClarkeVEN
Subject: FW: re Application Meeting PL20210000895 - Hammock Park (PDI)

From: BeardLaurie <Laurie.Beard@colliercountyfl.gov>
Sent: Thursday, April 29, 2021 9:05 AM
To: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Cc: SawyerMichael <Michael.Sawyer@colliercountyfl.gov> — No Issues
Subject: re Application Meeting PL20210000895 - Hammock Park (PDI)

Tim,

I have nothing for this pre-app meeting.

Thanks.

Laurie Beard
Project Manager

Please note new address:

PUD Monitoring, GMD
2800 N. Horseshoe Drive
Naples, FL 34104
Laurie.Beard@CollierCountyFL.gov
Phone: (239)-252-5782

PROUDLY SERVING COLLIER COUNTY SINCE 2000

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Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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(239) 252-2400

Meeting Notes

COMP PLANNING - SUE FAULKNER - SEE PAGE 3.A.

AFFORDABLE HOUSING - CORMAC GIBLIN - SEE EMAIL PAGE 3.B.

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

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Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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Meeting Notes

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

Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

Comp Planning: PL20210000895 – Hammock Park (PDI). The subject site (parcel number #00416720000) is ±19.19 acres and designated Urban Designation, Urban Mixed Use District, Urban Residential Fringe and is within the Mixed Use Activity Center #7 as shown on Future Land Use Map of the Growth Management Plan. The applicant is proposing to add a deviation to allow for an 8 foot perimeter fence/wall and to clarify the text for ESP housing (not low-income housing) and to allow the 5000 square foot required sit-down restaurant to include outdoor seating. This insubstantial change amendment should not increase the intensity of this PUD.

Comp Planning does not anticipate any GMP consistency issues with this project.

Sue Faulkner, Comprehensive Planning Principal Planner
5/6/21

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

Meeting Notes

Page 3.A.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

ThomasClarkeVEN

From: GiblinCormac
Sent: Tuesday, May 18, 2021 11:29 AM
To: ThomasClarkeVEN
Subject: PL2021000895 Hammock Park PDI

Affordable Housing Comment- Applicant should research the CCPC and BCC commissioner's hearing comments for this project at the GMPA Transmittal and Adoption hearings as well as the CCPC and BCC PUD adoption hearings to better understand the background of the affordable housing commitment.

Respectfully,
Cormac Giblin, AICP,CPM
Planning Manager, Development Review

Collier County

Collier County Government Growth Management Department
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2460 (***new phone number***)
Cormac.Giblin@CollierCountyFL.gov

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Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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

Pre-Application Meeting Sign-In Sheet

PL# 20210000895

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Jackie De la Osa	North Collier Fire	252-2312	jdelaosa@northcollierfire.com
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☑ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☑ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☑ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	Zoning Senior Planner	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

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☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☑	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☑	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☑	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

TABATHA COLE —

Additional Attendee Contact Information:

Name	Representing	Phone	Email
ALEXIS CRESPO	WALDROP ENG		
PATRICK MURRAY			
HILLARY HALFORD	COLLIER - LOW INCOME		
JACOB LAROW			
LUKE SCHULTHESIS			
JOSEPHINE MEDINA			
DAVID TORRES	WALDROP ENG.		

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

Collier County
Growth Management Department
Zoning Division

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

PL2021000895 – Hammock Park (PDI) **Planner- Tim Finn** **PRE-APP INFO**

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Alexis Crespo, AICP - (239) 850-8525

- **Agent to list for PL#**

  Alexis Crespo, AICP
  Waldrop Engineering

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

  Hammock Park Apartments, LLC – Parcel No. 00416720000

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

  Insubstantial change to PUD (PDI)

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

  PDI to request additional fence height and modify 2 conditions. No change is requested to the density or intensity.

- **Details about Project:**

  PDI to allow for an eight (8) foot high fence or wall around the multi-family residential area of the commercial mixed-use parcel and modify conditions from section 5.10.A and section 5.10.B.

REQUIRED Supplemental Information provided by:
Name: Alexis Crespo, AICP
Title: Senior Vice President – Planning
Email: Alexis.Crespo@waldropengineering.com
Phone: (239) 850-8525

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

Created April 5, 2017

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

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☒	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☒	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	1 ☒	☒	☐
PUD document with changes crossed through & underlined	1 ☒	☒	☐
PUD document as revised with amended Title Page with Ordinance #	1 ☒	☒	☐
Warranty Deed	1 ☒	☒	☐
Legal Description	1		☐
Boundary survey, if boundary of original PUD is amended	1 ☒	☒	☐
If PUD is platted, include plat book pages	1 ☒	☒	☐
List identifying Owner & all parties of corporation	1	☒	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☒	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☒	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

☒	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☒	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☒	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- **PUD Amendment Insubstantial (PDI):** $1,500.00
- **Pre-Application Meeting:** $500.00
- **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Applicant/Owner Name (please print)

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

COVER LETTER/ REQUEST NARRATIVE

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

May 18, 2021

Mr. Timothy Finn, AICP
Principal Planner
Zoning & Land Development Review Department
Collier County Growth Management Division
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Hammock Park MPUD
Insubstantial Change to a Planned Unit Development (PDI)

Dear Mr. Finn:

Enclosed for your review is an application for an Insubstantial Change to a PUD in regards to the Hammock Park MPUD, a 19+/- acre mixed use project generally located on the northeast corner of Collier Boulevard (CR 951) and Rattlesnake Hammock Road in unincorporated Collier County. The Applicant is requesting one (1) new deviation and two (2) modified commitments through this application. Specifically, the request is to allow for additional fence or wall height as well as updates the commitments in section 5.10.A and 5.10.B within Ordnance 20-39.

BACKGROUND/EXISTING CONDITIONS

The Hammock Park MPUD was originally rezoned from Agricultural to Planned Unit Development (PUD) in 2000 per Ordinance No. 00-79. In 2007, the Property was rezoned from PUD to Commercial Planned Unit Development (CPUD) per Ordinance No. 07-30. The CPUD allowed the development of up to 160,000 SF of commercial uses.

The CPUD was amended in 2014, per HEX decision 2014-28, to allow for ground signage associated with the Hacienda Lakes of Naples on the southwest corner of the property. A second PDI was issued in 2016 per HEX decision 2016-42 to allow for the construction of two (2) accessory tower structures 10 feet from the PUD boundary.

Per Ordinance No. 2020-39, approved by the Board of County Commissioners on October 27, 2020, the subject property was rezoned to a Mixed Use Planned Unit Development (MPUD) to allow for a development option of 265 multi-family units and 80,000 SF of commercial uses.

The Applicant has filed Site Development Permits (SDP) applications to allow for development of a gas station on one of the commercial outparcels, and 265 multi-family dwelling units on the eastern portion of the Property.

REQUEST

The Applicant is requesting Staff's approval of an insubstantial change to the Hammock Park MPUD to allow for the following:

- Add a deviation to allow for an eight (8) foot high fence or wall for the multi-family development within the commercial mixed-use parcel, whereas the Land Development Code (LDC) limits wall/fence height to six (6) feet.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

The additional fence/wall height will allow for appropriate screening of the residential buildings from the adjacent public roadways, as well as the gas station being constructed in the MPUD along the Collier Blvd. frontage. This fence/wall height is consistent with approvals in other residential communities and will assist in blocking noise, lighting and other potential influences from the adjacent land uses. The request will enhance compatibility and will be aesthetically pleasing via placement of landscape materials on the exterior side of the fence/wall.

- Modify conditions from section 5.10.A to clarify text regarding the limitations of occupancy for renters that earn no more than 100% of Collier County's median income as follows:

> *Developer shall make 48 units available for rent for Essential Service Personnel (ESP) ~~only~~. During periods where ESP occupancy is below 48 units, an ESP renter shall take priority over any other renter until such occupancy level is reached. A minimum of 27 of the 48 units will be income restricted to households earning no more than 100% of Collier County' s median income. The income- restricted units will be offered for rent for a period of 30 years to ESP renters for an ~~persons~~ ~~in the~~ amount ~~of the~~ that does not exceed the most current Collier County ~~Board- approved~~ Table of Rental Rates at the ~~that~~ established ~~the~~ rental limits for 100% of median income and ~~the low-income category~~ based on the number of bedrooms in the unit being rented.*

This request is non-substantive and is intended to clarify that the affordable housing units are for Essential Service Providers earning 100% or less than the County's median income. The amendment is not changing the intent of the originally adopted language.

Following the pre-application meeting, the consultant tam reviewed the case file and meeting minutes from the adoption and transmittal hearings. No evidence was found that indicated the rental limits be set for low income. In fact, the discussion was specifically on ESP occupancy earning no more than 100% of the AMI. The Applicant respectfully submits the above change will not modify the Board of County Commissioner's directive to provide affordable workforce housing in this project.

- Modify conditions from Section 5.10.B to include outdoor seating in the calculation of the minimum restaurant space.

> *The development is required to provide a minimum of 20,000 square feet of commercial uses, of which a minimum of 5,000 square feet shall be dedicated to Eating and Drinking Places, Sit Down/ Quality Restaurants only (SIC 5812). A certificate of occupancy must be issued on a 5,000 SF restaurant, which includes outdoor seating area, prior to issuance of the first certificate of occupancy for the multi-family rental dwelling units.*

This request is also non-substantive, as the proposed wording will ensure 5,000 SF of quality/sit down restaurant is provided in the MPUD as intended. The clarification allows outdoor seating area, which can be substantial in Southwest Florida, to count towards the 5,000 SF minimum threshold.

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JUSTIFICATION/COMPLIANCE WITH LDC §10.02.13.E:

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC§ 10.02.13.E as follows:

a. A proposed change in the boundary of the PUD;

No, the request will not impact the existing PUD boundary.

b. A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;

No, the request will not increase the approved density or intensity, or the height of proposed buildings.

c. A proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No, the request will not result in a decrease of preserve, conservation, recreation, or open space areas.

d. A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), or a proposed relocation of nonresidential land uses;

No, the request does not impact the size of non-residential areas or proposed to relocate such areas within the PUD boundary.

e. A substantial increase in the impacts of the development which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

No, the request will not result in an impact to the development in terms of traffic and public facilities.

f. A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

No, the request will not generate a higher level of vehicular traffic. No change in land use activities is being requested.

g. A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

No, the request will not result in increased requirements for stormwater retention or increase stormwater discharges.

h. A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

No, the request will not modify any existing uses that would impact any surrounding land uses or that would be incompatible.

i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;

No, the request does not impact the project's compliance with the Growth Management Plan.

j. The proposed change is to a PUD district designated as a development of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this LDC section 10.02.13; or

No, the MPUD is not within a Development of Regional Impact.

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 10.02.13

No, the request is not a substantial modification to the PUD, and may be processed as a PDI pursuant to the LDC and Administrative Code.

CONCLUSION:

In summary, the proposed Insubstantial Change will allow an eight (8) foot high fence or wall to be constructed for the multi-family residential portion of the property for the purpose of privacy, safety, security, and aesthetics. The modifications to the general development commitments are to include additional text for transparency on rental limits and restaurant space. This application will not negatively impact public health, safety or welfare, and the MPUD will remain consistent with the LDC and Growth Management Plan (GMP).

The following items are enclosed for your review:

1. One (1) copy of the completed PDI Application;
2. One (1) copy of the Pre-Application Meeting Notes;
3. One (1) copy of the Cover Letter/Project Narrative detailing the purpose of the request;
4. One (1) copy of the Current Master Plan & 1 reduced copy (8 ½" x 11");
5. One (1) copy of the revised PUD Document Section V General Development Commitments, and Section VI, Requested Deviations from the LDC, of the PUD document in strikethrough/underline format;
6. One (1) copy of the Recorded Warranty Deed;
7. One (1) copy of the Requested Deviations and Justifications;
8. One (1) copy of the Affidavit of Authorization;
9. One (1) copy of the approved Addressing Checklist;
10. One (1) copy of amended Title Page with Ordinance #; and
11. One (1) copy of the Location Map (8.5"X11").

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Should you require additional information or have any questions, please feel free to contact me directly at (239) 405-7777 or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP
Senior Vice President – Planning

Enclosures

cc: David Torres, Hammock Park Apartments, LLC

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DEVIATION JUSTIFICATION NARRATIVE

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

JUSTIFICATIONS FOR REQUESTED DEVIATIONS FROM LDC
HAMMOCK PARK MPUD

Deviation 1-6: No changes

Deviation 7: Deviation from LDC Section 5.03.02.C, which allows for a maximum fence and wall height of 6 feet for residential zoning districts, to allow for a maximum fence and wall height of 8 feet for the multi-family residential portion of the Hammock Park MPUD.

JUSTIFICATION: The request will allow for an appropriate height of fence or wall around the multi-family residential area of the commercial/mixed-use (C/MU) parcel, to screen the residential uses from adjacent roadways and non-residential uses in the project.

Due to the MPUD utilizing a residential and commercial mixed-use design, the additional height of a fence or wall will serve as a safety precaution and enhance compatibility between non-residential and residential uses within the project. It is anticipated the commercial portion of the property will have a large customer volume, particularly due to the gas station use proposed at the corner of Rattlesnake Hammock Road and Collier Blvd. Therefore, establishing a boundary for the multi-family residence supplemented by an eight-foot tall fence/wall will allow for privacy, safety, and security of the residents.

Additionally, the commercial portion of the property faces Collier Blvd, a major arterial facility with relatively high traffic volume. The proposed fence or wall will mitigate noise and light impacts generated by the roadway.

Not only will the additional fence/wall height provide safety to the residents, but it will also provide an aesthetic enhancement to the project. The fence or wall will obstruct views of surface parking areas and service areas. The required landscape plantings will be provided on the exterior of the wall to further soften aesthetics.

The proposed fence or wall will comply with local permitting requirements and will not impact any easements located on the property.

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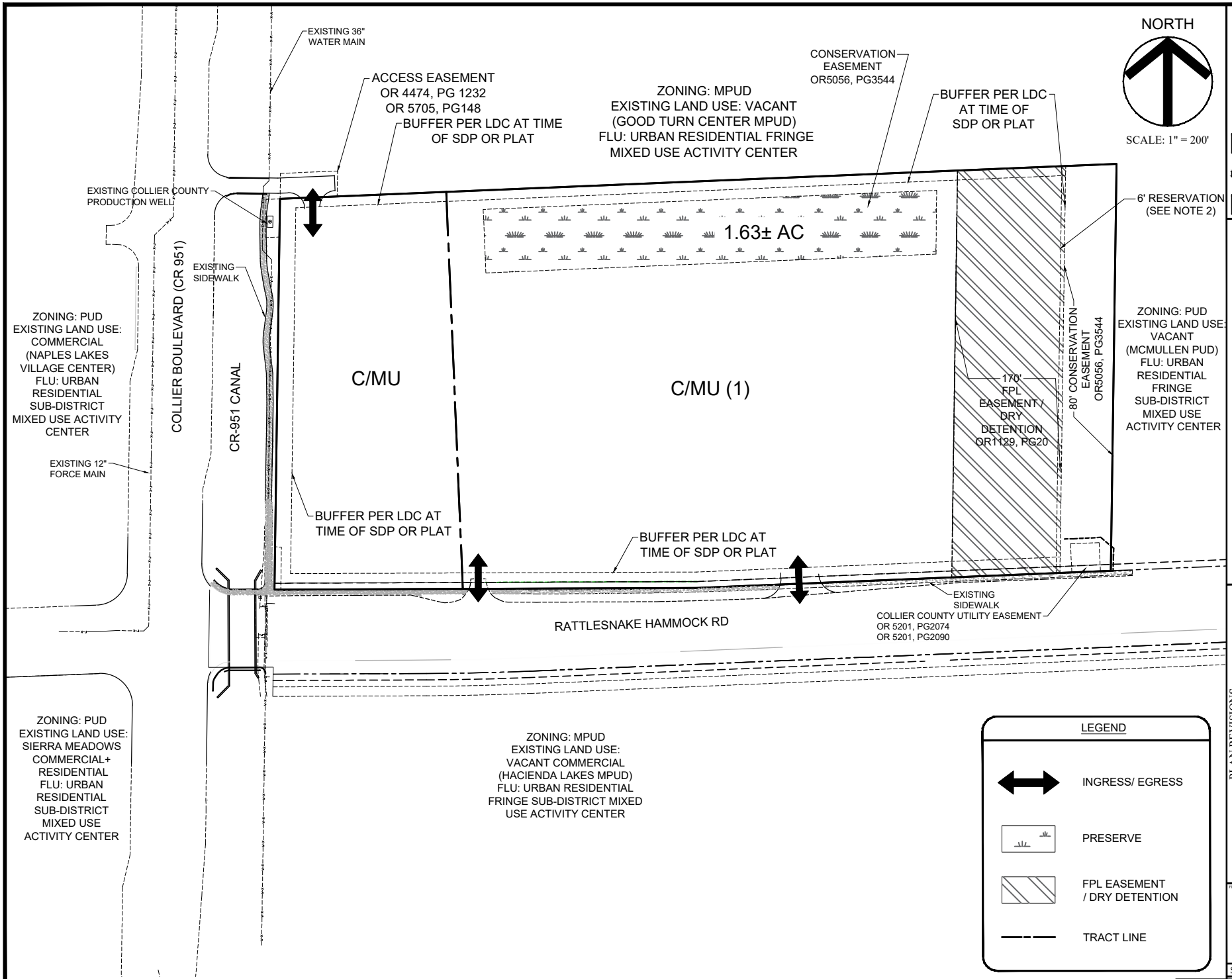
CURRENT PUD MASTER PLAN

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)



WALDROP ENGINEERING

CIVIL ENGINEERING CONSULTANTS FL 34135 waldropengineering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

1	04/12/19	REVISED PER COUNTY COMMENTS
2	06/04/19	REVISED PER COUNTY COMMENTS
3	08/14/19	REVISED PER COUNTY COMMENTS
4	10/17/19	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZ

SET NUMBER: 881-02-E02

B:\Projects\881-02 Hammock Park - Planning and Zoning\Drawings-Exhibits\881-02-E02 PUD Master Plan\Current Plans\881-02-E02-09 PUD Master Plan.dwg

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

SITE SUMMARY

CATEGORY	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
PRESERVE	1.63 AC	8.52 %
BUFFERS	1.31 AC	6.85 %
FPL EASEMENT / DRY DETENTION	2.43 AC	12.70 %
DEVELOPMENT TRACTS (C/MU)	8.02 AC	41.92 %
PERVIOUS (OPEN SPACE)	5.74 AC	30.01 %
TOTAL	19.13 AC	100.00 %

LAND USE SUMMARY

C/MU	80,000 SF COMMERCIAL PLUS UP TO 265 DWELLING UNITS, OR 160,000 SF COMMERCIAL ONLY
(1)	RESIDENTIAL PERMITTED IN THIS AREA

OPEN SPACE SUMMARY

TOTAL REQUIRED (19.13 x 30%)	5.74 AC
TOTAL PROVIDED	5.74 AC

PRESERVE SUMMARY

NATIVE PRESERVE REQUIRED:	1.63 AC
NATIVE PRESERVE PROVIDED:	1.63 AC

GENERAL NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.

2. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN THE EVENT THAT A TYPE "B" BUFFER IS REQUIRED ALONG THE EAST BOUNDARY, A MINIMUM 6-FOOT-WIDE RESERVATION LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNERS ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT TIME OF SDP APPROVAL. IN THE EVENT THAT THE PRESERVE DOES NOT MEET THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS AND SUPPLEMENTAL PLANTING IN ACCORDANCE WITH LDC SECTION 3.05.07, THE OWNER WILL INSTALL LANDSCAPE MATERIAL IN THE RESERVATION TO MEET THE PLANT SIZE AND SPACING REQUIREMENTS OF THE BUFFER.

3. REFER TO THE BOUNDARY SURVEY FOR ALL EASEMENTS.

WALDROP ENGINEERING
CIVIL ENGINEERING CONSULTANTS
FL 34135
neering.com

HAMMOCK PARK MPUD

PDD MASTER PLAN

PLAN REVISIONS

1	04/12/19	REVISED PER COUNTY COMMENTS
2	06/04/19	REVISED PER COUNTY COMMENTS
3	08/14/19	REVISED PER COUNTY COMMENTS
X	10/17/19	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZ

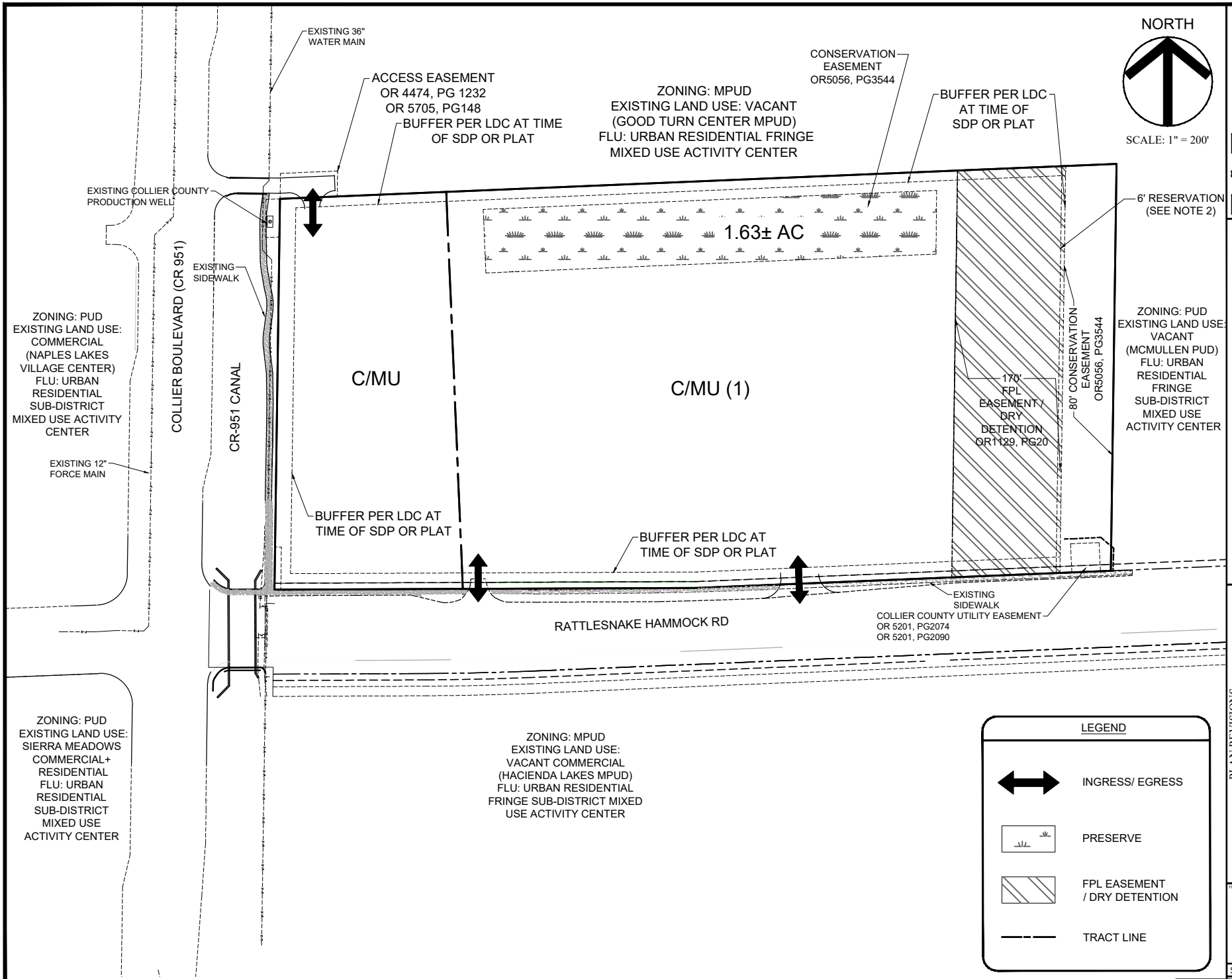
SET NUMBER: 881-02-E02

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

B:\Projects\881-02 Hammock Park - Planning and Zoning\Drawings-Exhibits\881-02-E02 PUD Master Plan\Current Plans\881-02-E02-09 PUD Master Plan.dwg

PROPOSED PUD MASTER PLAN

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)



WALDROP ENGINEERING

CIVIL ENGINEERING CONSULTANTS FL 34135 waldropengineering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

1	04/12/19	REVISED PER COUNTY COMMENTS
2	06/04/19	REVISED PER COUNTY COMMENTS
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FLORIDA CERTIFICATE OF AUTHORIZ

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B:\Projects\881-02 Hammock Park - Planning and Zoning\Drawings-Exhibits\881-02-E02 PUD Master Plan\Current Plans\881-02-E02-09 PUD Master Plan.dwg

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3. REFER TO THE BOUNDARY SURVEY FOR ALL EASEMENTS.

WALDROP ENGINEERING
CIVIL ENGINEERING CONSULTANTS
FL 34135
neering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

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PUD DOCUMENT IN STRIKE-THROUGH/ UNDERLINE FORMAT

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

SECTION V
GENERAL DEVELOPMENT COMMITMENTS

5.1 – 5.9 [NO CHANGES]

5.10 MISCELLANEOUS

A. Developer shall make 48 units available for rent for Essential Service Personnel (ESP) ~~only~~. During periods where ESP occupancy is below 48 units, an ESP renter shall take priority over any other renter until such occupancy level is reached. A minimum of 27 of the 48 units will be income restricted to households earning no more than 100% of Collier County' s median income. The income- restricted units will be offered for rent for a period of 30 years to ESP renters for an ~~persons in the~~ amount ~~of the~~ that does not exceed the most current Collier County ~~Board- approved~~ Table of Rental Rates at the ~~that~~ established ~~the~~ rental limits for 100% of median income and ~~the low-income category~~ based on the number of bedrooms in the unit being rented.

B. The development is required to provide a minimum of 20,000 square feet of commercial uses, of which a minimum of 5,000 square feet shall be dedicated to Eating and Drinking Places, Sit Down/ Quality Restaurants only (SIC 5812). A certificate of occupancy must be issued on a 5,000 SF restaurant, which includes outdoor seating area, prior to issuance of the first certificate of occupancy for the multi- family rental dwelling units.

C. Storage Facilities, such as mini- storage or self-storage, shall be prohibited from this MPUD.

D. One (1) Transfer of Development Right (TDR) per acre shall be required.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

SECTION VI[1, 2 & 3]

REQUESTED DEVIATIONS FROM THE LDC[1, 2 & 3]

6.1 DEVIATIONS[1]

A. Deviation #1 seeks relief from LDC Section 5.06.04.G.2.a to allow the off-premises directional sign for the Hacienda Lakes PUD/DRI depicted on Exhibit A-1 to have a maximum of 38 square feet in sign area (total square footage of all sign copy areas, including the name of the project and insignias or mottos), rather than 12 square feet as limited in the LDC.[1]

B. Deviation #2 seeks relief from LDC Section 5.06.04.G.2.b to allow the off-premises directional sign for the Hacienda Lakes PUD/DRI depicted on Exhibit A-1 to have a maximum height of 13 feet above the lowest center grade of the roadway adjacent to the sign location, rather than 8 feet as limited in the LDC.[1]

C. Deviation #3 seeks relief from LDC Section 4.02.03.A, which requires accessory structures to be constructed simultaneously with or following the construction of the principal structure, to instead allow accessory structures to be constructed prior to construction of the principal structure. This deviation shall apply only to the two (2) accessory tower structures at the location depicted on Exhibit C-1, "Tower Locations," and further shown on Exhibit C-2, "Tower Renderings."[2]

D. Deviation #4 seeks relief from LDC Section 5.06.04.G.2.a, which allows for a maximum sign area of 12 square feet for off-premises directional signs, to allow for a maximum sign area of 64 square feet for the proposed temporary off-premises directional sign as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.[3]

E. Deviation #5 seeks relief from LDC Section 5.06.04.G.2.b, which allows for a maximum sign height of 8 feet for off-premises signs, to allow for a maximum sign height of 10 feet for the proposed off-premises sign as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.[3]

F. Deviation #6 seeks relief from LDC Section 5.06.04.G.2.e, which requires off-premises directional signs to be located no more than 1,000 feet from the use for which the sign is displayed, to allow the proposed temporary off-premises directional sign to be located no more than 1,320+/- feet from the use for which the sign is displayed as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.[3]

G. Deviation #7 seeks relief from LDC Section 5.03.02.C, which allows for a maximum fence and wall height of 6 feet for residential zoning districts, to allow for a maximum fence and wall height of 8 feet around the multi-family residential portion on the C/MU (1) tract shown on the Hammock Park PUD master plan subject to approval from FPL and Collier County Public Utilities Department, where applicable.

1. Approved in HEX decision 2014-28.
2. Approved in HEX decision 2016-42.
3. Pending approval per PL20200001952.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

AFFIDAVITS OF AUTHORIZATION

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000895

I, DAVID E. TORRES (print name), as MANAGING MEMBER (title, if applicable) of HAMMOCK PARK APARTMENTS, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [✓] contract purchaser [ ] and that:

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

Notes:

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

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

David E. Torres
Manager.

Signature

12-28-20
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 28th day of December, 2020, by (printed name of owner or qualifier) David E. Torres.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Charlotte M. Walkup

Notary Public State of Florida
Charlotte M. Walkup
My Commission GG 945456
Expires 01/21/2024

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

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

D.VISION OF CORPOR□TIONS

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

Detail by Entity Name

Florida Limited Liability Company
HAMMOCK PARK APARTMENTS, LLC

Filing Information

Document Number	L20000166578
FEI/EIN Number	85-2289754
Date Filed	06/16/2020
Effective Date	06/16/2020
State	FL
Status	ACTIVE

Principal Address

7742 ALICO RD
FT MYERS, FL 33912

Mailing Address

7742 ALICO RD
FT MYERS, FL 33912

Registered Agent Name & Address

TORRES, DAVID E
7742 ALICO RD
FT. MYERS, FL 33912

Authorized Person(s) Detail

Name & Address

Title MGR

TORRES, DAVID E
7742 ALICO RD
FT. MYERS, FL 33912

Annual Reports

Report Year	Filed Date
2021	03/18/2021

Document Images

03/18/2021 -- ANNUAL REPORT	View image in PDF format
06/16/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

DISCLOSURE OF INTEREST

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

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

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

Name and Address	% of Ownership
Hammock Park Apartments, LLC.	
* George P. Bauer Revocable Trust	80%
** David E. Torres Revocable Trust	20%
*Human Beneficiaries of George P. Bauer Revocable Trust is George P. Bauer	

**Human Beneficiaries of David E. Torres Revocable Trust is David E. Torres

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 D - Application-Backup Materials (17810 : Hammock Park PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

Agent/Owner Signature

12-28-20.
Date

DAVID E. TORRES, Manager.
Agent/Owner Name (please print)

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

ADDRESSING CHECKLIST

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ADDRESSING CHECKLIST

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

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

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

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

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

I 14 50 26 S1/2 OF SW1/4 OF SW1/4 LESS R/W, AND W80FT OF S1/2 OF SE1/4 OF SW1/4, LESS THAT PORTION FOR R/W AS DESC IN OR 4336 PG 3681, AND N30FT OF N1/2 OF NW1/4 OF NW1/4 OF SEC 23-50-26 LESS R/W

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

00416720000

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

8530 COLLIER BLVD

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

CURRENT PROJECT NAME *(if applicable)*

HAMMOCK PARK

PROPOSED PROJECT NAME *(if applicable)*

N/A

PROPOSED STREET NAMES *(if applicable)*

N/A

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

SDP___-____ or AR or PL # _____

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

HAMMOCK PARK MPUD

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

Applicant Name: Alexis Crespo

Phone: 239-850-8525 **Email/Fax:** alexis.crespo@waldropengineering.com

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

FOR STAFF USE ONLY

Folio Number 00416720000

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: S L H **Date:** 04/14/2021

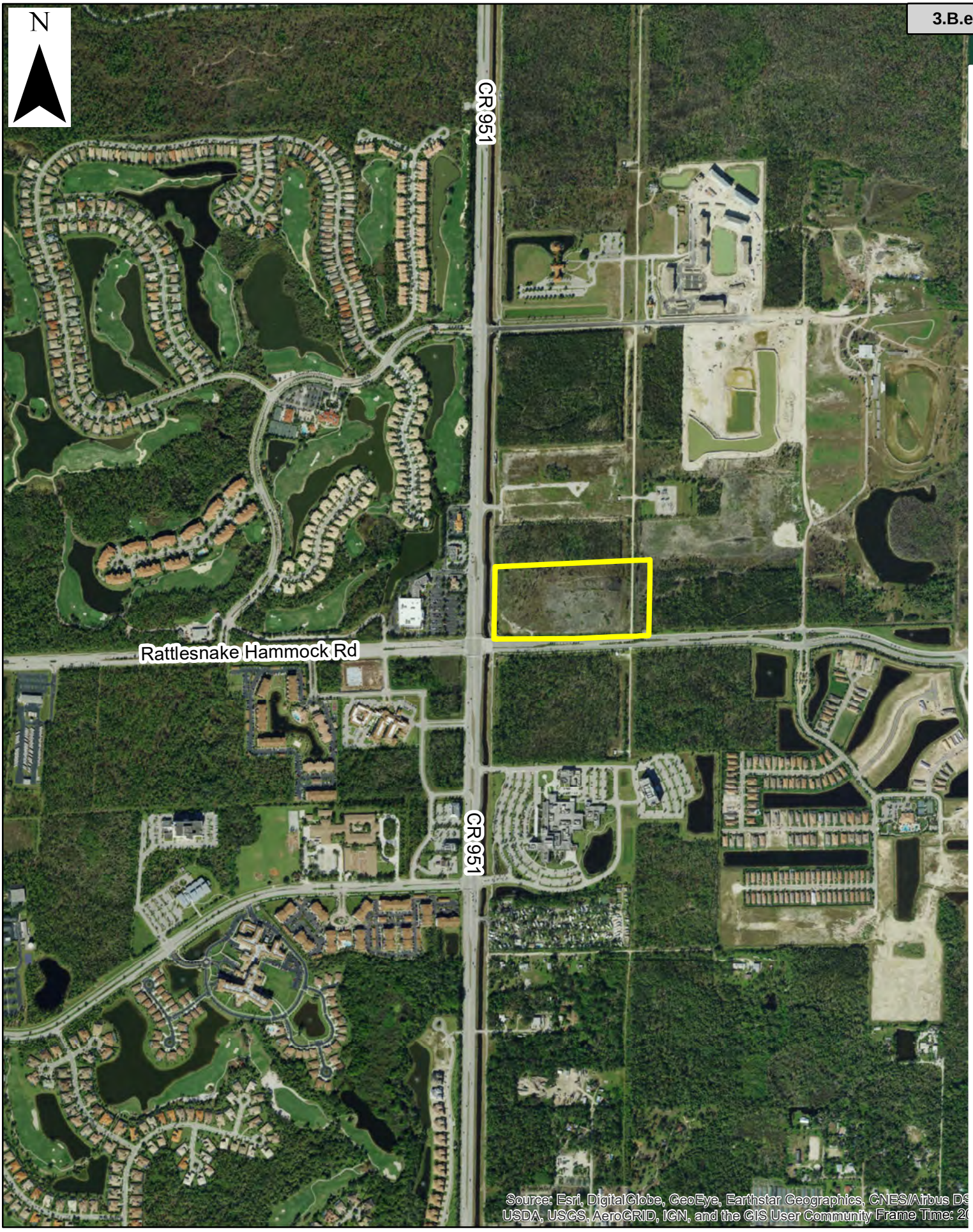
Updated by: _____ **Date:** _____

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

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

LOCATION MAP

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)



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WALDROP ENGINEERING
FL#8376 #LC26000315
www.waldropengineering.com
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

Hammock Park

Aerial Map
Collier County
Exhibit V.A.-2

prepared for:

NIM
SYNOPSIS

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
FORT MYERS Bonita Springs Tampa Orlando Sarasota
1514 Broadway, Suite 201, Fort Myers, FL 33901
p. (239) 344-0000 f. (239) 344-3444

Memorandum

To: **Tim Finn, Collier County Zoning Division**

From: **Alexis Crespo, Waldrop Engineering, P.A.**

Date: **August 9, 2021**

Subject: **Hammock Park PDI (PL20210000895)**
Neighborhood Information Meeting Summary

Waldrop Engineering, P.A., and Hammock Park Apartments, LLC conducted a neighborhood informational meeting (NIM) for the Insubstantial Change to a Planned Unit Development (PDI) to the Hammock Park Mixed Use Planned Unit Development (MPUD). The meeting was held on Monday, August 9, 2021 at 5:00 p.m. at the Fairway Bible Church, 3855 The Lords Way, Naples, FL 34114. The meeting was offered through Zoom as well.

The mailed notice is attached as Exhibit A and the affidavit of legal publication is attached as Exhibit B.

No attendees were present other than the Applicant (via Zoom), the Applicant's Agent and Collier County Staff.

The meeting was concluded at 5:15 p.m.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

BONITA SPRINGS Fort Myers Tampa Orlando Sarasota

28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

July 21, 2021

RE: Hammock Park
PDI-PL2021000895

Dear Property Owner:

Please be advised that Hammock Park Apartments, LLC has filed an Insubstantial Change application (PL2021000895) with Collier County. This application is seeking approval of:

(1) Add a deviation to allow for an eight (8) foot high fence or wall for the multi-family development within the commercial mixed-use parcel, whereas the Land Development Code (LDC) limits wall/fence height to six (6) feet.

(2) Modify conditions from section 5.10.A to clarify text regarding the limitations of occupancy for renters that earn no more than 100% of Collier County's median income.

(3) Modify conditions from Section 5.10.B to allow outdoor seating to count towards the minimum required 5,000 SF of restaurants in the MPUD.

The Hammock Park MPUD totals 19+/- acres and is generally located on the northeast corner of Collier Boulevard (C.R. 951) and Rattlesnake Hammock Road in unincorporated Collier County, Florida.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to hear a presentation about this application and ask questions. **The Neighborhood Information Meeting will be held on Monday, August 9, 2021, at 5:00 p.m. at Fairway Bible Church, 3855 The Lords Way, Naples, FL 34113.**

Attending virtually is also available via Zoom. Please visit www.zoom.us, click on "Join A Meeting" in the top right corner, and enter **Meeting ID: 842 3289 1450**

Should you have questions prior to the meeting, please contact me directly at (239) 405-7777 ext. 2207, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP
Senior Vice President – Planning

*Please note that Fairway Bible Church does not sponsor or endorse this program.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

8615 COLLIER-RATTLESNAKE LLC

900 SW PINE ISLAND RD STE 202,

CAPE CORAL, FL 33991

AMERISITE LLC

3295 FORT CHARLES DR,

NAPLES, FL 34102

CARMAN DRIVE 15 LLC

7742 ALICO RD,

FORT MYERS, FL 33912

COLLIER CNTY

TRANSPORTATION RIGHT-OF-WAY, 2885 HORSESHOE DRIVE S

NAPLES, FL 34104

COLLIER RATTLESNAKE LLC

801 ANCHOR RODE DR #206,

NAPLES, FL 34103

DJAG 8625 LLC

8625 COLLIER BLVD,

NAPLES, FL 34112

FLORIDA POWER & LIGHT CO

PROPERTY TAX-PSX/JB, 700 UNIVERSE BLVD

JUNO BEACH, FL 33408

FREP IVNAPLES LAKE VILLAGE LLC

2501 S MACDILL AVE,

TAMPA, FL 33629

HACIENDA LAKES OF NAPLES LLC

7742 ALICO RD,

FORT MYERS, FL 33912

HAMMOCK WOODS LLC

12580 UNIVERSITY DR STE 102,

FORT MYERS, FL 33907

LAKE MICHIGAN CREDIT UNION

PO BOX 2848,

GRAND RAPIDS, MI 49501

NAPLES LAKES COMM PROP LLC

2501 S MACDILL AVE,

TAMPA, FL 33629

NAPLES LKS COUNTRY CLUB

HOMEOWNERS ASSOC INC, 4784 NAPLES LAKES BLVD

NAPLES, FL 34112

RACETRAC PETROLEUM INC

SILVER OAK ADVISORS, PO BOX 2437

SMYRNA, GA 30081

TRACT L DEVELOPMENT LLC

7742 ALICO ROAD,

FORT MYERS, FL 33912

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Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

WALDROP ENGINEERING
28100 BONITA GRANDE DR STE 305
BONITA SPRINGS, FL 34135
ATTN ALEXIS CRESPO

Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as **legal clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida , for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

7/21/2021

Subscribed and sworn to before on July 21st, 2021

Notary, State of WI, County of Brown
My commission expires: 5.15.23

PUBLICATION COST: $672.00
AD NO: GCI0692225
CUSTOMER NO: WALDROP ENGINEERING
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood information meeting held by Waldrop Engineering, P.A. on behalf of Hammock Park Apartments, LLC at the following time and location:

Monday, August 9, 2021, at 5:00 p.m.
Fairway Bible Church
3855 The Lords Way, Naples, FL 34113

Attending Virtually is also available using Zoom Meeting ID:
Meeting ID: 833 6981 6648

Please be advised that Hammock Park Apartments, LLC has filed an Insubstantial Change application (PL2021000895) with Collier County. This application is seeking approval of: (1) a deviation to allow for an eight (8) foot high fence or wall for the multi-family development within the commercial mixed-use parcel, whereas the Land Development Code (LDC) limits wall/fence height to six (6) feet; (2) Modify conditions from section 5.10.A to clarify text regarding the limitations of occupancy for renters that earn no more than 100% of Collier County's median income; AND (3) Modify conditions from Section 5.10.B to allow outdoor seating to count towards the minimum required 5,000 SF of restaurants in the MPUD.

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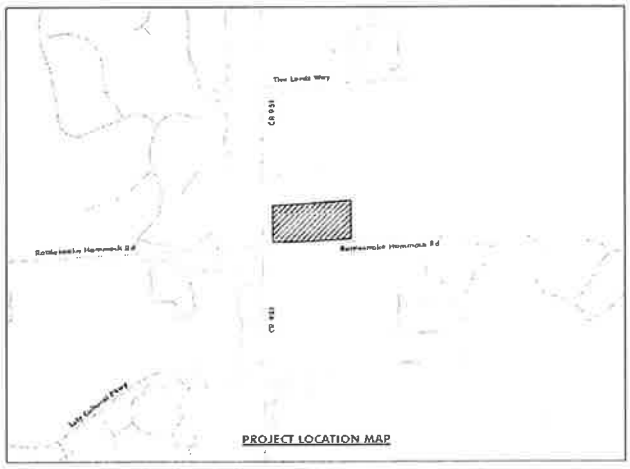

WE VALUE YOUR INPUT

Business and property owners and residents are welcome to attend the presentation and discuss the project with the owners' representatives and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed to:

Waldrop Engineering, P.A. c/o Alexis Crespo
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
(239) 405-7777, ext. 2207 OR alexis.crespo@
waldropengineering.com

*Please note that Fairway Bible Church does not sponsor or endorse this program.

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

Public Notices | Public Notices

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28100 Bonita Grande Dr., Suite 305 Bonita Springs, FL 34135
(239) 405-7777, ext. 2207 OR alexis.crespo@waldropengineering.com

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Public Notices

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (the "Board") of the Winding Cypress Community Development District (the "District") will hold a public hearing on August 3, 2021, at 1:00 p.m., or as soon thereafter as can be heard, in the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2021/2022. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the District's website or at the offices of the District Manager, Special District Services, located at 27499 Riverview Center Blvd., #253 Bonita Springs, Florida 34134 during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or Supervisors may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 444-5790 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

Kathleen Meneely
District Manager

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
www.windingcypresscdd.org
Pub Date: July 14, 21, 2021
#4813241

Public Notices

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of KPD2 Pediatric Multispecialty Office in Naples located at 2400 Immokalee Road, in the County of Collier, City of Naples, Florida 34110 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Coral Gables, Florida, this 19th day of July, 2021.
Kidz Medical Services, Inc.
July 21, 2021 #4811054

Public Notices

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under the fictitious name of Laurel McGarel located at 14477 Indigo Lakes Circle, in the County of Collier, City of Naples, Florida 34119 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Naples, Florida, this16th day of July ,2021
Laurel Anne McGarel
July 21, 2021 4828385

ORDINANCE NO. 2021-05
AN ORDINANCE OF THE CITY OF EVERGLADES CITY, FLORIDA, AMENDING ORDINANCES 1980-6 and 1991-2 TO ALLOW FOR THE INSTALLATION OF WATER ONLY METERS WITHIN THE CITY AS WELL AS PROVIDING TERMS AND CONDITIONS FOR SAME; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE
7/21/2021

Wheels/Recreation
Find your next car here!

Public Notices

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of ASGM BUSINESS CENTER OF NAPLES located at 172 S DIXIE HWY, #453, in the County of MIAMI-DADE, City of CORAL GABLES, Florida 33146, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Coral Gables, Florida, this 19th day of July, 2021.
ROOKERY BAY BUSINESS PARK, L.L.C.
July 21, 2021 No. 4810150

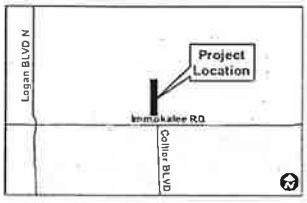
Wheels/Recreation
Find your next car here!

Florida Department of Environmental Protection
Division of Air Resource Management
Office of Permitting and Compliance
Draft Air Construction Permit No. 0210051-028-AC
Draft Title V Air Operation Permit No. 0210051-029-AV
Waste Management Inc. of Florida, Collier County Landfill
Collier County, Florida

Applicant: The applicant for this project is Waste Management Inc. of Florida (WMIF). The applicant's responsible official and mailing address are: David Phillips, P.E., District Manager, WMIF, Collier County Landfill, 3750 White Lake Boulevard, Naples, Florida 34117.
Facility Location: The applicant operates the existing Collier County Landfill, which is in Collier County at 3750 White Lake Boulevard in Naples, Florida.
Project: The applicant applied on June 9, 2021, to the Department for an air construction permit and a Title V air operation permit revision. The existing facility consists of the following emissions units.
The existing facility is a Class I municipal solid waste landfill. The landfill has an active gas collection and control system with a 3,000 scfm open flare. The facility includes five 0.8 MW spark ignition reciprocating internal combustion engines, a gas treatment system, and two 1,200 standard cubic foot per minute (scfm) flares (single skid) as part of a renewable energy project which converts landfill methane gas to energy. A relocatable concrete crusher is authorized to operate on the site.
This air construction permit authorizes the like-kind replacement of the landfill gas flares at the facility as part of normal maintenance (i.e., without obtaining an air construction permit authorizing each specific replacement). This permit will not affect the emissions of any air pollutant from this facility. This Title V air operation permit revision incorporates the terms and conditions of Permit Nos. 0210051-027-AC and 0210051028-AC.
Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work.
Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210, and 62-213, of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility.
The Office of Permitting and Compliance in the Division of Air Resource Management is the Permitting Authority responsible for making a permit determination for these projects. The Permitting Authority's physical address is: 2600 Blair Stone Road, Tallahassee, Florida. The Permitting Authority's mailing address is: 2600 Blair Stone Road, MS #5505, Tallahassee, Florida 32399-2400. The Permitting Authority's telephone number is 850/717-9000.
Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft air construction permit, the draft Title V air operation permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permits by visiting the following website: http://dep.state.fl.us/air/emission/apd/default.asp and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.
Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296, and 62-297, F.A.C. The Permitting Authority will issue a final permit in accordance with the conditions of the proposed draft air construction permit unless a timely petition for an administrative hearing is filed under Section 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.
The Permitting Authority gives notice of its intent to issue a Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296, and 62-297, F.A.C. The Permitting Authority will issue a final Title V air operation permit in accordance with the conditions of the draft/proposed Title V air operation permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.
Comments: The Permitting Authority will accept written comments concerning the draft air construction permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the draft air construction permit, the Permitting Authority shall revise the draft air construction permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.
The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Because this permitting project is a revision to the existing Title V air operation permit, the revisions detailed in the Statement of Basis are the only portions of the permit that are open for public comment or challenge. Comments received related to the remainder of the permit will not be addressed during this permitting action. Written comments must be received by the close of business (5:00 p.m.), on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft Title V air operation permit, the Permitting Authority shall issue a revised draft Title V air operation permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.
Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.
A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number, and any facsimile number of the petitioner, the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.
Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.
Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 2900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.
Mediation: Mediation is not available for this proceeding.
Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objection, visit EPA's Region 4 web site at: http://www2.epa.gov/caa-permitting/florida-proposed-title-v-permits
AD#4810246 7/21/2021

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Chris Scott of Peninsula Engineering on August 5, 2021 at 5:30 pm at Saint Monica's Episcopal Church, 7070 Immokalee Road, Naples, FL 34119.



Request for an insubstantial change to Ordinance No. 20-03, as amended, the Tree Farm Mixed Use Planned Unit Development (MPUD). Section 6.8. Deviations, for a sign deviation from LDC Sections 5.06.04.G.2.a., 5.06.04.G.2.c. and 5.06.05.G.3. to allow the residential tract (Tree Farm Tract B) a 50 square foot off-premise sign to be located within a sign easement on the Commercial/Mixed Use tract (Tree Farm Tract C) with no minimum distance requirement to the residential tract line. This deviation only applies to Tract B of the MPUD as shown on Exhibit C. The subject property consists of 3.15 acres, in the northwest quadrant of Immokalee Road (CR 846) and Collier Boulevard (CR 951) in Section 22, Township 48 South, Range 26 East, Collier County, Florida. [PL20210000868].

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting in person, but have questions or comments or wish to attend simultaneously through Zoom, please contact:

Chris Scott, Planning Manager
Peninsula Engineering
2600 Golden Gate Parkway, Naples, FL 34105
cscott@pen-eng.com (239) 403-2600

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance

_____
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 10th day of August, ~~2010~~ 2021 by Alexis Crespo, who is personally known to me or who has produced _____ as identification.

_____
(Signature of Notary Public)

Jacquelyn Larocque
Printed Name of Notary

(Notary Seal)

JACQUELYN M LAROCQUE
State of Florida-Notary Public
Commission # GG 162462
My Commission Expires
November 21, 2021

Attachment: Attachment D - Application-Backup Materials (17810 : Hammock Park PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20210000895

Regarding the above subject petition number(s), Hammock Park Apartments, LLC (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: David Torres, Managing Member
Hammock Park Apartments, LLC

Date: 8/29/21.

Signature: _____

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment E - Hybrid Meeting Form (17810 : Hammock Park PDI)

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

Attachment: Attachment F - Advertising Hearing Signs (17810 : Hammock Park PDI)

Attachment: Attachment F - Advertising Hearing Signs (17810 : Hammock Park PDI)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: PETITION NO. VA-PL20200001329 - 992 Spanish Moss Trail - Request for a variance from Table I, Section III, Ord. 02-71, as amended, the Pelican Marsh Planned Unit Development, to reduce the required Rear Yard Accessory Setback of 10 feet to 0 feet, to allow a pool deck and screen enclosure to be extended to the property line abutting a lake maintenance easement, located at Lot 19, Pelican Marsh Unit Four, Phase 2, also described as 992 Spanish Moss Trail, in Section 27, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 2

Meeting Date: 09/23/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/07/2021 6:08 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
09/07/2021 6:08 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/07/2021 7:13 PM
Zoning	Ray Bellows	Review Item	Completed	09/09/2021 1:55 PM
Zoning	Mike Bosi	Zoning Director Review	Completed	09/09/2021 3:10 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	09/23/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: SEPTEMBER 23, 2021

SUBJECT: PETITION VA-PL20200001329; 992 SPANISH MOSS TRAIL

PROPERTY OWNER/APPLICANT:

Diane K. Wanty Trust
2806 Laurentide Dr.
Ann Arbor, MI 48103

AGENT:

Gina R. Green, P.E.
Gina R. Green, P.A.
3310 1st Ave. NW
Naples, FL 34120

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider a 10-foot variance from the required rear yard accessory structure setback of 10 feet as provided for in Ordinance 02-71, as amended, the Pelican Marsh Planned Unit Development (PUD), Section 3.5.D. The request is to allow the existing pool deck and screen enclosure to be extended to (0) zero feet from the property line which abuts a lake maintenance easement.

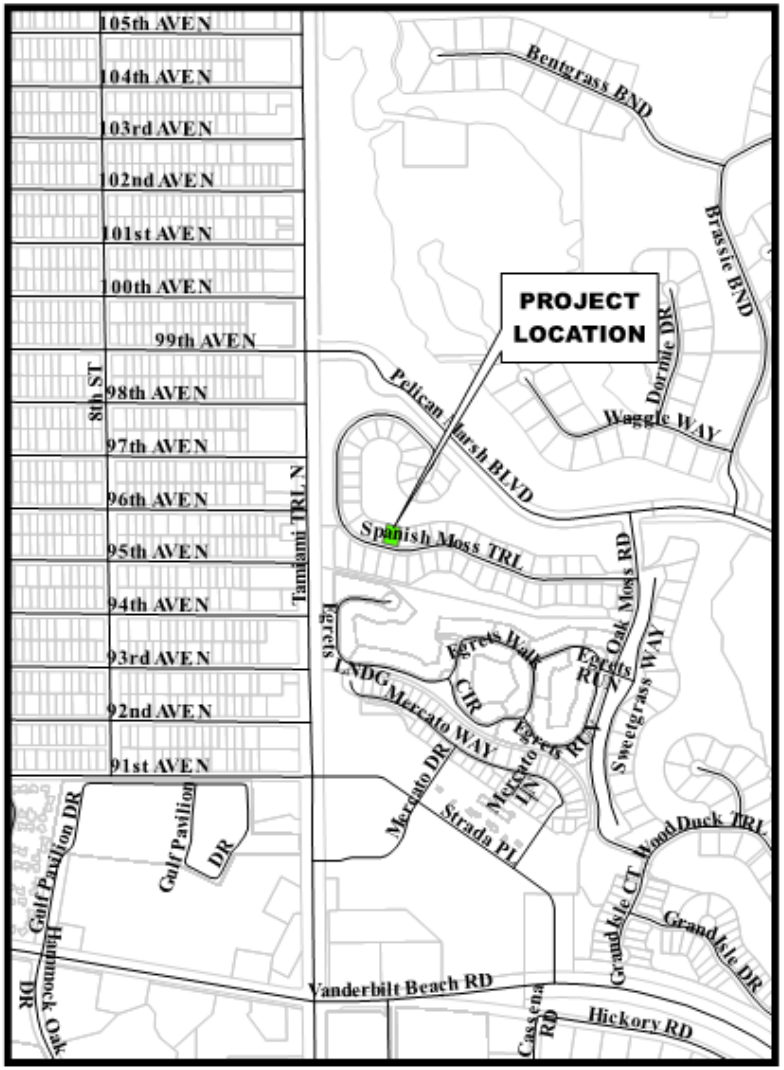
GEOGRAPHIC LOCATION:

The subject property is located at 992 Spanish Moss Trail and is legally described Lot 19, Pelican Marsh Unit Four, Phase 2, in Section 27, Township 48 South, Range 25 East, Collier County, Florida. *(See location map below)*

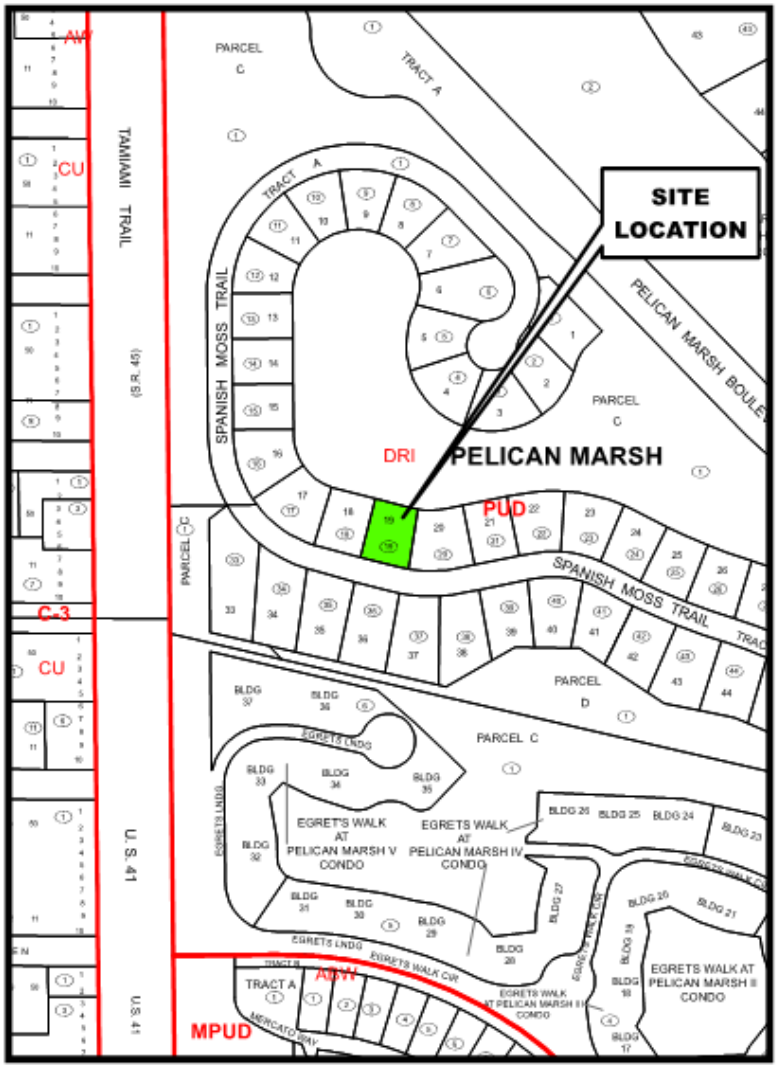
PURPOSE/DESCRIPTION OF PROJECT:

The petitioner requests a reduction of the rear yard setback for accessory structures from 10 feet to (0) zero feet to allow the existing pool deck and screen enclosure to be extended towards the rear property line which abuts a lake to increase the useable screen pool deck area by approximately 280 square feet (10 feet by 28 feet). The existing single-family residence, pool and screen enclosure were constructed in 1997 in accord with the following building permits: 96-14052, 97-4854, and 97-1147; said property was purchased by the petitioner on June 1, 2016. As per Ordinance No. 02-71, Section 3.5.D, the rear yard setback for accessory structures is 10 feet.

Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)



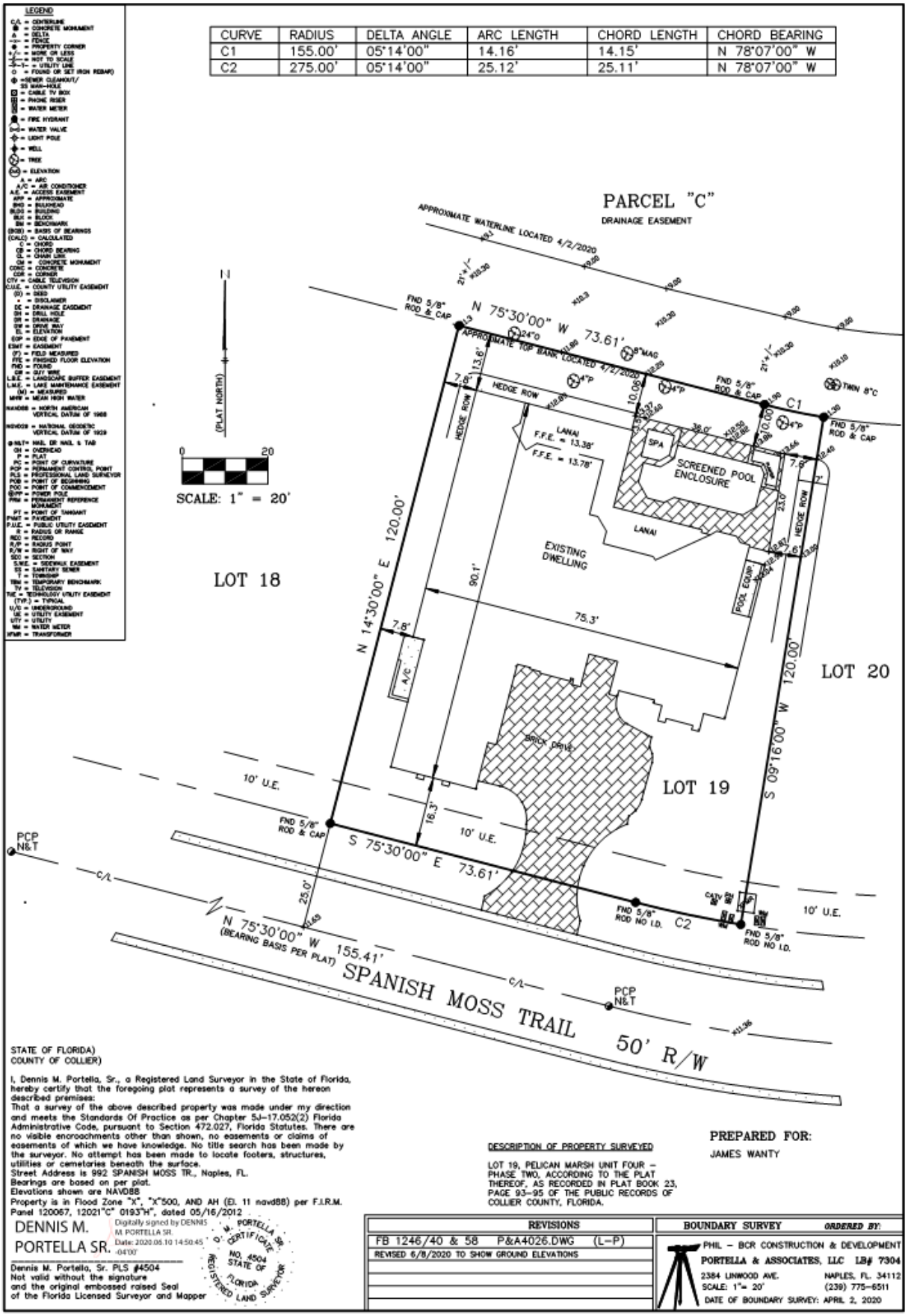
Location Map



Zoning Map

Petition Number: PL20200001329

Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)



Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

SURROUNDING LAND USE AND ZONING:

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

North: Lake, followed by a single-family residence located within the Pelican Marsh PUD

South: Spanish Moss Trail (Right-of-Way) followed by a single-family residence located within the Pelican Marsh PUD.

East: Single-family residence located within the Pelican Marsh PUD

West: Single-family residence located within the Pelican Marsh PUD

Collier County GIS

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Urban Designation, Urban Residential Subdistrict, land use classification on the County's Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) of the GMP. The GMP does not address individual Variance requests but deals with the larger issue of the actual use. 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.

Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

ZONING ANALYSIS:

The subject property comprises 0.25 acres located within a Residential Tract within the Pelican Marsh PUD, Ordinance 93-27, as amended. Residential Development Standards are contained within Section 3.5. Section 3.5.A incorporates Table 1 which contains a setback for Rear Yard Special *1; the corresponding footnote states: "With approval from PMDRC, rear yards for principal structures on lots which abut golf course, lake, open space, or reserve areas. Setback from lake for all principal and accessory uses may be 0' providing architectural bank treatment is incorporated into design and subject to written approval from Planning Services Department." Absent the "Rear Yard Special *1" category the "Rear Yard Accessory" category would be used; both categories, absent the *1 footnote, require a 10-foot rear yard for accessory structures. As the subject property is located within a residential tract and abuts a lake, the determining factor with respect to the rear yard setback for an accessory structure is the existence of an architectural bank treatment. As architectural bank treatments are engineered, staff believes important safety protections are incorporated into the design that would allow for a reduction of the otherwise required setback to be reduced to zero (0). Staff does not believe that the fact the zero (0) setback appears within the setback table allows for it to be used as justification for all residential properties on a lake to enjoy the same setback reduction.

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

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

No; there are no special conditions or circumstances peculiar to the location, size and characteristics of the structure or building involved.

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

No; there are no special conditions or circumstances that are the subject of this 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 for the applicant?

The petitioner states: "The literal interpretation of this zoning code does create an unnecessary and undue hardship on the applicant. The Pelican Marsh PUD allows for a zero (0) rear setback for accessory structures if there is an architectural bank treatment in the portion of the lake adjacent to the site, but does not provide the same consideration for sites that do not have architectural bank treatment. The site that is the subject of this variance does not have architectural bank treatment, but it has a relatively flat slope from the property line down to the control elevation line of the lake; the slope is 10:1 over the 20' [SIC: foot] lake maintenance easement that is within the Lake Tract. Allowing them to extend their screened

Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

pool deck to the zero (0) setback will provide them the same benefits that the areas with architectural bank treatment are allowed, such as additional outside amenities for their use to maintain a healthier, outdoor lifestyle. This zero (0) setback will not adversely affect the lake, the neighboring properties or the community as a whole."

Staff disagrees and contends that there is no expectation that the setback can be reduced to zero (0) when no architectural bank treatment exists. The applicant does have the ability to petition their homeowners' association to have such an architectural bank treatment engineered and installed and by taking such action would allow others within the community to enjoy the same setback reduction by right.

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

The petitioner states: "If this variance is granted, it is the minimum variance needed to extend the pool deck and screen enclosure for the expansion of the useable pool deck area."

Staff disagrees and believes the petitioner is attempting to maximize development of the lot to the greatest extent possible and has made no effort to minimize the amount of area involved.

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

The petitioner states: "The granting of this variance will not grant any special privilege. This reduction is allowed by the PUD for lots or tracts that have existing architectural bank treatment within the zoning district."

Staff disagrees; by definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. LDC Section 9.04.02 allows relief through the Variance process for any dimensional development standard. However, other properties facing a similar situation are entitled to make a similar request and would be conferred equal consideration on a case-by-case basis.

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

The petitioner states: "The granting of this variance will be harmonious with the intent and purpose of the PUD. It will not be injurious to the neighborhood nor will it be detrimental to the public welfare. The homeowner to the east and west of this property has provided a letter of no objection to the extension. It is out of their visibility triangle. The Foundation of Pelican Marsh has provided tis [SIC: its] approval of the extension."

Staff disagrees; the fact remains that there no architectural bank treatment has been

Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

incorporated into the design of the lake abutting the subject property. Staff is of the belief that a properly designed and engineered architectural bank treatment offers protections to abutting properties that would allow for a zero (0) setback. Staff believes that approval of this variance could be precedent setting and detrimental to the neighborhood absent an engineered architectural bank treatment.

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

The petitioner states: "The extension is adjacent to a lake and this (0) setback is allowed on lakes that have existing architectural bank treatment with proper approvals from the Foundation of Pelican Marsh and Collier County. It will not create a negative impact on adjacent properties or the neighborhood."

Staff disagrees as Collier County has not approved such an architectural bank treatment at this location. Granted, the subject property abuts a lake; unfortunately, the safeguards that are incorporated into an approved architectural bank treatment are absent.

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

Yes, approval of this Variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or any other applicable provisions.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC does not normally hear variance petitions. Since the subject variance doesn't impact any preserve area, the EAC did not hear this petition.

CONCURRENT LAND USE APPLICATIONS:

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

RECOMMENDATION:

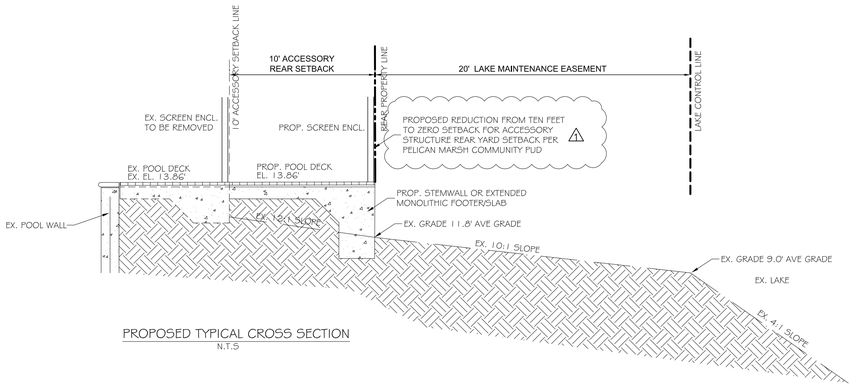
Staff is constrained from recommending approval of the requested variance as no land related hardship has been identified. Should the Hearing Examiner find merit to the petitioner's arguments, approval should incorporate the conceptual site plan contained within Attachment A.

Attachments:

A. Conceptual Site Plan
B. Boundary Survey
C. Public Hearing Sign Posting
D. Applicant's Backup: Application, Narrative, Agent Letter
E. HEX Hybrid Meeting Waiver

Attachment: Staff Report 09022021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

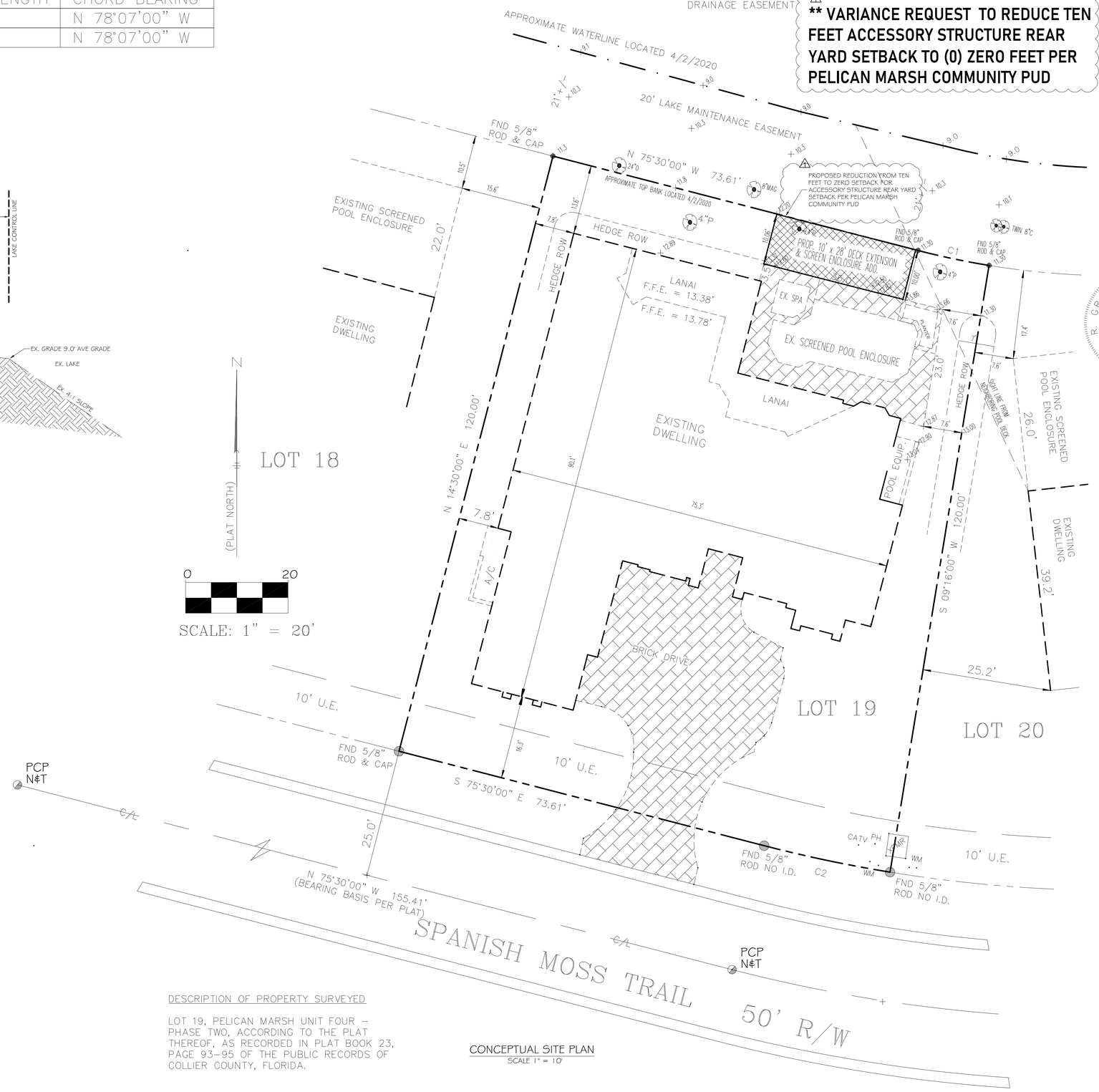
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	155.00'	05°14'00"	14.16'	14.15'	N 78°07'00" W
C2	275.00'	05°14'00"	25.12'	25.11'	N 78°07'00" W



PROPOSED TYPICAL CROSS SECTION
N.T.S

PARCEL "C"
DRAINAGE EASEMENT

⚠ ** VARIANCE REQUEST TO REDUCE TEN FEET ACCESSORY STRUCTURE REAR YARD SETBACK TO (0) ZERO FEET PER PELICAN MARSH COMMUNITY PUD



DESCRIPTION OF PROPERTY SURVEYED

LOT 19, PELICAN MARSH UNIT FOUR – PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 93–95 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CONCEPTUAL SITE PLAN
SCALE 1" = 10'

REVISIONS		
NO.	DESCRIPTION	
1	REV PER CC COMMENTS	6-3-21

DRAWN BY: GAH
CHECKED BY: GRG
DATE: NOV 2020
SCALE: AS NOTED
PROJECT NO. 20500
DWG FILE: WANTY SITE PLAN

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

APPROVED: DATE:

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

PREPARED FOR: JAMES & DIANE WANTY
PROJECT: WANTY RESIDENCE
992 SPANISH MOSS TRAIL, NAPLES, FL 34108
DESCRIPTION: VARIANCE CONCEPTUAL SITE PLAN
COPYRIGHT© 2020 BY GINA R. GREEN P.A. ALL RIGHTS RESERVED

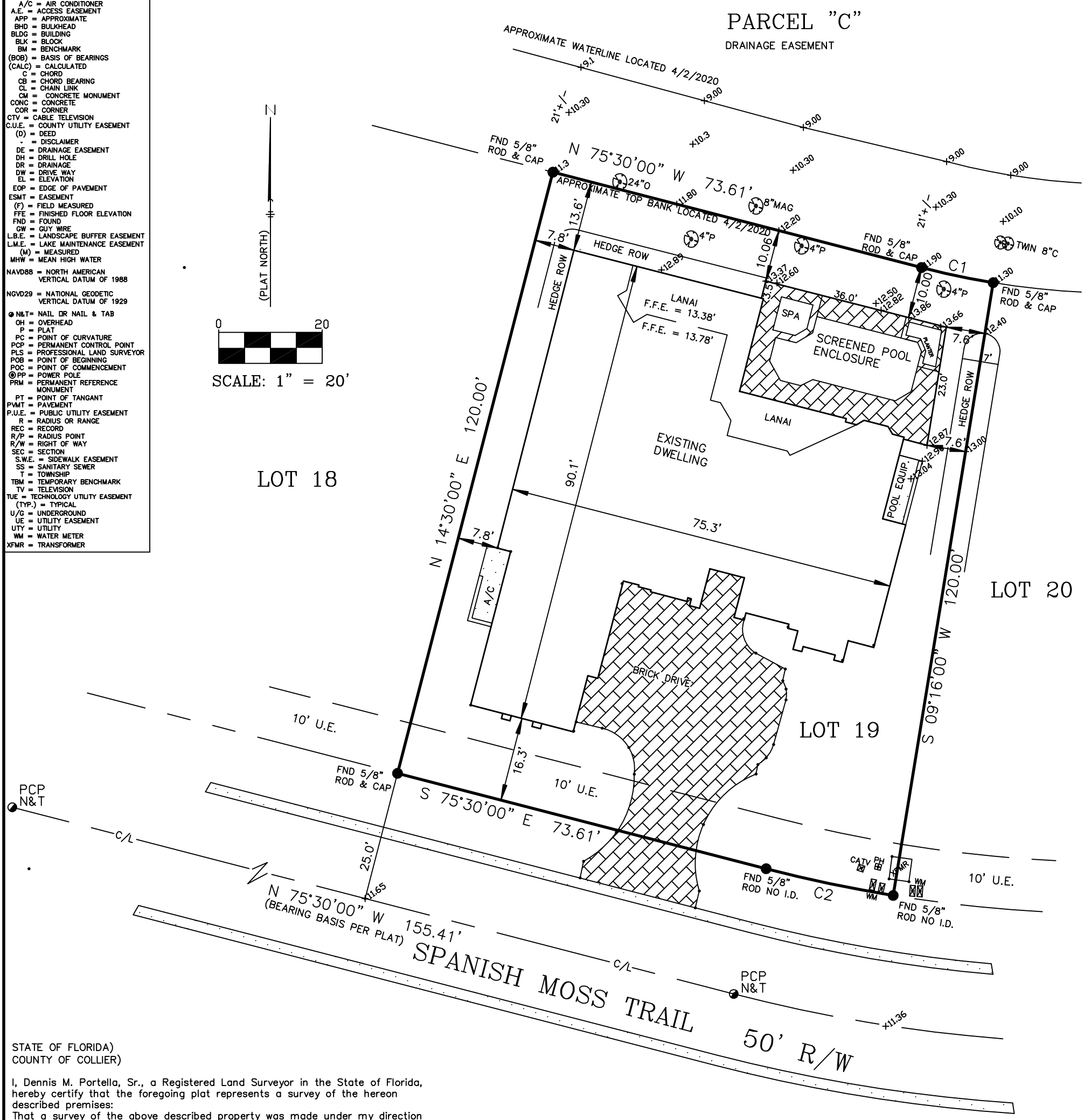
SHEET:1 OF 1

Attachment: Attachment A - Conceptual Site Plan (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

LEGEND

C/L = CENTERLINE
■ = CONCRETE MONUMENT
Δ = DELTA
–x– = FENCE
● = PROPERTY CORNER
+/– = MORE OR LESS
// = NOT TO SCALE
–P–T– = UTILITY LINE
O = FOUND OR SET IRON REBAR)
⊕ =SEWER CLEANOUT/ SS MAN–HOLE
⊠ = CABLE TV BOX
⊞ = PHONE RISER
▣ = WATER METER
= FIRE HYDRANT
= WATER VALVE
= LIGHT POLE
= WELL
= TREE
0x0 = ELEVATION
A = ARC
A/C = AIR CONDITIONER
A.E. = ACCESS EASEMENT
APP = APPROXIMATE
BHD = BULKHEAD
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
(BOB) = BASIS OF BEARINGS
(CALC) = CALCULATED
C = CHORD
CB = CHORD BEARING
CL = CHAIN LINK
CM = CONCRETE MONUMENT
CONC = CONCRETE
COR = CORNER
CTV = CABLE TELEVISION
C.U.E. = COUNTY UTILITY EASEMENT
(D) = DEED
· = DISCLAIMER
DE = DRAINAGE EASEMENT
DH = DRILL HOLE
DR = DRAINAGE
DW = DRIVE WAY
EL = ELEVATION
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
(F) = FIELD MEASURED
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
GW = GUY WIRE
L.B.E. = LANDSCAPE BUFFER EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MHW = MEAN HIGH WATER
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
N&T= NAIL OR NAIL & TAB
OH = OVERHEAD
P = PLAT
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGANT
PVMT = PAVEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R = RADIUS OR RANGE
REC = RECORD
R/P = RADIUS POINT
R/W = RIGHT OF WAY
SEC = SECTION
S.W.E. = SIDEWALK EASEMENT
SS = SANITARY SEWER
T = TOWNSHIP
TBM = TEMPORARY BENCHMARK
TV = TELEVISION
TUE = TECHNOLOGY UTILITY EASEMENT
(TYP.) = TYPICAL
U/G = UNDERGROUND
UE = UTILITY EASEMENT
UTY = UTILITY
WM = WATER METER
XFMR = TRANSFORMER

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	155.00'	05°14'00"	14.16'	14.15'	N 78°07'00" W
C2	275.00'	05°14'00"	25.12'	25.11'	N 78°07'00" W



STATE OF FLORIDA)
COUNTY OF COLLIER)

I, Dennis M. Portella, Sr., a Registered Land Surveyor in the State of Florida, hereby certify that the foregoing plat represents a survey of the hereon described premises:
That a survey of the above described property was made under my direction and meets the Standards Of Practice as per Chapter 5J–17.052(2) Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no visible encroachments other than shown, no easements or claims of easements of which we have knowledge. No title search has been made by the surveyor. No attempt has been made to locate footers, structures, utilities or cemetaries beneath the surface.
Street Address is 992 SPANISH MOSS TR., Naples, FL.
Bearings are based on per plat.
Elevations shown are NAVD88
Property is in Flood Zone "X", "X"500, AND AH (El. 11 navd88) per F.I.R.M. Panel 120067, 12021"C" 0193"H", dated 05/16/2012

DENNIS M. PORTELLA SR.
Digitally signed by DENNIS M. PORTELLA SR.
Date: 2020.06.10 14:50:45 -04'00'

Dennis M. Portella, Sr. PLS #4504
Not valid without the signature and the original embossed raised Seal of the Florida Licensed Surveyor and Mapper

DENNIS M. PORTELLA SR. CERTIFICATE NO. 4504 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DESCRIPTION OF PROPERTY SURVEYED

LOT 19, PELICAN MARSH UNIT FOUR – PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 93–95 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PREPARED FOR:
JAMES WANTY

REVISIONS	BOUNDARY SURVEY	ORDERED BY:
FB 1246/40 & 58 P&A4026.DWG (L–P)	PHIL – BCR CONSTRUCTION & DEVELOPMEN	
REVISED 6/8/2020 TO SHOW GROUND ELEVATIONS	PORTELLA & ASSOCIATES, LLC LB# 730	
	2384 LINWOOD AVE. NAPLES, FL. 3411	
	SCALE: 1"= 20' (239) 775–6511	
	DATE OF BOUNDARY SURVEY: APRIL 2, 2020	

Attachment: Attachment B - Boundary Survey (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

KellyJohn

From: KellyJohn
Sent: Tuesday, September 07, 2021 4:34 PM
To: KellyJohn
Subject: VA-PL20200001329 - 992 Spanish Moss Trail - Notice of Public Hearing - Posted 09/07/2021
Attachments: C256DADB-6629-4C56-BE43-2B1086A36250.jpeg; C97F1AB6-0C4C-4490-85C9-C0397EDE66E8.jpeg; D3B344C2-6557-4203-B427-6EF83D641179.jpeg; EAC41A7D-B982-4A15-9730-F1573ACBA062.jpeg

Notice of Public Hearing was posted by me to the front of the above location, immediately adjacent to the pubic right-of-way, at approximately 1:30 P.M. this date as depicted within the attached photographs.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment C - Sign Posting 09072021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

Attachment: Attachment C - Sign Posting 09072021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

Attachment: Attachment C - Sign Posting 09072021 (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

DocuSign Envelope ID: 5E694FF9-8DB1-454C-A552-33DE335EFCF1

VA-PL20200001329
992 SPANISH MOSS TRL

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- ✓ Application, to include but not limited to the following:
  - ✓ Narrative of request
  - ✓ Property Information
  - ✓ Property Ownership Disclosure Form
  - ✓ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- ____ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- ____ Affidavit of Unified Control
- ✓ Affidavit of ~~Representation~~ AUTHORIZATION
- ____ Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- ✓ NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ~~✓ Include 3 thumbnail drives of video and/or audio~~ AGENT LETTER AFFIDAVIT MAILING LIST
- ____ Traffic Impact Study (TIS)
- ____ Environmental Data
- ____ Historical/Archeological Survey or Waiver
- ____ Utility Letter
- ✓ Deviation Justifications

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

✓ Boundary Survey

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

___ Submerged Resource Surveys may be included here if required.

✓ **flash drive with *only one* pdf file for all documents** OR E-MAIL

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

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

Signature of Agent Representative

9/9/2021

Date

Gina R. Green, P.E.

Printed Name of Signing Agent Representative

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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): James & Diane Wanty, Diane K. Wanty Trust

Name of Applicant if different than owner: _____

Address: 2806 Laurentide Dr **City:** Ann Arbor **State:** MI **ZIP:** 48103

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

E-Mail Address: _____

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

Firm: Gina R. Green, P.A.

Address: 3310 1st Avenue NW **City:** Naples **State:** FL **ZIP:** 34120

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

E-Mail Address: ggreeneng@aol.com

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY INFORMATION

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

Property I.D. Number: 66679211824 **Section/Township/Range:** 27 / 48 / 25

Subdivision: Pelican Marsh Phase Two **Unit:** 4 **Lot:** 19 **Block:** _____

Metes & Bounds Description: _____ **Total Acreage:** 0.25

Address/ General Location of Subject Property: 992 Spanish Moss Trail, Naples, FL 34108

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	PUD	LAKE
S	PUD	RESIDENTIAL
E	PUD	RESIDENTIAL
W	PUD	RESIDENTIAL

Minimum Yard Requirements for Subject Property:

Front: 25/15
Side: 7.5
Rear: 20

Corner Lot: Yes ☐ No ■

Waterfront Lot: Yes ■ No ☐

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
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: Pelican Marsh CDD
Mailing Address: 5672 Strand CT **City:** Naples **State:** FL **ZIP:** 34110

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 D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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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 D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ 11/6/20

Applicant Signature Date

Gina R. Green, P.E.

Printed Name

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

WANTY RESIDENCE POOL DECK & SCREEN EXTENSION
992 SPANISH MOSS TRAIL, NAPLES, FL 34108
Nature of Variance Request

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

   The Variance Petition requests the reduction of the rear setback for accessory structures from 10 feet to (0) zero feet to allow the existing pool deck and screen enclosure to be extended towards the lake to increase his useable screened pool deck area. The existing house, pool, deck and screen enclosure were constructed in 1997 under permit numbers 96-14052, 97-4854 and 97-1147. The accessory structure rear yard setbacks per Pelican Marsh Community PUD Ordinance No. 02-71 are 10 feet.

   The owner is requesting this variance so that he can extend the pool deck a total of 10 feet towards the lake so that they have more screened usable space in their pool area.

   The present owner purchased the property on June 1, 2016.

2. For projects authorized under LDC Section 9.04.02, provide a detailed description of site alterations, including any dredging and filling.
   The site improvements will include an extension of the pool deck by 10 feet to the rear of the lot and a width of 28 feet. The screen enclosure will be replaced to include this deck extension. The footer for the screen enclosure will be a stemwall or extended monolithic footer so that no fill will be placed within the adjacent lake maintenance easement for the lake. Approximately 1.2 feet of fill will be needed for the deck extension within the lot boundaries.

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?

      There are no special conditions.

   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.

      There are no special conditions.

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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?
The literal interpretation of this zoning code does create an unnecessary and undue hardship on the applicant. The Pelican Marsh PUD allows for a zero(0) rear setback for accessory structures if there is architectural bank treatment in the portion of the lake adjacent to the site, but does not provide the same consideration for sites that do not have architectural bank treatment. The site that is the subject of this variance does not have architectural bank treatment, but it has a relatively flat slope from their property line down to the control elevation line of the lake; the slope is 10:1 over the 20' lake maintenance easement that is within the Lake Tract. Allowing them to extend their screened pool decks to the zero(0) setback will provide them the same benefits that the areas with architectural bank treatment are allowed, such as additional outside amenities for their use to maintain a healthier, outdoor lifestyle. This zero (0) setback will not adversely affect the lake, the neighboring properties or the community as a whole.

d) Will the variance, if granted, be the minimum variance that will make possible the reasonable use of the land, building or structure and which promote standards of health, safety or welfare. *If this variance is granted, it is the minimum variance needed to extend the pool deck and screen enclosure for the expansion of the usable pool deck area.*

e) Will granting the variance requested confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district. *The granting of this variance will not grant any special privilege. This reduction is allowed by the PUD for lots or tracts that have existing architectural bank treatment within the 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.
The granting of this variance will be harmonious with the intent and purpose of the PUD. It will not be injurious to the neighborhood nor will it be detrimental to the public welfare. The homeowner to the east and west of this property has provided a letter of no objection to the extension. It is out of their visibility triangle. The Foundation at Pelican Marsh has provided tis approval of the extension.

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 extension is adjacent to a lake and this (0) setback is allowed on lakes that have existing architectural bank treatment with proper approvals from the Foundation of Pelican Marsh and Collier County. It will not create a negative impact on adjacent properties or the neighborhood.

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

November 6, 2020

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

RE: Wanty Residence - 992 Spanish Moss Trail, Naples, FL
Variance Request—Project Narrative
Electronically submitted

To Whom It May Concern:

Please accept this letter as a request for review and approval for a Variance for the Wanty residence to reduce the rear accessory setback to allow for the special yard setback of (0) zero feet from 10 feet to extend the existing pool deck and screen enclosure closer to the lake that abuts the rear property line.

This is an allowable request per the Pelican Marsh Community PUD Ordinance No. 02-71. The have a provision of a special rear yard setback if the home abuts a lake on the rear property line. This construction of this extension will not impact the neighboring properties for view of the lake nor will it require fill to be placed in the lake maintenance easement of the lake. The extension will utilize either a stemwall construction or a monolithic extended footer to achieve the extension. Approximately 1.2 feet of fill will be needed in the rear of the lot to extend the deck elevation.

The owner to the east at 998 Spanish Moss Trail has provided a letter of no objection for this extension. The extension will be out of his visibility triangle from his property and will not inhibit his view of the lake.

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

Sincerely,

Lucia R. Green

PROFESSIONAL CIVIL ENGINEER

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

ADDRESSING CHECKLIST

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

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

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

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

LEGAL DESCRIPTION of subject property or properties *(copy of lengthy description may be attached)* 27-48-25

LOT 19, PELICAN MARSH UNIT FOUR - PHASE TWO AS RECORDED IN PLAT BOOK 33, PAGE 93-95 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. PELICAN MARSH UNIT FOUR PHASE TWO LOT 19

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

66679211824

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

992 Spanish Moss Trail

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

CURRENT PROJECT NAME *(if applicable)*

_____

PROPOSED PROJECT NAME *(if applicable)*

_____

PROPOSED STREET NAMES *(if applicable)*

_____

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

SDP___-____ or AR or PL # _____

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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

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

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

Applicant Name: Gina R Green, P.E.

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

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

FOR STAFF USE ONLY

Folio Number 66679211824

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: VF **Date:** 7/14/2020

Updated by: _____ **Date:** _____

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

DocuSign Envelope ID: 5DD70CD7-FB80-4C38-9FDE-287141885086

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
Diane K, Wanty Trust, 2806 LAURENTIDE DR, Ann Arbor, MI 48103	100%

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

DocuSign Envelope ID: 5DD70CD7-FB80-4C38-9FDE-287141885086

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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 10/20/20

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

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

DocuSign Envelope ID: 5DD70CD7-FB80-4C38-9FDE-287141885086

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

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

Agent/Owner Signature

9/9/2021
Date

Gina R. Green, P.E.
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

INSTR 5274589 OR 5280 PG 3281 RECORDED 6/7/2016 9:09 AM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $8,225.00 REC $18.50
CONS $1,175,000.00

Record & Return To:
NAPLES TITLE, INC.
5150 Tamiami Trail N., Ste. 603
Naples, FL 34103

Rec. 18.50
Doc. 8225

Prepared by and return to:
Kevin R. Lottes, Esq.
Attorney at Law
Salvatori, Wood, Buckel, Carmichael & Lottes
9132 Strada Place Fourth Floor
Naples, FL 34108

Consideration: $1,175,000.00

Parcel Identification No. **66679211824**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **1st** day of **June, 2016** between **Joanne M. Flemer, joined by her spouse, John H. Flemer** whose post office address is **PO Box 345, Holmdel, NJ 07733** of the County of **Monmouth**, State of **New Jersey**, grantor*, and **James H. Wanty and Diane Kiefer Wanty, husband and wife** whose post office address is **2806 Laurentide Drive , Ann Arbor, MI 48103** of the County of **Washtenaw**, State of **Michigan**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County**, **Florida**, to-wit:

Lot 19, Pelican Marsh Unit Four Phase Two, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 93 through 95, inclusive, of the Public Records of Collier County, Florida.

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

TOGETHER WITH all tenements, heriditaments and appurtenances thereto belonging or in anywise appertaining.

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

GRANTOR fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever; except that this deed is subject to the following:

1. Real property taxes and assessments for the current and subsequent years;
2. Zoning, building code and other use restrictions imposed by governmental authority;
3. Outstanding oil, gas and mineral interests of record, if any; and
4. Restrictions, reservations and easements common to the subdivision.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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

Signed, sealed and delivered in our presence:

Witness Name: _____

Witness Name: _____

_____ (Seal)
Joanne M. Flemer

Witness Name: _____

Witness Name: _____

_____ (Seal)
John H. Flemer

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 22 day of Nov, 2016 by Joanne M. Flemer and John H. Flemer, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

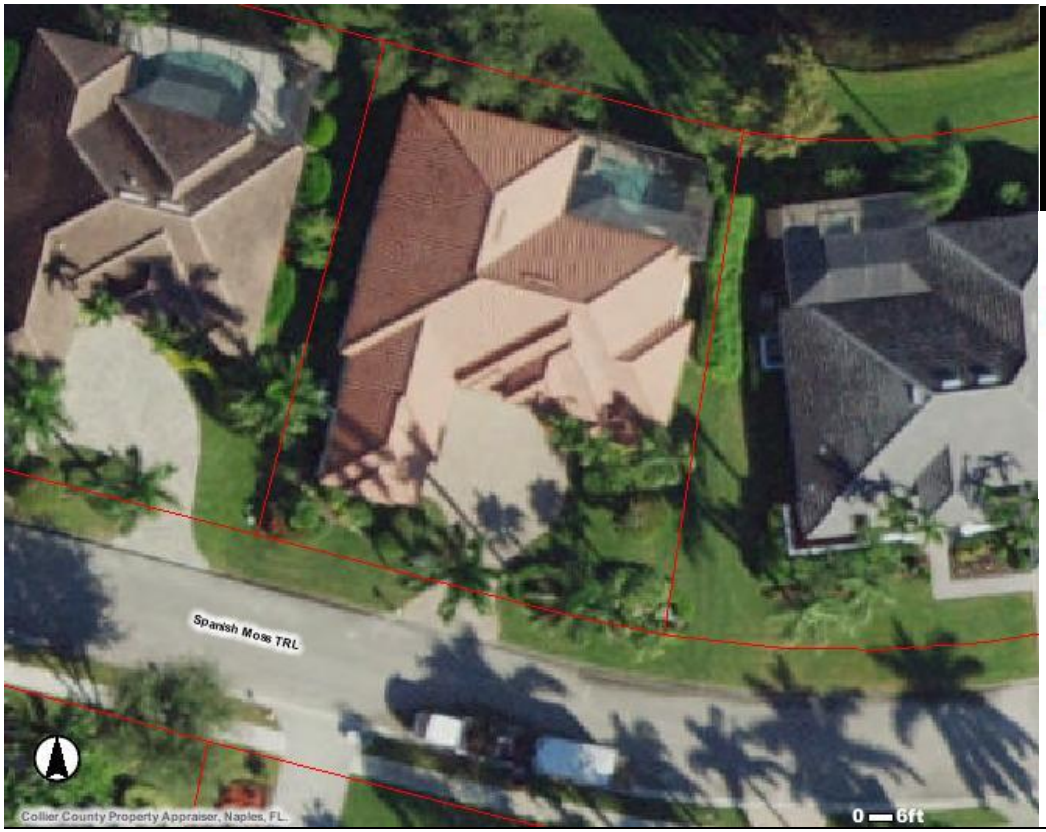
KEVIN R. LOTTES
MY COMMISSION # FF 909682
EXPIRES: August 23, 2019
Bonded Thru Notary Public Underwriters

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)



MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2020 Urban [6IN]
- Aerials 2020 Rural [2FT]
- Collier County

Wanty Residence
992 Spanish Moss Trail
Naples, FL 34108

2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001329

I, JAMES WANTY (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 GINA R. GREEN PE 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**

1-4-2021 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✔] physical presence or [ ] online notarization this 4th day of JAN, 2021, by (printed name of owner or qualifier) JAMES WANTY.

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: Christine A Wokas

Christine A. Wokas
Notary Public
State of Florida
Comm# HH057973
Expires 10/28/2024

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001329

I, DIANE WANTY (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 GINA R. GREEN PE 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.

Diane Wanty
Signature

1-4-2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 4th day of JAN, 2021, by (printed name of owner or qualifier) DIANE WANTY.

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

[ ] Are personally known to me

[X] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature Christine A Wokas

Christine A. Wokas
Notary Public
State of Florida
Comm# HH057973
Expires 10/28/2024

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

AFFIDAVIT OF COMPLIANCE

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

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

Gina R. Green, P.E.
(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 24th day of June, 2010 by Gina R. Green, P.E., who is personally known to me or who has produced _____ as identification.

(Signature of Notary Public)

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

Anita Senicola
Printed Name of Notary

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

Petition: PL20200001329 | Buffer: 150' | Date: 6/22/2021 | Site Location: 66679211824

NAME1	NAME2	NAME3	NAME6	LEGAL1	LEGAL2	FOLIO	ADDRESSTYPE
JANET P GERBER REVOC TRUST	998 SPANISH MOSS TRL		NAPLES, FL 34108-2412	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 20	66679211840	U
GIAQUINTO TR, ALEXANDER R, ALEXANDER R GIAQUINTO TRUST	ELIZABETH R GIAQUINTO TR ELIZABETH R GIAQUINTO TRUST	1004 SPANISH MOSS TRI	NAPLES, FL 34108-2414	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 21	66679211866	U
SCHULD-KASALA, JULIE ANN	JERRY J KASALA	1005 SPANISH MOSS TRI	NAPLES, FL 34108-2415	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 39	66679210825	U
CARPENTER, MICHAEL H & JO ANN	6001 CLARK STATE RD		COLUMBUS, OH 43230-190	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 38	66679210809	U
NEWMAN, GARY M & SHARON C	993 SPANISH MOSS TRL		NAPLES, FL 34108-2413	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 37	66679210786	U
WHITMAN FAMILY TRUST	989 SPANISH MOSS TRL		NAPLES, FL 34108-2413	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 36	66679210760	U
JACKSON JR, STANLEY D	JENNIFER F JACKSON	985 SPANISH MOSS TRL	NAPLES, FL 34108	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 35	66679210744	U
ROSE, HENRY J	979 SPANISH MOSS TRL		NAPLES, FL 34108-2413	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 34	66679210728	U
HAMILTON TR, JAMES B JAMES B HAMILTON TRUST	WAYNE T HAMILTON TR WAYNE T HAMILTON AMENDED TRUST	980 SPANISH MOSS TRL	NAPLES, FL 34108-2412	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 17	66679211785	U
SERGIO DEMORAES REV TRUST	996 SPANISH MOSS TRL		NAPLES, FL 34108-2412	PELICAN MARSH UNIT FOUR PHASE TWI	LOT 18	66679211808	U
THE FOUNDATION AT PELICAN MARSH	1504 PELICAN MARSH BLVD		NAPLES, FL 34109			46372600002	N
PELICAN MARSH COMMUNITY DEVELOPMENT DIS	C/O DORRILL MANAGEMENT	5672 STRAND CT	NAPLES, FL 34110-3343	PELICAN MARSH UNIT FOUR PHASE TWI	PARCEL C (DE)		

GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Janet P. Gerber Revocable Trust
998 Spanish Moss Trail
Naples, FL 34108

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:

992 Spanish Moss Trail, Naples, Fl 34108, located within the Pelican Marsh Community

It is our intent to ask the County to allow us to reduce the 10-foot required rear yard accessory setback as provided for in Ordinance 02-71, as amended, the Pelican Marsh Planned Unit Development, Section 3.5.D to allow the existing pool deck and screen enclosure to be extended to (0) zero feet from the property line which abuts a lake maintenance easement on the aforementioned property [PL20200001329]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Gina R. Green

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

PROFESSIONAL CIVIL ENGINEER

3310 1st Avenue NW
Naples, Florida 34120

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

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Henry J. Rose
979 Spanish Moss Trail
Naples, FL 34108

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:

992 Spanish Moss Trail, Naples, Fl 34108, located within the Pelican Marsh Community

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Sincerely,

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

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Whitman Family Trust
989 Spanish Moss Trail
Naples, FL 34108

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:

992 Spanish Moss Trail, Naples, Fl 34108, located within the Pelican Marsh Community

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Sergio Demoraes Rev Trust
996 Spanish Moss Trail
Naples, FL 34108

Dear Property Owner:

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

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It is our intent to ask the County to allow us to reduce the 10-foot required rear yard accessory setback as provided for in Ordinance 02-71, as amended, the Pelican Marsh Planned Unit Development, Section 3.5.D to allow the existing pool deck and screen enclosure to be extended to (0) zero feet from the property line which abuts a lake maintenance easement on the aforementioned property [PL20200001329]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Pelican Marsh Community Development District
C/O Dorrill Management
5672 Strand Court
Naples, FL 34110

Dear Property Owner:

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

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

The Foundation at Pelican Marsh
1504 Pelican Marsh BLVD
Naples, FL 34109

Dear Property Owner:

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

992 Spanish Moss Trail, Naples, Fl 34108, located within the Pelican Marsh Community

It is our intent to ask the County to allow us to reduce the 10-foot required rear yard accessory setback as provided for in Ordinance 02-71, as amended, the Pelican Marsh Planned Unit Development, Section 3.5.D to allow the existing pool deck and screen enclosure to be extended to (0) zero feet from the property line which abuts a lake maintenance easement on the aforementioned property [PL20200001329]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

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Naples, FL 34120
239-348-0500

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Julie Ann Schuld-Kasala
Jerry J. Kasala
1005 Spanish Moss Trail
Naples, FL 34108

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:

992 Spanish Moss Trail, Naples, Fl 34108, located within the Pelican Marsh Community

It is our intent to ask the County to allow us to reduce the 10-foot required rear yard accessory setback as provided for in Ordinance 02-71, as amended, the Pelican Marsh Planned Unit Development, Section 3.5.D to allow the existing pool deck and screen enclosure to be extended to (0) zero feet from the property line which abuts a lake maintenance easement on the aforementioned property [PL20200001329]. In order to provide you an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

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

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Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Stanley D. Jackson, Jr
Jennifer F. Jackson
985 Spanish Moss Trail
Naples, FL 34108

Dear Property Owner:

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

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Naples, FL 34120
239-348-0500

PROFESSIONAL CIVIL ENGINEER

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Michael H & Jo Ann Carpenter
6001 Clark State Road
Columbus, OH 43230

Dear Property Owner:

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

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Naples, FL 34120
239-348-0500

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Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Gary M. & Sharon C. Newman
993 Spanish Moss Trail
Naples, FL 34108

Dear Property Owner:

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Naples, FL 34120
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Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

Alexander R. Giaquinto, Trustee of Alexander R. Giaquinto Trust
Elizabeth R. Giaquinto, Trustee of Elizabeth R. Giaquinto Trust
1004 Spanish Moss Trail
Naples, FL 34108

Dear Property Owner:

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

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Gina R. Green

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

PROFESSIONAL CIVIL ENGINEER

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Naples, Florida 34120

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GINA R. GREEN, P.A.

June 22, 2021

Notification of Variance
to Property Owners and Associations within 150 feet

James B. Hamilton, Trustee of James B. Hamilton Trust
Wayne T. Hamilton, Trustee of Wayne T. Hamilton Amended Trust
980 Spanish Moss Trail
Naples, FL 34108

Dear Property Owner:

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

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Naples, FL 34120
239-348-0500

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Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

THE FOUNDATION OF PELICAN MARSH, INC.
1504 Pelican Marsh Boulevard
Naples, Florida 34109
Phone 239.594.7800 • Fax 239.594.1811

April 15, 2021

James & Diane Wanty
992 Spanish Moss Trail
Naples, FL 34108

Dear James & Diane Wanty,

The Foundation of Pelican Marsh, Inc. Design Review Committee, has APPROVED your Design Review Request submitted to relocate the lanai, next to the pool 10' to the North, repair structure problems, replace all screens and bring lanai up to code. This APPROVAL is based on the DRC request that was submitted **as it was submitted**.

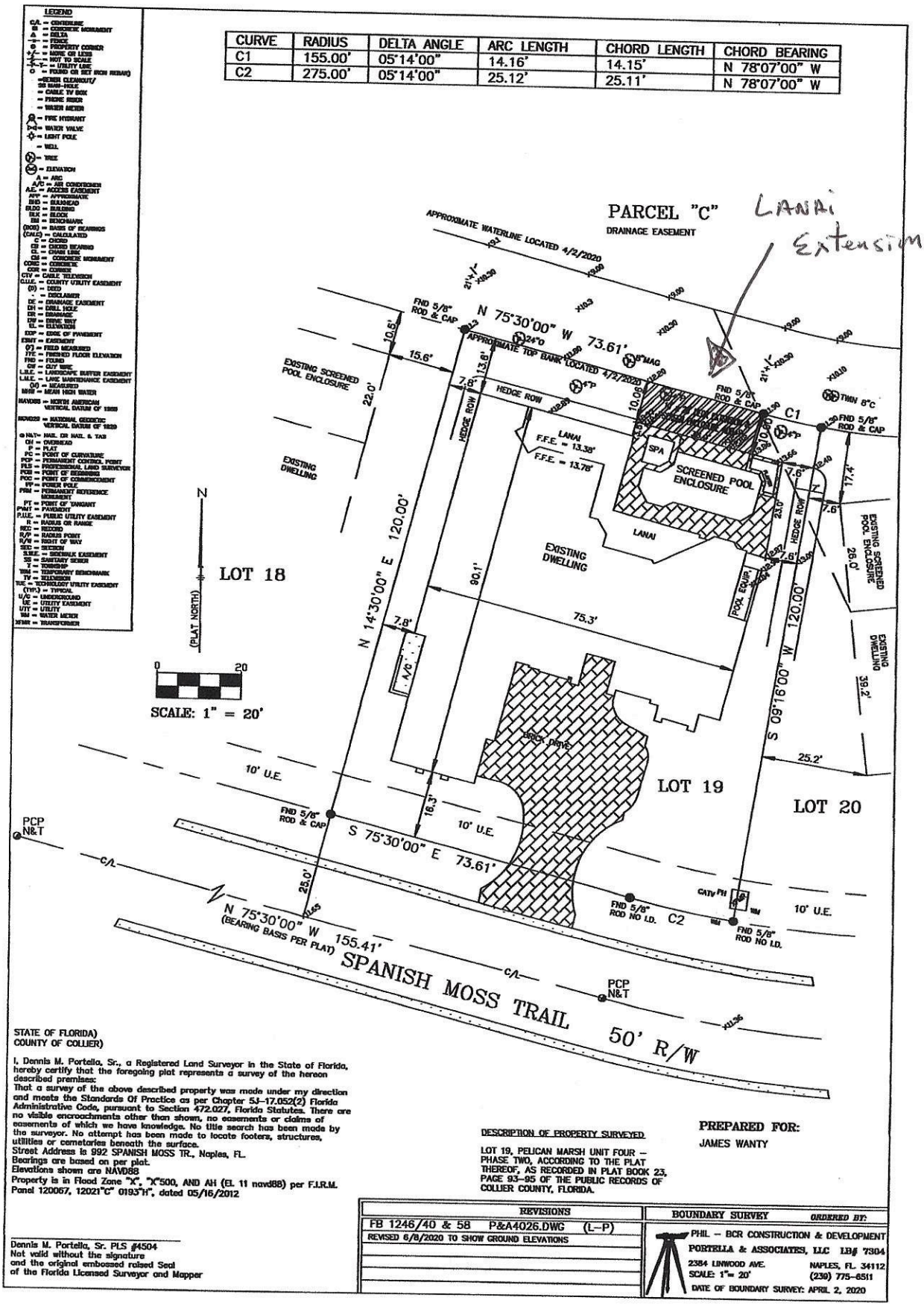
The Foundation of Pelican Marsh, Inc. does not assume any responsibility or liability relating to the construction of any plans, the quality of construction or the structural soundness of any improvements made to the above referenced property. The Foundation does not review or evaluate the plans for compliance of any county codes or governmental requirements and shall not be liable to any owner, person or entity for any loss, damage, injury, or expense arising out of or in any way connected to this property.

Thank you for your submission.

Sincerely,
On behalf of THE DESIGN REVIEW COMMITTEE

Paul Maddry
Foundation Manager

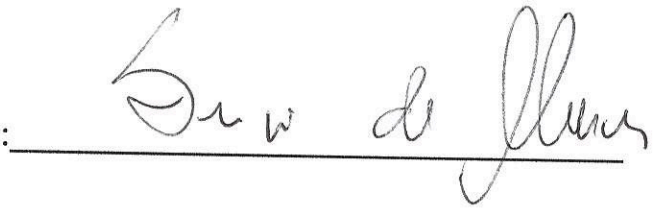
Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)



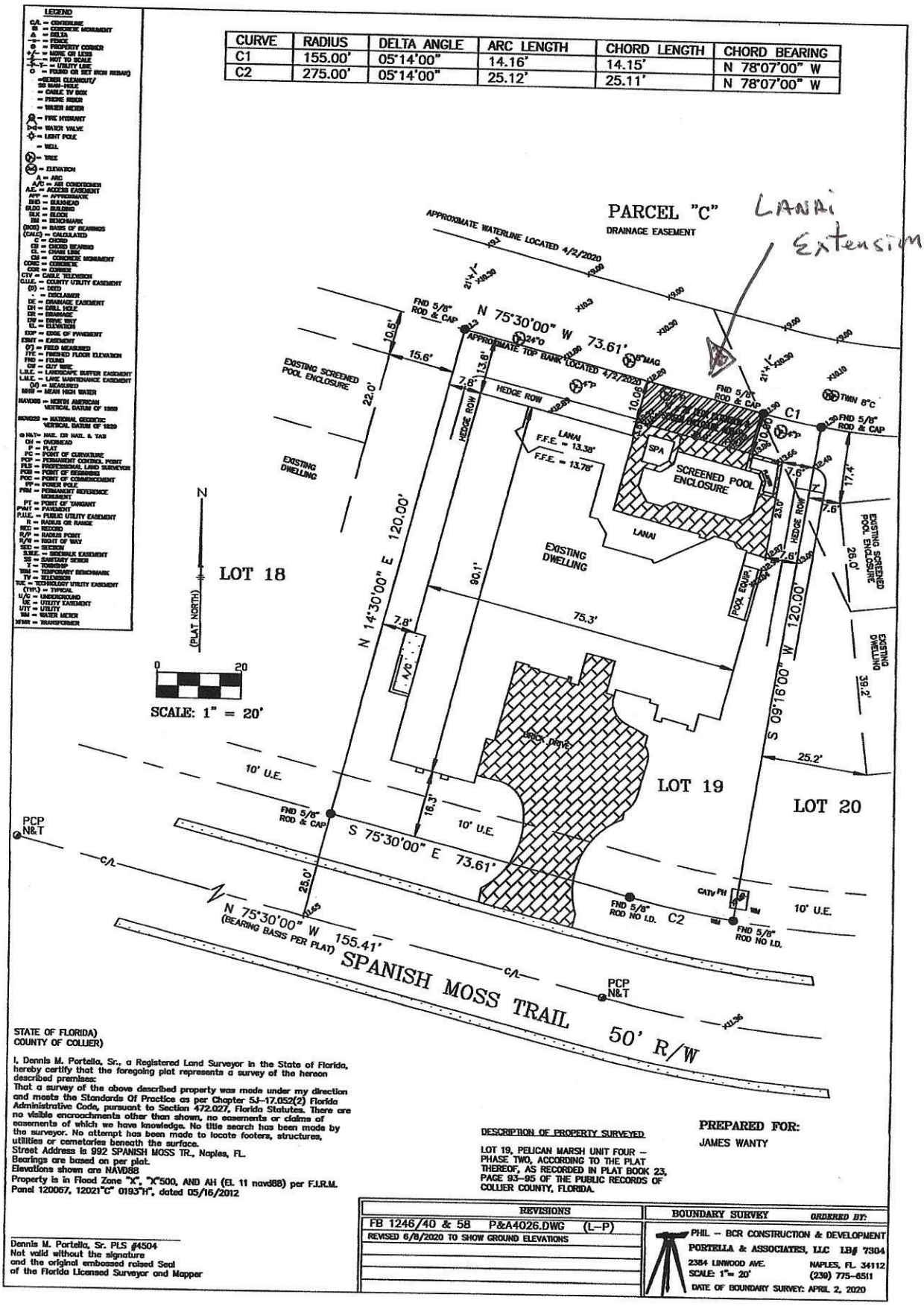
Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

I, SERGIO DE MORAES Trustee of the Sergio Demoraes Revocable Trust have no objection of the expansion of the pool deck and screen enclosure located at 992 Spanish Moss Trail Naples, Florida 34108 as depicted in the site plan provided as an exhibit to the Variance Petition to Collier County requesting a Rear Yard Special setback of (0) zero from the rear property line adjacent to the existing lake.

Printed Name: SERGIO DE MORAES

Signature: 

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)



Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

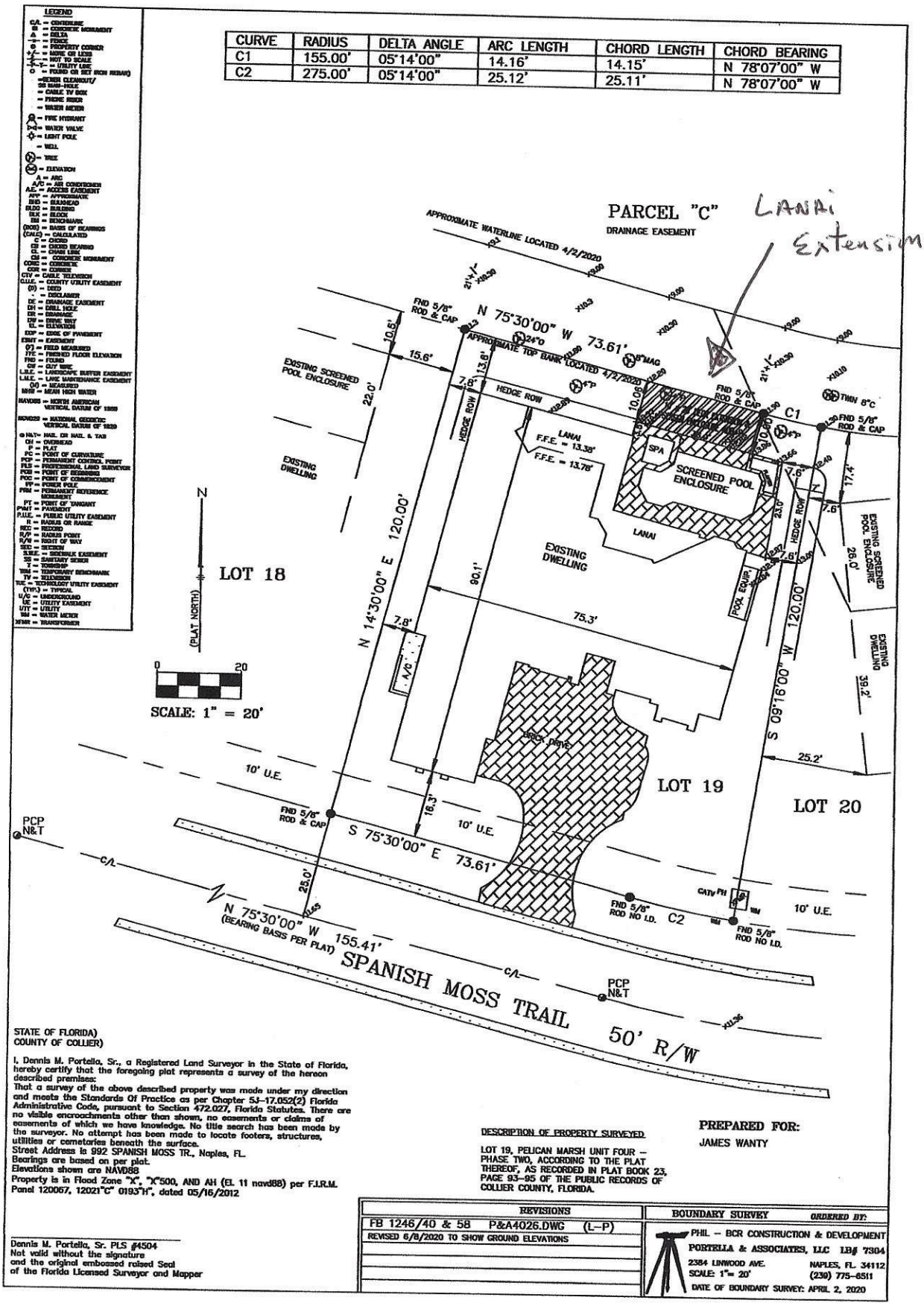
I, Janet Gerber Trustee of the Janet P. Gerber Revocable Trust have no objection

of the expansion of the pool deck and screen enclosure located at 992 Spanish Moss Trail Naples, Florida 34108 as depicted in the site plan provided as an exhibit to the Variance Petition to Collier County requesting a Rear Yard Special setback of (0) zero from the rear property line adjacent to the existing lake.

Printed Name Janet Gerber

Signature

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

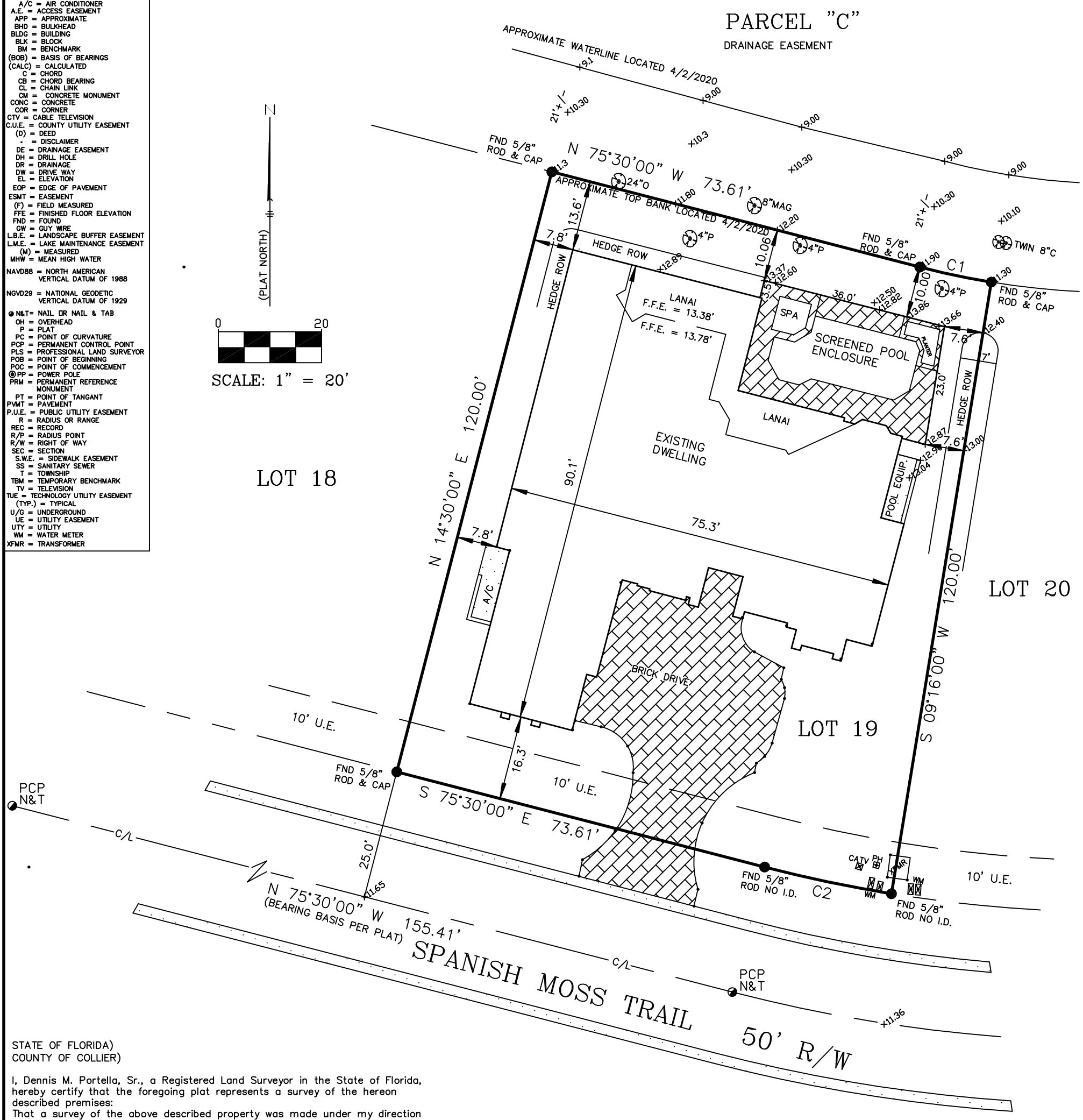


Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

LEGEND

C/L = CENTERLINE
■ = CONCRETE MONUMENT
Δ = DELTA
–x– = FENCE
● = PROPERTY CORNER
+/– = MORE OR LESS
// = NOT TO SCALE
–P–T– = UTILITY LINE
O = FOUND OR SET IRON REBAR)
⊕ =SEWER CLEANOUT/ SS MAN–HOLE
⊠ = CABLE TV BOX
⊞ = PHONE RISER
▣ = WATER METER
= FIRE HYDRANT
= WATER VALVE
= LIGHT POLE
= WELL
= TREE
0x0 = ELEVATION
A = ARC
A/C = AIR CONDITIONER
A.E. = ACCESS EASEMENT
APP = APPROXIMATE
BHD = BULKHEAD
BLDG = BUILDING
BLK = BLOCK
BM = BENCHMARK
(BOB) = BASIS OF BEARINGS
(CALC) = CALCULATED
C = CHORD
CB = CHORD BEARING
CL = CHAIN LINK
CM = CONCRETE MONUMENT
CONC = CONCRETE
COR = CORNER
CTV = CABLE TELEVISION
C.U.E. = COUNTY UTILITY EASEMENT
(D) = DEED
= DISCLAIMER
DE = DRAINAGE EASEMENT
DH = DRILL HOLE
DR = DRAINAGE
DW = DRIVE WAY
EL = ELEVATION
EOP = EDGE OF PAVEMENT
ESMT = EASEMENT
(F) = FIELD MEASURED
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
GW = GUY WIRE
L.B.E. = LANDSCAPE BUFFER EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MHW = MEAN HIGH WATER
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
N&T= NAIL OR NAIL & TAB
OH = OVERHEAD
P = PLAT
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGANT
PVMT = PAVEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
R = RADIUS OR RANGE
REC = RECORD
R/P = RADIUS POINT
R/W = RIGHT OF WAY
SEC = SECTION
S.W.E. = SIDEWALK EASEMENT
SS = SANITARY SEWER
T = TOWNSHIP
TBM = TEMPORARY BENCHMARK
TV = TELEVISION
TUE = TECHNOLOGY UTILITY EASEMENT
(TYP.) = TYPICAL
U/G = UNDERGROUND
UE = UTILITY EASEMENT
UTY = UTILITY
WM = WATER METER
XFMR = TRANSFORMER

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	155.00'	05°14'00"	14.16'	14.15'	N 78°07'00" W
C2	275.00'	05°14'00"	25.12'	25.11'	N 78°07'00" W



STATE OF FLORIDA)
COUNTY OF COLLIER)

I, Dennis M. Portella, Sr., a Registered Land Surveyor in the State of Florida, hereby certify that the foregoing plat represents a survey of the hereon described premises:
That a survey of the above described property was made under my direction and meets the Standards Of Practice as per Chapter 5J–17.052(2) Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no visible encroachments other than shown, no easements or claims of easements of which we have knowledge. No title search has been made by the surveyor. No attempt has been made to locate footers, structures, utilities or cemetaries beneath the surface.
Street Address is 992 SPANISH MOSS TR., Naples, FL.
Bearings are based on per plat.
Elevations shown are NAVD88
Property is in Flood Zone "X", "X"500, AND AH (El. 11 navd88) per F.I.R.M. Panel 120067, 12021"C" 0193"H", dated 05/16/2012

Dennis M. Portella, Sr. PLS #4504
Not valid without the signature
and the original embossed raised Seal
of the Florida Licensed Surveyor and Mapper

DENNIS M. PORTELLA SR. CERTIFICATE NO. 4504 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DESCRIPTION OF PROPERTY SURVEYED

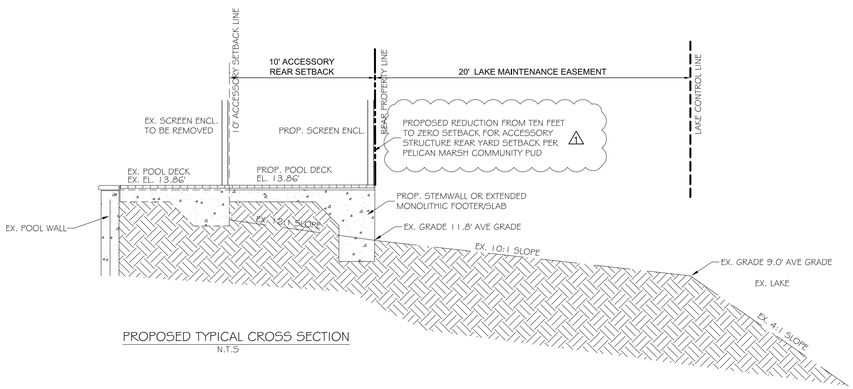
LOT 19, PELICAN MARSH UNIT FOUR – PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 93–95 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PREPARED FOR:
JAMES WANTY

REVISIONS	BOUNDARY SURVEY	ORDERED BY:
FB 1246/40 & 58 P&A4026.DWG (L–P)	PHIL – BCR CONSTRUCTION & DEVELOPMEN	
REVISED 6/8/2020 TO SHOW GROUND ELEVATIONS	PORTELLA & ASSOCIATES, LLC LB# 730	
	2384 LINWOOD AVE. NAPLES, FL. 3411	
	SCALE: 1"= 20' (239) 775–6511	
	DATE OF BOUNDARY SURVEY: APRIL 2, 2020	

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	155.00'	05°14'00"	14.16'	14.15'	N 78°07'00" W
C2	275.00'	05°14'00"	25.12'	25.11'	N 78°07'00" W



PROPOSED TYPICAL CROSS SECTION
N.T.S

PARCEL "C"
DRAINAGE EASEMENT

⚠ ** VARIANCE REQUEST TO REDUCE TEN FEET ACCESSORY STRUCTURE REAR YARD SETBACK TO (0) ZERO FEET PER PELICAN MARSH COMMUNITY PUD

APPROXIMATE WATERLINE LOCATED 4/2/2020
20' LAKE MAINTENANCE EASEMENT
FND 5/8" ROD & CAP
N 75°30'00" W 73.61'
APPROXIMATE TOP BANK LOCATED 4/2/2020
⚠ PROPOSED REDUCTION FROM TEN FEET TO ZERO SETBACK FOR ACCESSORY STRUCTURE REAR YARD SETBACK PER PELICAN MARSH COMMUNITY PUD
EXISTING SCREENED POOL ENCLOSURE
22.0'
EXISTING DWELLING
HEDGE ROW
LANAI
F.F.E. = 13.38'
F.F.E. = 13.78'
PROP. 10' x 28' DECK EXTENSION & SCREEN ENCLOSURE ADD.
EX. SPA
EX. SCREENED POOL ENCLOSURE
PLANTER
LANAI
EXISTING DWELLING
HEDGE ROW
SIGHT LINE FROM NEIGHBORING POOL DECK
EXISTING SCREENED POOL ENCLOSURE
26.0'
POOL EQUIP.
N 14°30'00" E 120.00'
S 09°16'00" W 120.00'
A/C
BRICK DRIVE
39.2'
25.2'
LOT 18
LOT 19
LOT 20
10' U.E.
FND 5/8" ROD & CAP
S 75°30'00" E 73.61'
PCP N&T
C/L
25.0'
N 75°30'00" W 155.41'
(BEARING BASIS PER PLAT)
SPANISH MOSS TRAIL 50' R/W
CATV PH
FPLR
WM
FND 5/8" ROD NO I.D.
C1
C2
TWIN 8"C
4"P
8"MAG
N (PLAT NORTH)
0 20
SCALE: 1" = 20'

DESCRIPTION OF PROPERTY SURVEYED

LOT 19, PELICAN MARSH UNIT FOUR – PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 93–95 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CONCEPTUAL SITE PLAN
SCALE 1" = 10'

REVISIONS		
NO.	DESCRIPTION	
1	REV PER CC COMMENTS	6-3-21

DRAWN BY: GAH
CHECKED BY: GRG
DATE: NOV 2020
SCALE: AS NOTED
PROJECT NO. 20500
DWG FILE: WANTY SITE PLAN

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

APPROVED:
DATE:

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

PREPARED FOR: JAMES & DIANE WANTY
PROJECT: WANTY RESIDENCE
992 SPANISH MOSS TRAIL, NAPLES, FL 34108
DESCRIPTION: VARIANCE CONCEPTUAL SITE PLAN

COPYRIGHT 2020 BY GINA R. GREEN, P.A. ALL RIGHTS RESERVED

SHEET:1 OF 1

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): 20200001329

Regarding the above subject petition number(s), Diane K. Wanty, Trustee; Diane K. Wanty T (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Diane K. Wanty, Trustee

Date: 9/8/21

Signature: Diane K Wanty

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment D - Applicant's Backup (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

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Name: Diane K. Wanty, Trustee

Date: 9/8/21

Signature: Diane K Wanty

☑ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment E - HEX Hybrid Meeting Waiver (20016 : PL20200001329 VA 992 Spanish Moss Trail Wanty)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Item Summary: PETITION NO. BDE-PL20200001723 - 678 Palm Court - Request for a 73-foot boat dock extension for a boat dock that extends 53 feet from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width, to allow construction of a boat docking facility with two slips each with a boat-lift for which the dock and vessel combination will protrude up to 73 feet into a waterway that is 430 feet wide. The subject property is located at 678 Palm Court in Section 18, Township 52 South, Range 27 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1

Meeting Date: 09/23/2021

Prepared by:
Title: Planner – Zoning
Name: John Kelly
09/07/2021 6:12 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
09/07/2021 6:12 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	09/07/2021 7:12 PM
Zoning	Ray Bellows	Review Item	Completed	09/08/2021 5:38 PM
Zoning	Mike Bosi	Zoning Director Review	Completed	09/09/2021 3:45 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	09/23/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: SEPTEMBER 23, 2021

SUBJECT: BDE-PL20200001723, 678 PALM COURT – GOODLAND

PROPERTY OWNER/APPLICANT:

Mark and Laura Diefenthaler
678 Palm Ct.
Goodland, FL 34140

AGENT:

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

REQUESTED ACTION:

The petitioner is requesting a 53-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width to allow the construction of a boat docking facility protruding a total of 73 feet into a waterway that is 430± feet wide for the benefit of the subject property.

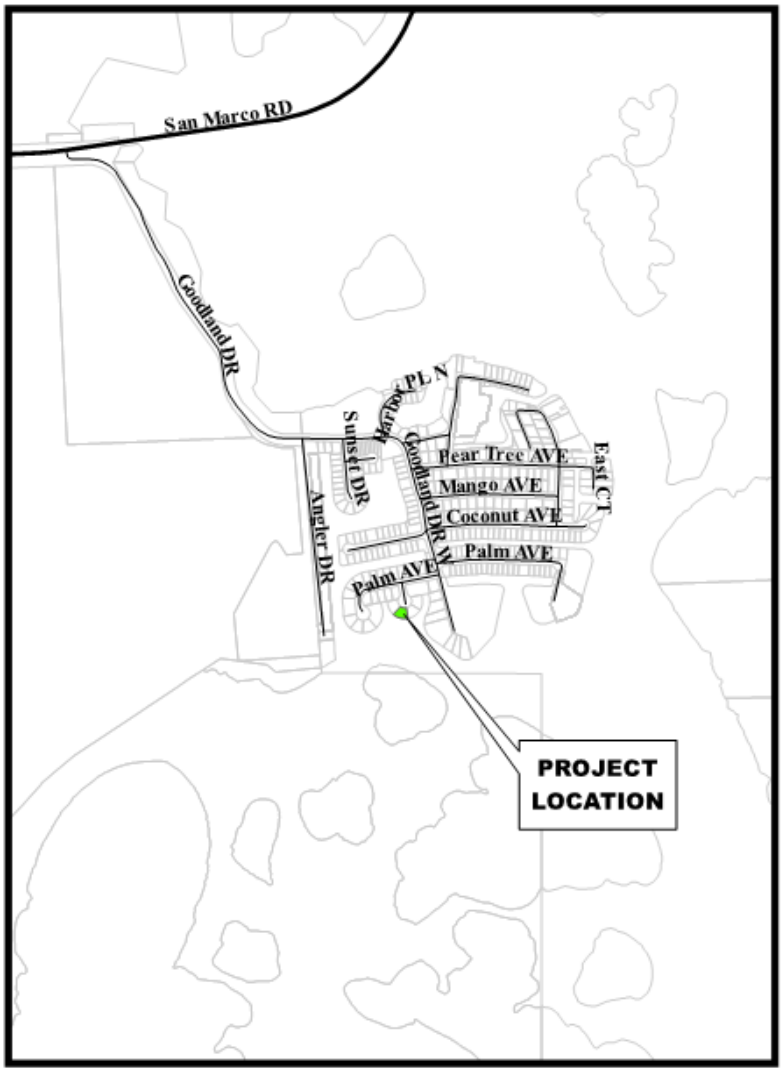
GEOGRAPHIC LOCATION:

The subject property is located at 678 Palm Court, further described as Lot 27, Block F, Goodland Isles Second Addition, in Section 18, Township 52 South, Range 27 East, Collier County, Florida. (see location map on the following page)

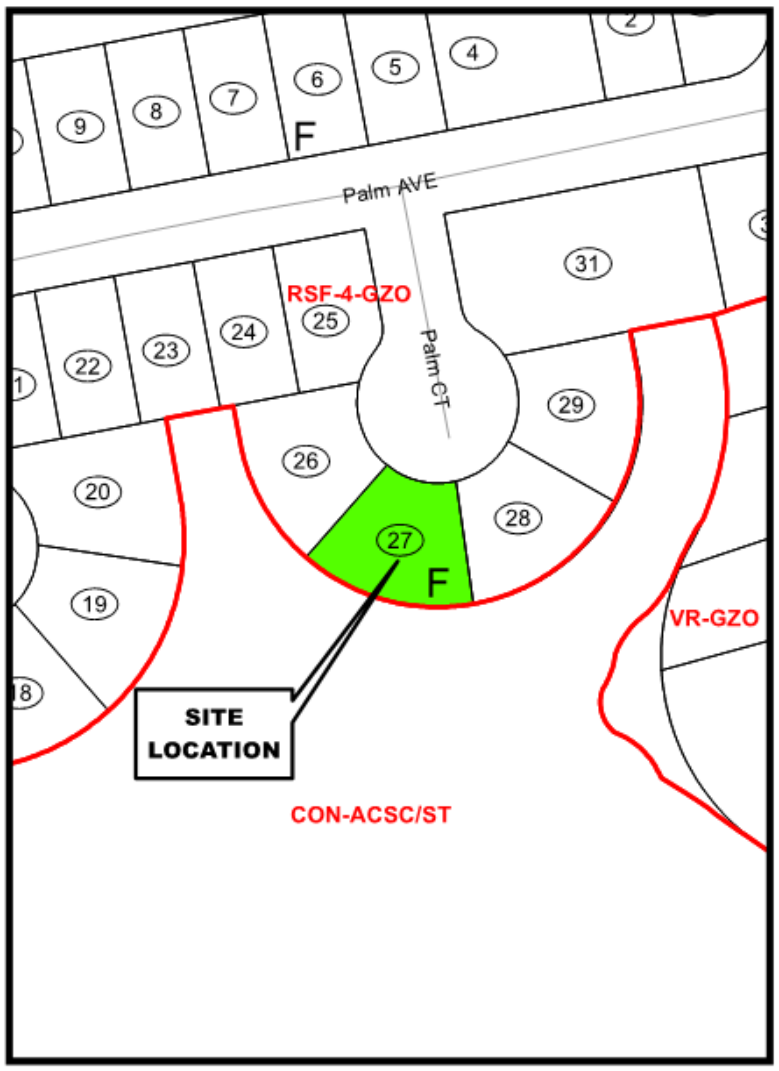
PURPOSE/DESCRIPTION OF PROJECT:

The petitioner desires to construct a new docking facility comprising two slips, each with a boat lift, for the mooring of two vessels. The "L" shaped dock facility will protrude a total of 73 feet into a waterway that is 430± feet wide with a slip on the outside of the main dock to serve a 20-foot vessel and another on the interior portion of the terminal platform for a 29-foot vessel. The subject property comprises 0.21 acres and supports a single-family residence located within a Residential Single-Family-4 (RSF-4) Zoning District which is within the Goodland Zoning Overlay (GZO).

Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)



Location Map



Zoning Map

Petition Number: PL20200001723

Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

SURROUNDING LAND USE & ZONING:

North: Palm Court (Right-of-Way), cul-de-sac

East: Existing single-family residence located within an RSF-4-GZO zoning district

South: Blue Hill Creek (waterway)

West: Vacant lot located within an RSF-4-GZO zoning district

Aerial (Collier County GIS)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to a Special Treatment (ST) overlay zone, which will require a ST-permit for the proposed docking facility prior to issuance of a building permit. The proposed docking facility will be constructed waterward of the existing seawall shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the existing seawall. Submerged Resource Survey Exhibit sheet 13 of 13 provides an aerial with a note stating that no seagrasses were observed within 200 feet.

Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

STAFF ANALYSIS:

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

Primary Criteria:

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

   Criterion met. The subject property is located within a residential single-family zoning district; the proposed docking facility will have two slips, each with a boat lift.

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

   Criterion met. The petitioner states the following: "The reason for the BDE is limited depths near to shore. This BDE is requested for the purpose of ingress/egress of the owner's vessels from deeper depths. At 20' [SIC: feet] from the seawall, only 1 foot of water is present at MLW. Much of the area waterward and directly adjacent to the seawall is completely exposed at low tide. In the proposed mooring location, from 50 to 73 feet from the face of the seawall, the Diefenthallers' vessels will have from 3.5 to 4 feet of navigable water at MLW. Additionally, due to the Rookery Bay Aquatic Preserve, dredging in this location is prohibited, and therefore not a viable alternative option to the dock which is proposed." Staff has verified that MLW (Mean Low Water) was used in lieu of MLT and that the terms are synonymous; finding no reason to dispute the petitioner's assertions, staff therefore agrees.

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.)**

Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Criterion met. The applicant states: "The proposed docking facility is not located within nor will it affect any marked or charted navigable channels. Thus, the dock will not impede vessel traffic in any channels. The man-made canals located on either side of the proposed dock will respectively retain 140' [SIC: feet] (to the west) and 98' [SIC: feet] (to the east) of open waterway width for navigation by the public. Staff finds no reason to dispute the petitioner's assertions and is therefore in agreement.

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 width of the waterway to the south of the subject property is 430± feet. The proposed dock facility will protrude a maximum of 73 feet from the face of the seawall/MHWL which has been established to be the most restrictive point; therefore, the protrusion is approximately 17% of the width of the waterway to the south. The subject location is unique in that it also has man made canals to the east and west. As depicted on the "Adjacent Docks" plan, the proposed dock is approximately 140 feet to the dock on the western shore at 649 Palm Avenue and 98 feet away from the dock on the eastern shore at 727 Palm Point Drive. Staff is uncertain how to evaluate this criterion given the unique circumstances; however, believes that the intent of this criterion has been satisfied.

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

Criterion met. The submitted plans reveal the subject docking facility satisfies the required setback requirements and no impediments with neighboring dock facilities were observed.

Secondary Criteria:

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

Criterion met. The applicant states: "The subject property's shoreline abuts the Rookery Bay Aquatic Preserve, which prohibits any dredging from occurring. Therefore, to reach ample water depths for ingress/egress of the owners' vessels, the length of the proposed pier is required." Staff notes that this statement is supported by provided plans, most specifically the "Proposed Dock Plan " and "Cross Section" depicting both water depths and the draft of vessels, and therefore 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**

Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

area not directly related to these functions. (The facility should not use excessive deck area.

Criterion met. As shown on the drawings by the petitioner, no excessive deck area is proposed.

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

Criterion met. The property has 131 feet of water frontage. As proposed, the dock facility is to serve a 20-foot vessel and a 29-foot vessel, the combined total being 49 feet which is less than 50% of the shoreline.

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

Criterion met. The applicant states: "There are only a handful of residences whose views would directly face the proposed project. In all instances, the views of those residences already currently consist of other single-family residences and their docking facilities. Therefore, construction of the proposed structure would not significantly alter the views of neighboring residences. Staff further provides that the subject docking facility satisfies setback requirements.

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

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

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

Criterion not applicable. The provisions of the Collier County Manatee Protection Plan do not apply to individual docks behind individual residences.

Staff analysis finds that the subject BDE petition satisfies five of the five Primary Criteria and five of the six Secondary Criteria with the sixth criterion being not applicable. With respect to the Boathouse element of this project, the petition satisfies all seven of the required criteria. Staff notes that as of the date this report was drafted, 4 letters of no objection have been received; see Attachment F.

Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

CONCURRENT LAND USE APPLICATIONS:

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

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

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

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20200001723, to allow for the construction of the proposed dock facility as depicted within the plans contained in Attachment A, with the following conditions:

1. A Special Treatment Permit (ST) must be obtained prior to obtaining a building permit for the proposed docking facility.

2. Reflectors shall be installed at the outermost end on both sides of all dock elements or mooring pilings, whichever protrude the furthest into the waterway, prior to issuance of a Certificate of Completion.

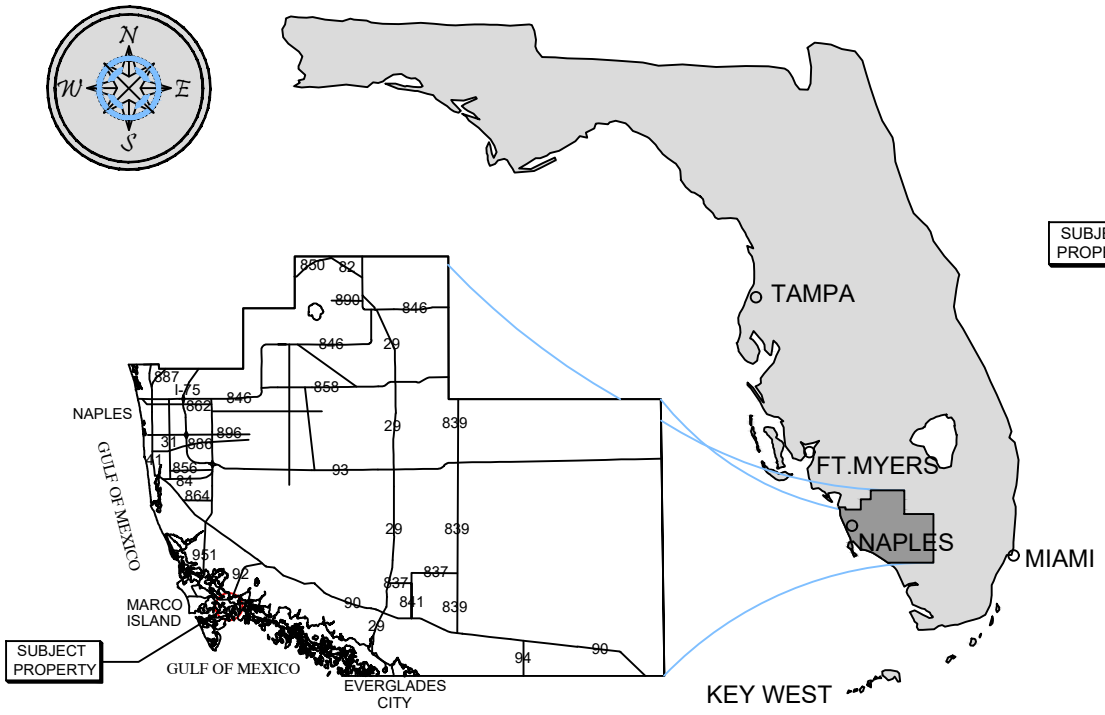
Attachments:

A) Proposed Dock Plans
B) Map of Specific Purpose Survey
C) Public Hearing Sign Posting
D) Applicant's Backup; application and supporting documents
E) Hybrid Meeting Waiver
F) Correspondence

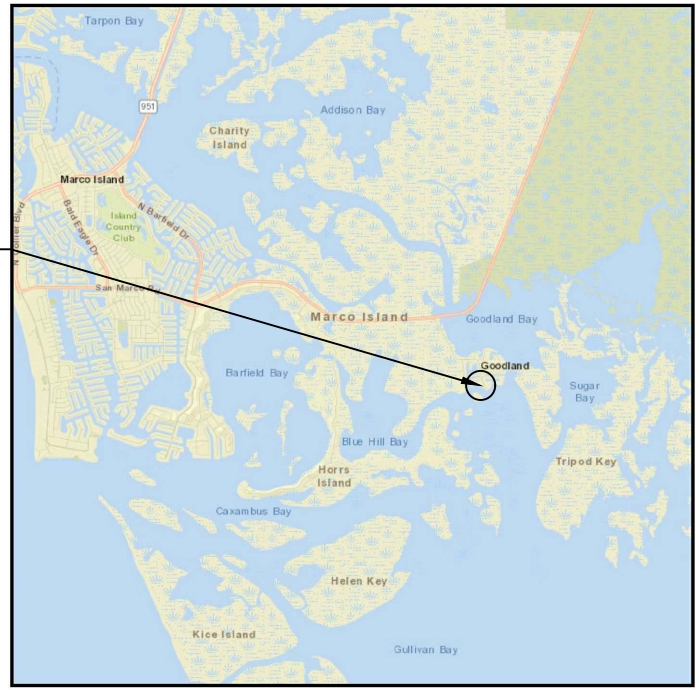
Attachment: Staff Report 09162021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg LOCATION MAP 9/2/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 678 PALM CT
NAPLES, FL 34140

<> LATITUDE: N 25.921474
<> LONGITUDE: W 81.648252

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

DIEFENTHALER - 678 PALM CT

LOCATION MAP

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

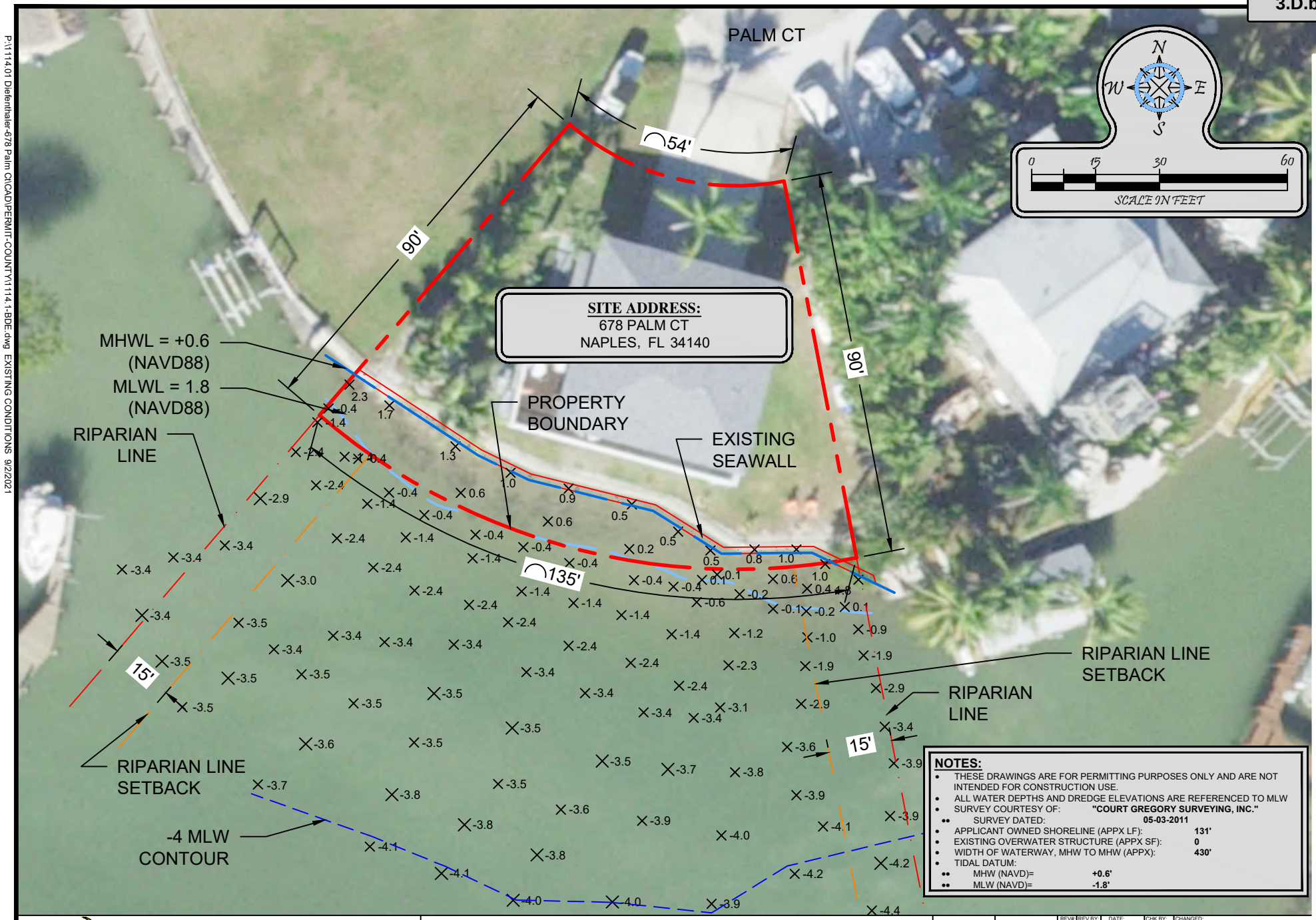
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg EXISTING CONDITIONS 9/2/2021

Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-03-2011**
- APPLICANT OWNED SHORELINE (APPX LF): **131'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **430'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.6'**
  - MLW (NAVD)= **-1.8'**

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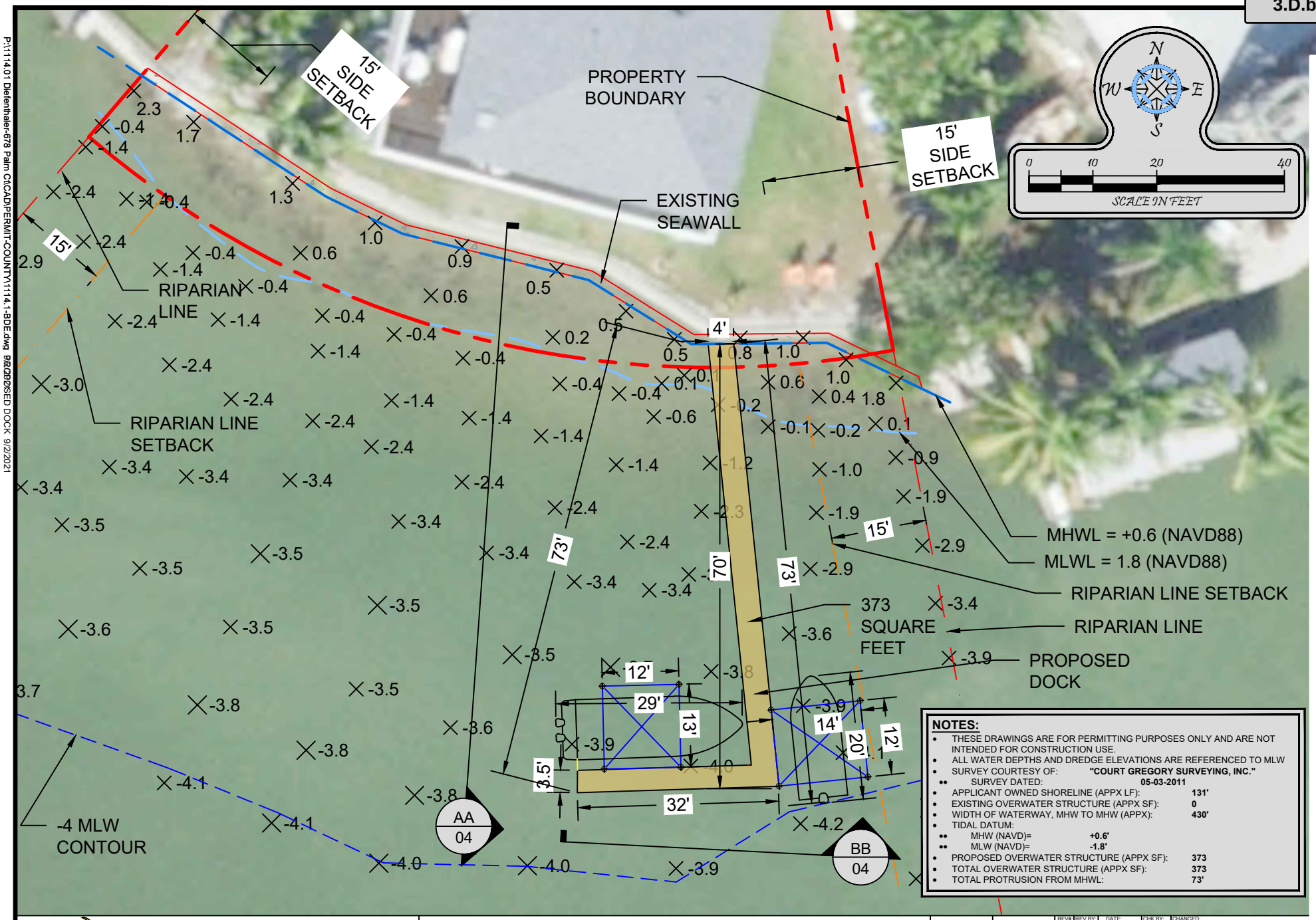
DIEFENTHALER - 678 PALM CT

EXISTING CONDITIONS

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S



NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-03-2011**
- APPLICANT OWNED SHORELINE (APPX LF): **131'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **430'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.6'**
  - MLW (NAVD)= **-1.8'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **373**
- TOTAL OVERWATER STRUCTURE (APPX SF): **373**
- TOTAL PROTRUSION FROM MHWL: **73'**

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3584 Exchange Ave. Naples, FL 34104-3732
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DIEFENTHALER - 678 PALM CT

PROPOSED DOCK

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

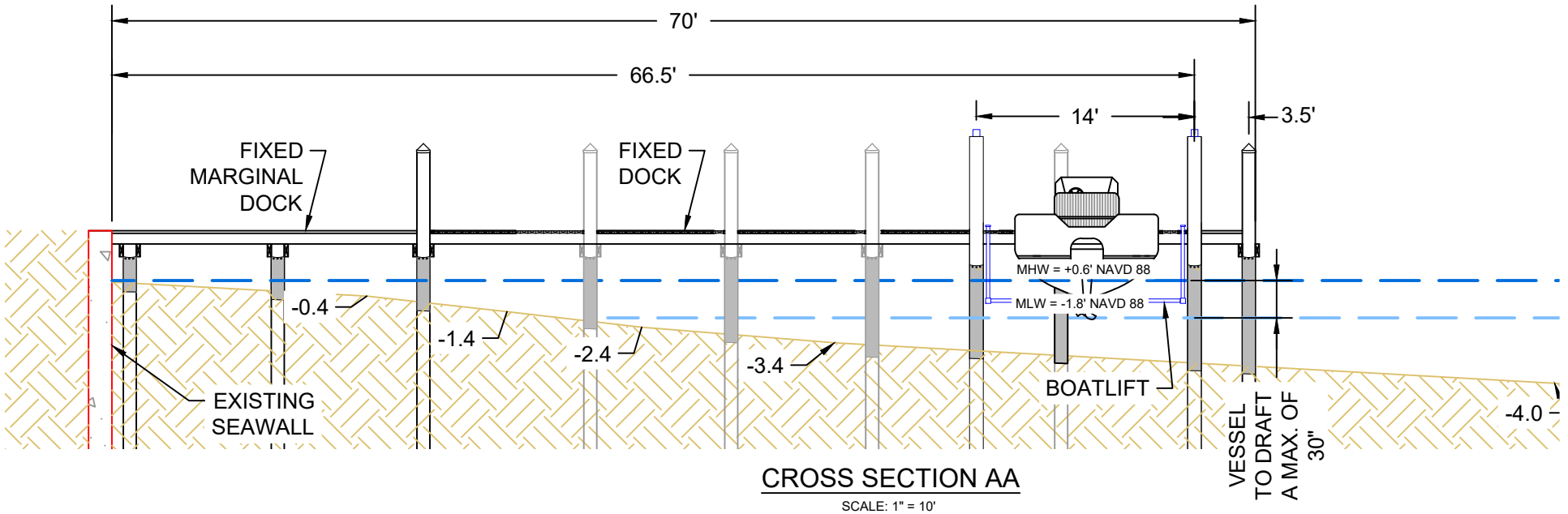
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg 9/2/2021 PROPOSED DOCK

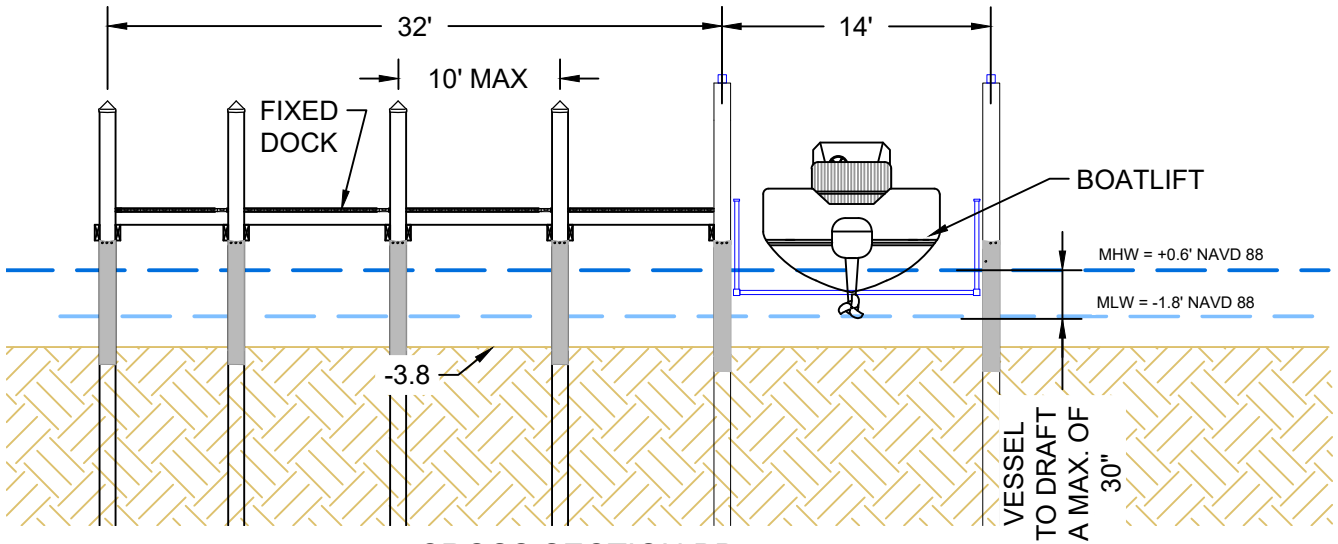
Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg CROSS SECTION 9/2/2021



CROSS SECTION AA

SCALE: 1" = 10'



CROSS SECTION BB

SCALE: 1" = 10'

Turrell, Hall & Associates, Inc.
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3584 Exchange Ave. Naples, FL 34104-3732
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DIEFENTHALER - 678 PALM CT

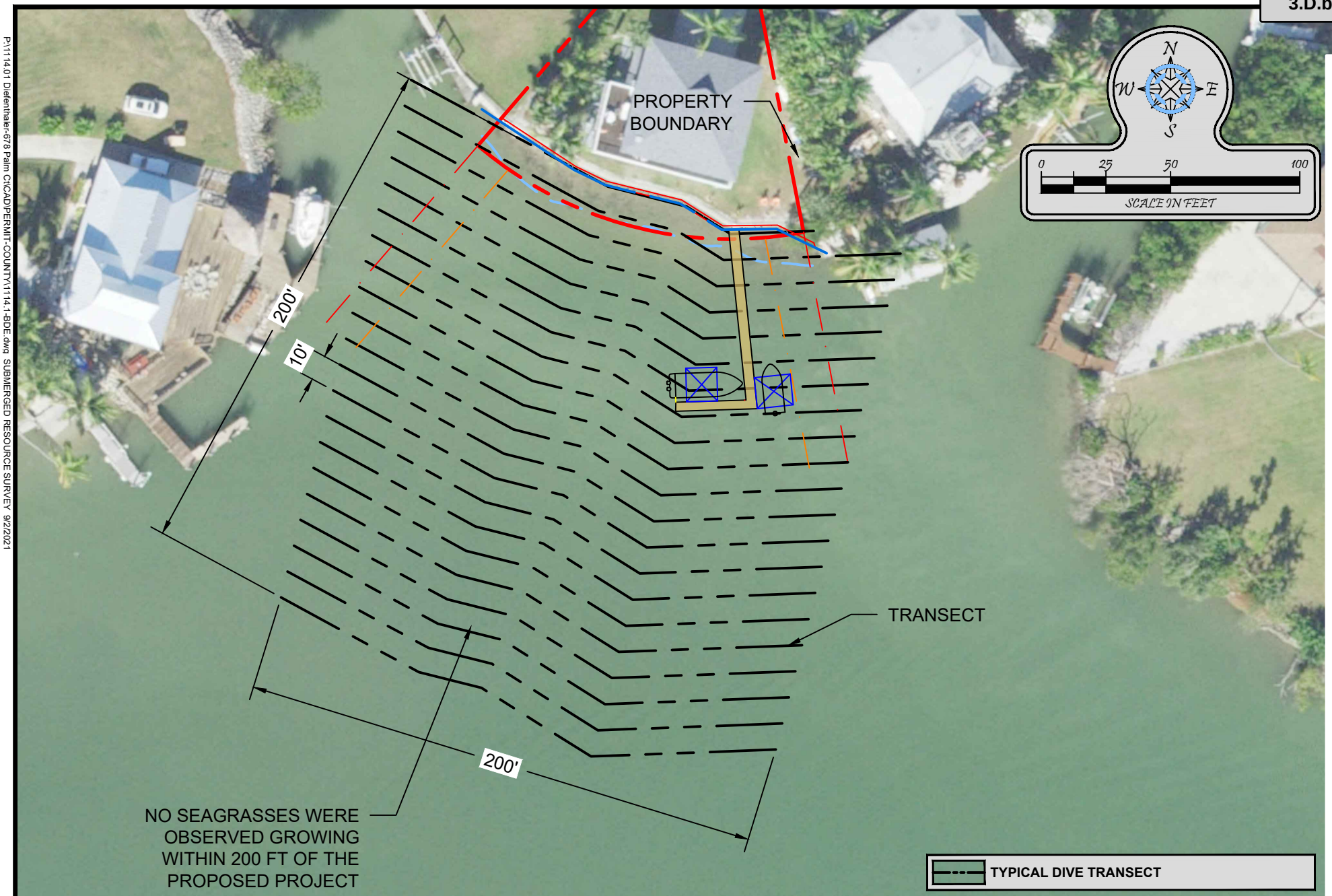
CROSS SECTION

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court



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DIEFENTHALER - 678 PALM CT

SUBMERGED RESOURCE SURVEY

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

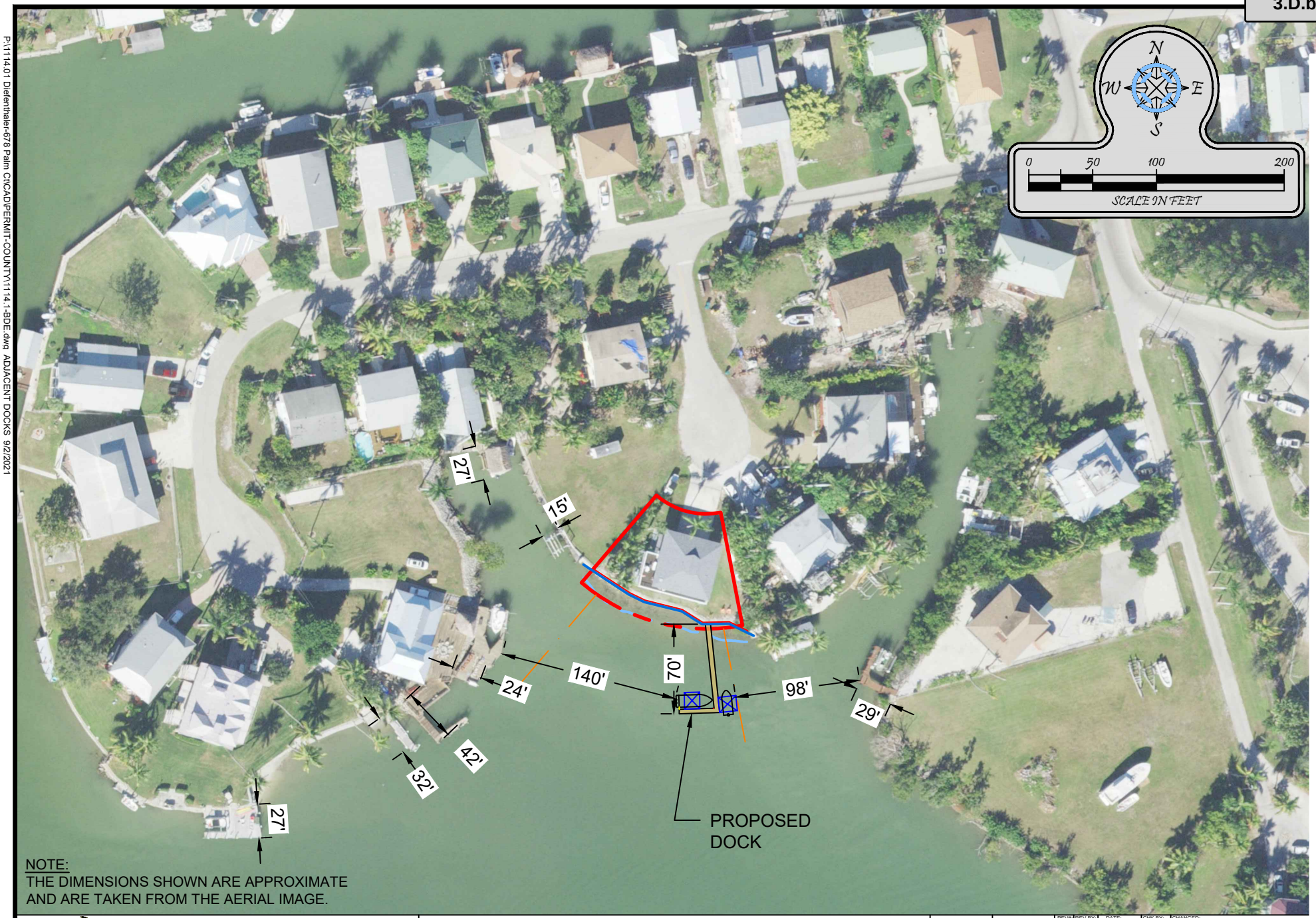
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg SUBMERGED RESOURCE SURVEY 9/2/2021

Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg ADJACENT DOCKS 9/2/2021



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

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

DIEFENTHALER - 678 PALM CT

ADJACENT DOCKS

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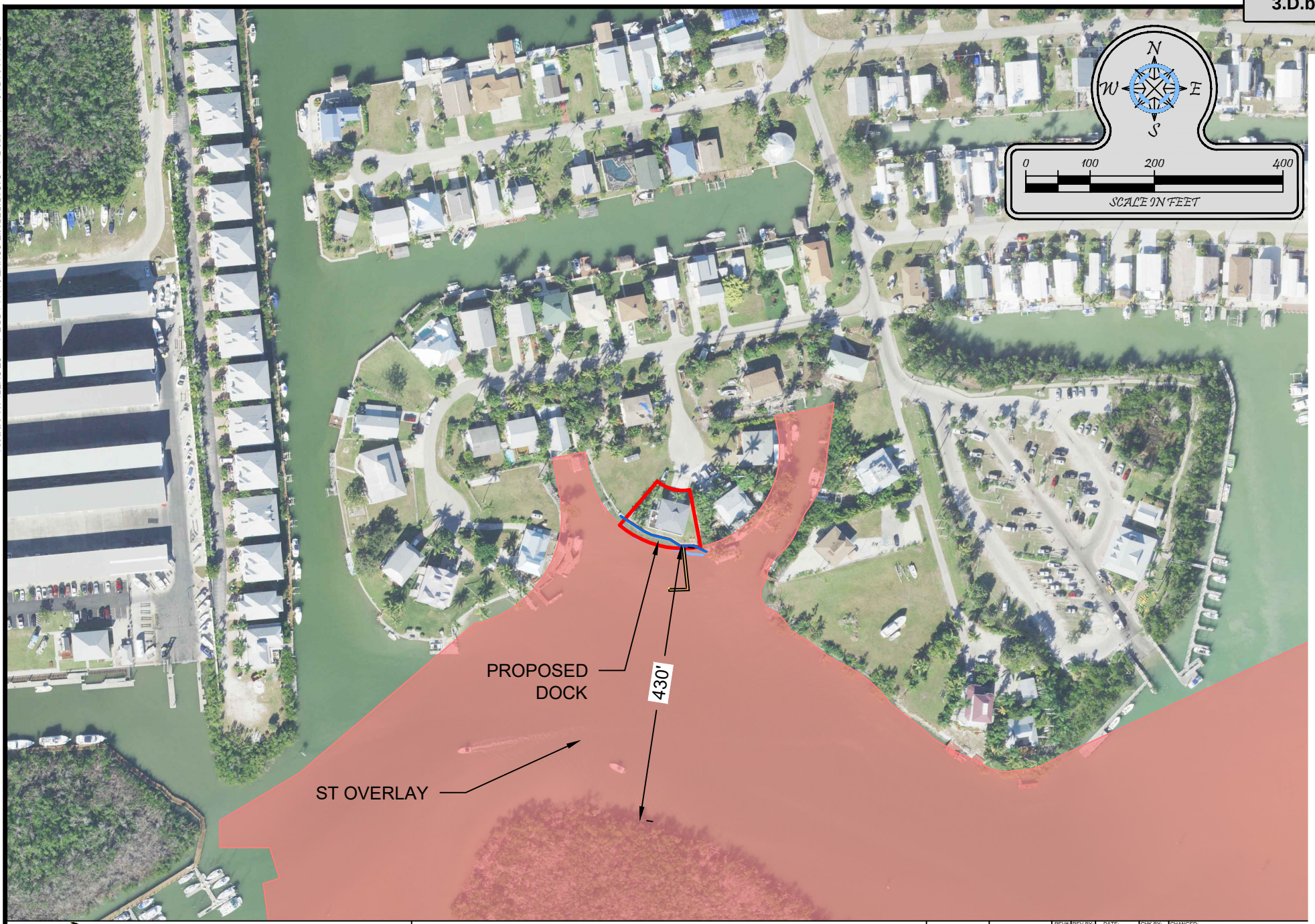
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	06 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg ST OVERLAY 9/2/2021



Turrell, Hall & Associates, Inc.
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DIEFENTHALER - 678 PALM CT

ST OVERLAY

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	07 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment A - Proposed Dock Plans (20017 : PL20200001723 BDE 678 Palm Court

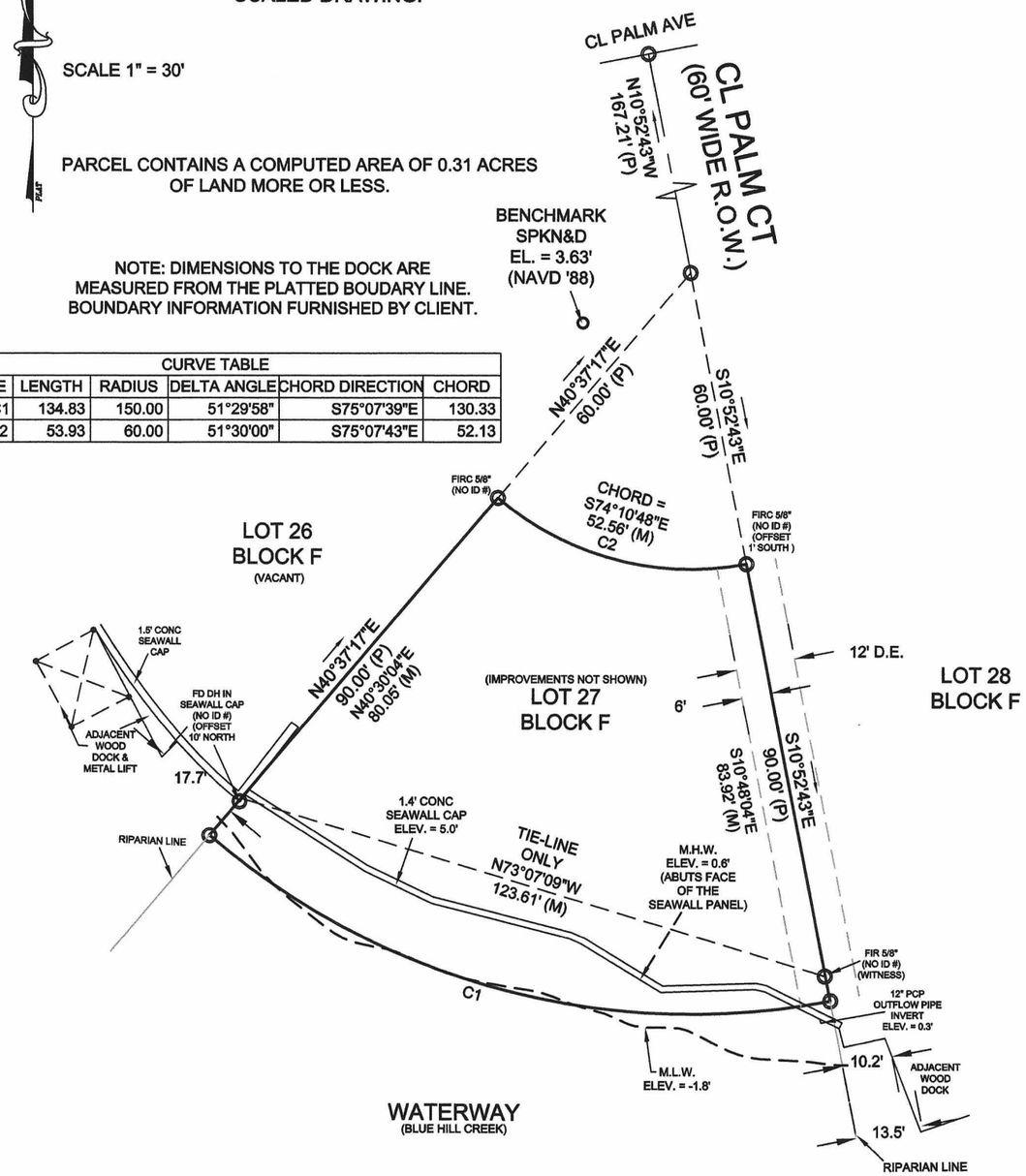
SEE ATTACHED PAGE 2
FOR ELEVATIONS AND LARGER
SCALED DRAWING.

SCALE 1" = 30'

PARCEL CONTAINS A COMPUTED AREA OF 0.31 ACRES
OF LAND MORE OR LESS.

NOTE: DIMENSIONS TO THE DOCK ARE
MEASURED FROM THE PLATTED BOUDARY LINE.
BOUNDARY INFORMATION FURNISHED BY CLIENT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	134.83	150.00	51°29'58"	S75°07'39"E	130.33
C2	53.93	60.00	51°30'00"	S75°07'43"E	52.13



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST PROPERTY LINE OF LOT 27 AS SHOWN IN PLAT BOOK 8 PAGE 19 OF COLLIER COUNTY, BEING SOUTH 10D 52' 43" 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 FEBRUARY 18, 2020.

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: SET BM ON SET PKN&D AT WEST EDGE OF PAVEMENT ELEV. = 3.63' (NAVD '88)

8.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.

REVISIONS

LEGEND

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

MAP OF SPECIFIC PURPOSE SURVEY
OF
LOT 27 BLOCK F
OF
GOODLAND ISLES
SECOND ADDITION

AS RECORDED IN
PLAT BOOK 8 PAGE(S) 19
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

678 PALM COURT

CERTIFY TO:
TURRELL, HALL & ASSOCIATES, INC.

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

Court H. Gregory

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.10.19 15:49:19 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 02/19/2020
DATE OF FIELD SURVEY 02-18-2020

PSM # 6004
LB # 7112

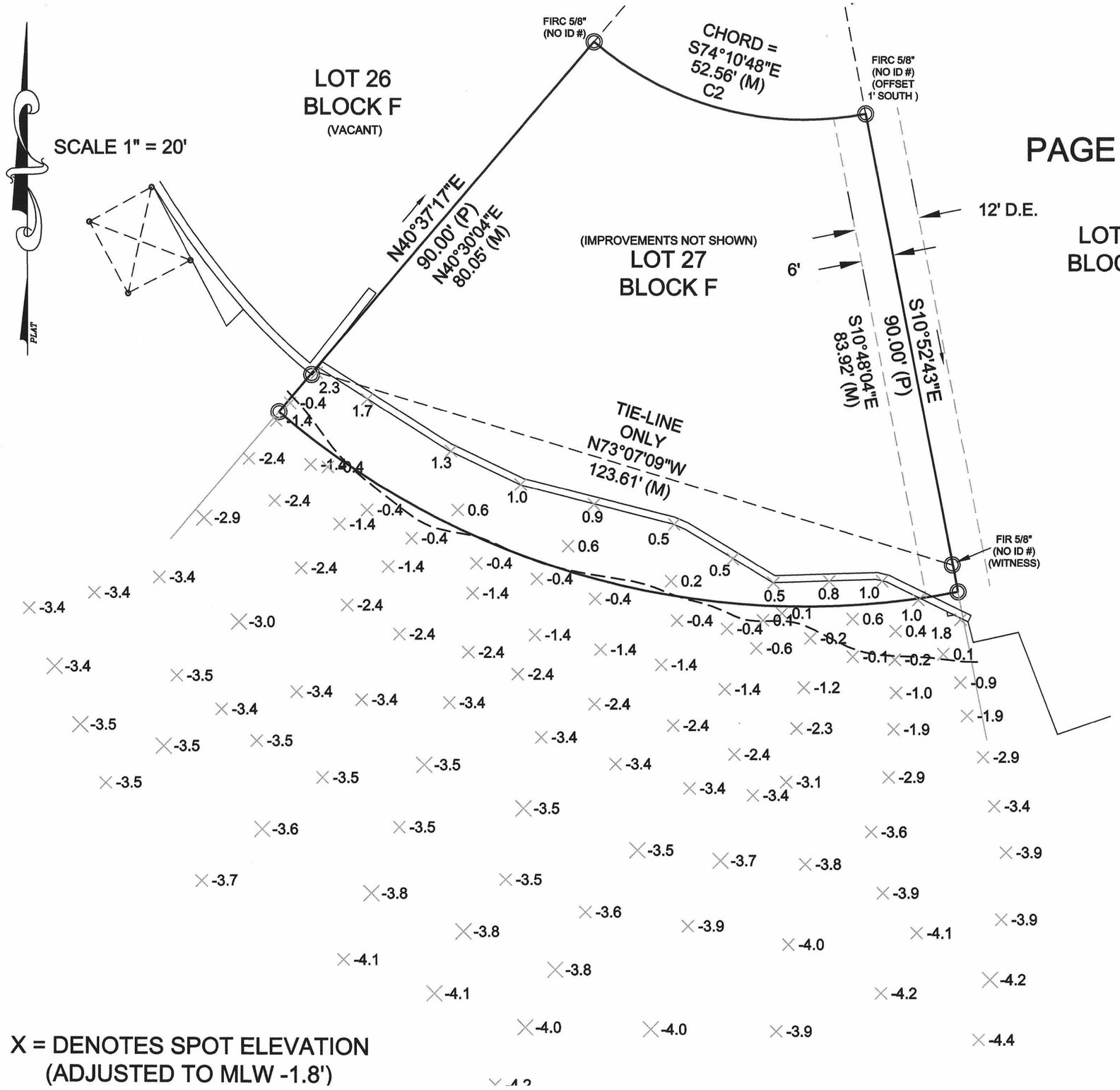
C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 02/19/2020
Job # EN40196M
Fb EN4-39 Pg 14

Attachment: Attachment B - Map of Specific Purpose Survey (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)



PAGE 2 OF 2

MAP OF SPECIFIC PURPOSE SURVEY
OF
LOT 27 BLOCK F
OF
GOODLAND ISLES
SECOND ADDITION

AS RECORDED IN
PLAT BOOK 8 PAGE(S) 19
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

678 PALM COURT

CERTIFY TO:
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NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2020.10.19 15:49:52 -04'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 02/19/2020
DATE OF FIELD SURVEY 02-18-2020

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 02/19/2020
Job # EN40196M
Fb EN4-39 Pg 14

Attachment: Attachment B - Map of Specific Purpose Survey (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

KellyJohn

From: KellyJohn
Sent: Tuesday, September 07, 2021 4:41 PM
To: KellyJohn
Subject: BDE-PL20200001723 - 678 Palm Court - Notice of Public Hearing - Posted 09/07/2021
Attachments: EAA739AC-D85E-4BCF-B6FD-C6594133785D.jpeg; 7DA88C58-3D6E-492A-B56F-9599906BFE4E.jpeg; 5392E3EC-27D8-413D-84B1-FE76801479F0.jpeg

Notice of Public Hearing was posted by me to the front of the above location, immediately adjacent to the public right-of-way, at approximately 1:30 P.M. this date as depicted within the attached photographs.

Respectfully,
John Kelly
Senior Planner

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

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

Collier County
Growth Management Department

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

Attachment: Attachment C - Sign Posting 09072021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Attachment: Attachment C - Sign Posting 09072021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Attachment: Attachment C - Sign Posting 09072021 (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

DIEFENTHALER DOCK
678 PALM CT.
GOODLAND, FL 34140

BDE APPLICATION
PL20200001723
SEPTEMBER 2021

PREPARED BY:

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

BDE: PL20200001723
DIEFENTHALER

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- ✓ Application, to include but not limited to the following:
  - ✓ Narrative of request
  - ✓ Property Information
  - ✓ Property Ownership Disclosure Form
  - ✓ Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- ____ Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- ____ Affidavit of Unified Control
- ✓ Affidavit of ~~Representation~~ AUTHORIZATION
- ✓ Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- ____ NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- ____ Traffic Impact Study (TIS)
- ____ Environmental Data
- ____ Historical/Archeological Survey or Waiver
- ____ Utility Letter
- ✓ Deviation Justifications PRIMARY/SECONDARY/BOAT HOUSE CRITERIA

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

✓ Boundary Survey

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

✓ Submerged Resource Surveys may be included here if required.

____ **flash drive with *only one* pdf file for all documents** OR E-MAIL

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

Signature of Agent Representative

9/2/2021
Date

Nick Pearson
Printed Name of Signing Agent Representative

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

BDE Application

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

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

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Mark and Laura Diefenthaler

Name of Applicant if different than owner: _____

Address: 678 Palm Ct. **City:** Goodland **State:** FL **ZIP:** 34140

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

E-Mail Address: _____

Name of Agent(s): Nick Pearson

Firm: Turrell, Hall & Associates, Inc.

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

Telephone: (239) 643-0166 **Cell:** _____ **Fax:** _____

E-Mail Address: Nick@THAnaples.com

PROPERTY LOCATION

Section/Township/Range: 18 / 52 S / 27 E **Property I.D. Number:** 46471120007

Subdivision: Goodland Isles 2nd Addition **Unit:** _____ **Lot:** 27 **Block:** F

Address/ General Location of Subject Property:
678 Palm Ct. / south side of Goodland on Gullivan Bay

Current Zoning and Land use of Subject Property:
RSF-4; current use is private, single-family residential

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-4	Private Residential
S	A-ST	N/A - public waterway
E	RSF-4	Private Residential
W	RSF-4	Private Residential

DESCRIPTION OF PROJECT

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

construction of new 373 square foot fixed dock that protrudes 70' from the seawall and that has 2 boat lifts. One of the vessels will protrude slightly further out to 73'

SITE INFORMATION

1. **Waterway Width:**
   430 ft. Measurement from ☐ plat ☐ survey ■ visual estimate
   ☐ other (specify) _____
2. **Total Property Water Frontage:**
   131 ft.
3. **Setbacks:**
   Provided: 15 ft.
   Required: 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   73 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 29 ft.
   2. 20 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   The neighboring dock to the east at 678 Palm Ct. protrudes ~26' into the waterway.
   A neighbor across the water way at 694 Palm Ave has a dock that protrudes 28' into the waterway.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.21 Acres

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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SECONDARY CRITERIA

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

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

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Signature of Petitioner or Agent

6/21/21
Date

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Property Information

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Collier County Property Appraiser
Property Summary

Parcel No	46471120007	Site Address *Disclaimer	678 PALM CT	Site City	GOODLAND	Site Zone *Note	34

Name / Address	DIEFENTHALER, MARK=& LAURA
	PO BOX 711

City	GOODLAND	State	FL	Zip	34140

Map No.	Strap No.	Section	Township	Range	Acres *Estimate
7C18	380800 F 277C18	18	52	27	0.21

Legal	GOODLAND ISLES 2ND ADD BLK F LOT 27 OR 497 PG 958

Millage Area	24	Millage Rates	*Calculations	
Sub./Condo	380800 - GOODLAND ISLES 2ND ADDITION	School	Other	Total
Use Code	8 - MULTI-FAMILY LESS THAN 10 UNIT	5.016	6.2075	11.223

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
08/29/19	5668-3756	$ 700,000
02/03/12	4766-1548	$ 410,000
02/15/11	4663-1537	$ 220,000
11/09/10	4622-1934	$ 150,000
01/11/73	497-958	$ 0

2020 Preliminary Tax Roll

(Subject to Change)

	Land Value	$ 311,
(+)	Improved Value	$ 248,
(=)	Market Value	$ 559,
(-)	Save our Home	$ 58,
(=)	Assessed Value	$ 500,
(-)	Homestead	$ 25,
(=)	School Taxable Value	$ 475,
(-)	Additional Homestead	$ 25,
(=)	Taxable Value	$ 450,

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Collier County Property Appraiser
Property Detail

Parcel No	46471120007	Site Address *Disclaimer	678 PALM CT	Site City	GOODLAND	Site Zone *Note	34

Name / Address	DIEFENTHALER, MARK=& LAURA
	PO BOX 711

City	GOODLAND	State	FL	Zip	34140

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
0	COUNTY	PRBD20181057695	12/26/18			ROOF
1980	COUNTY	79-3325	08/13/80			RESIDENCE
2002	COUNTY	0207-0106	08/17/02			ROOF
2012	COUNTY	1108-1374				SEA WALL

Land

#	Calc Code	Units
10	RESIDENTIAL FF	102.47

Building/Extra Features

#	Year Built	Description	Area	Ac Are
10	1980	MULTI-FAMILY	1326	153
20	1980	MULTI-FAMILY	892	98
30	2011	SEAWALL	135	13

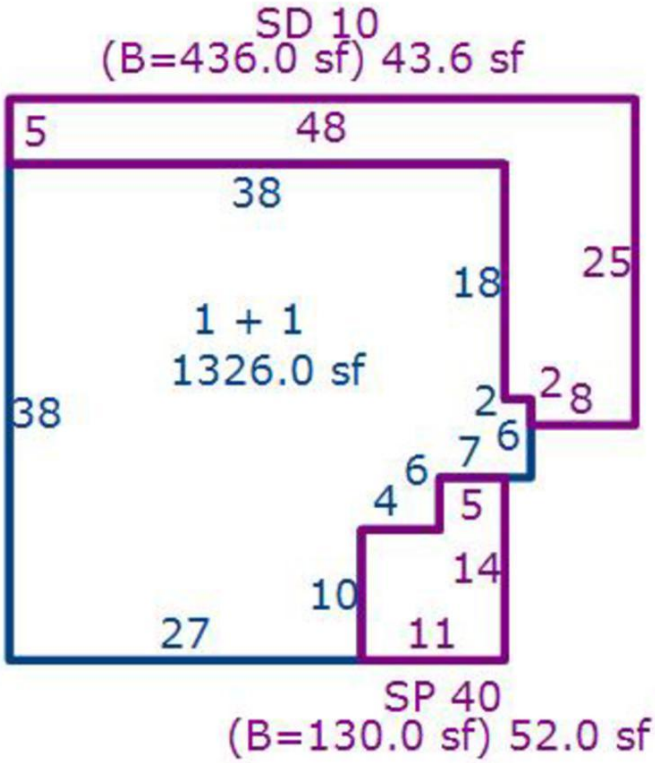
Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

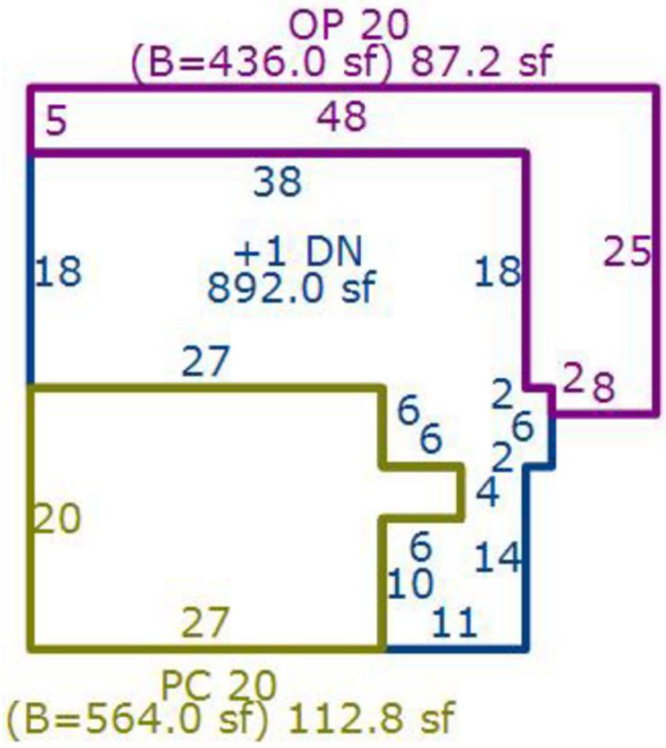
Collier County Property Appraiser
Property Aerial

Parcel No	46471120007	Site Address *Disclaimer	678 PALM CT	Site City	GOODLAND	Site Zone *Note	34

Open GIS in a New Window with More Features.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)





Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Property Ownership Disclosure Form

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Mark & Laura Diefenthaler, 678 Palm Ct. Goodland, FL 34140	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 D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 08/29/2019

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

_____ _____
Agent/Owner Signature Date

Nick Pearson
_____
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Property Deed

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

INSTR 5760204 OR 5668 PG 3756 RECORDED 8/30/2019 3:21 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $4,900.00 REC $18.50
CONS $700,000.00

CONSIDERATION: $700,000.00

Prepared without opinion of title by:
James F. Caudill
Attorney at Law
Woods, Weidenmiller, Michetti & Rudnick, LLP
9045 Strada Stell Court Fourth Floor
Naples, FL 34109
239-325-4070
File Number: **21518-001**

Parcel Identification No. **46471120007**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **29th** day of **August, 2019** between **678 Palm Court Goodland, LLC, a Florida limited liability company** whose post office address is **780 Clarendon Court, Naples, FL 34109** of the County of **Collier**, State of **Florida**, grantor*, and **Mark Diefenthaler and Laura Diefenthaler, husband and wife** whose post office address is **678 Palm Court, Goodland, FL 34140** of the County of **Collier**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

Lot 27, Block F, Goodland Isles Second Addition, according to the map or plat thereof as recorded in Plat Book 8, Page 19, Public Records of Collier County, Florida.

Subject to ad valorem taxes for the year 2019 and subsequent years; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record if any; and restrictions, reservations and easements common to the subdivision; provided however, that none of them shall prevent use of the property for residential purposes.

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

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantee, its successors and assigns, in fee simple forever.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

Signed, sealed and delivered in the presence of:

678 Palm Court Goodland, LLC, a Florida limited liability company

By: _____
David B. Adams, Manager

Witness Name: Taylor McGinn

Witness Name: Michelle Lenarie

By: _____
Amy L. Adams, Manager

Witness Name: Myriam Miranda

Witness Name: Melissa Alford

COLLIER COUNTY CLERK OF THE CIRCUIT COURT COPY

State of Florida
County of Collier

The foregoing instrument was acknowledged and witnessed before me this 23 day of August, 2019 by David B. Adams, Manager of 678 Palm Court Goodland, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

TAYLOR MCGINN
MY COMMISSION # GG 290340
EXPIRES: March 28, 2023
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

State of Florida
County of Collier

The foregoing instrument was acknowledged and witnessed before me this 26 day of August, 2019 by Amy L. Adams, Manager, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Melissa Alford
My Commission GG 247923
Expires 09/03/2022

Notary Public

Printed Name: Melissa Alford

My Commission Expires: _____

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

DoubleTime®

Pre-Application Meeting Notes

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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(239) 252-2400

Pre-Application Meeting Notes

Petition Type: BDE
Date and Time: Monday 9/21/2020 9:00 AM

Assigned Planner: Tim Finn

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

Project Information

Project Name: Diefenthaller Dock (BDE)

PL #: 20200001723

Property ID #: 46471120007 **Current Zoning:** RSF-4

Project Address: 678 Palm Ct. **City:** Goodland **State:** FL **Zip:** 34140

Applicant: Nick Pearson-Turrell, Hall& Associates, Inc.

Agent Name: Nick Pearson-Turrell, Hall **Phone:** 239-643-0166

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

Property Owner: Mark& Laura Diefenthaler

Please provide the following, if applicable:

i. **Total Acreage:** .21

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

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

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

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

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

_____

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Meeting Notes

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

ZONING - See Attached Email Notes From Tim Finn on Page 2A.

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

ClarkeThomas

From: FinnTimothy
Sent: Monday, September 21, 2020 10:37 AM
To: ClarkeThomas
Subject: Diefenthaller Dock (BDE) - PL20200001723

Hi Thomas, ZONING NOTES

Please include the below comment in the pre-app notes:

As discussed in the pre-app, because you can't impede legal access please include an exhibit showing other users having enough space navigating the waterway in relation to the proposed boat dock extension

Timothy Finn, AICP
Principal Planner

Collier County

Zoning Division
NOTE: New Email Address as of 12/09/2017:
Timothy.Finn@colliercountyfl.gov
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.4312

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Collier County

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

Meeting Notes

Environmental Notes From Craig Brown

THE PROPOSED DOCK will BE PLACED in ACSC-ST-CON Overlay. AN ST Permit will BE required Prior to the ISSUANCE OF the Building permit PLEASE Provide A Submerged RESOURCE SURVEY indicate the LOCATION OF NATIVE VEGETATION Along the Shoreline AND SEAGRASSES / oyster BEDS IF PRESENT. (LDC 5.03.06 J). SEE Check list. PLEASE Provide Federal / State PERMITS IF obtained PLEASE Address lighting if Proposed (NARRATIVE to describe type AND LOCATIONS).

* See ATTACHED CHECKLISTS PG 3A-3C

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Residential Boat Dock Extension Checklist FOR REVIEWERS
Submerged Resources Survey Checklist

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

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

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

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

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

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

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

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

MULTI SLIP DOCKING FACILITY

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

SUGGESTED FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

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

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

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

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

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

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

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

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

Pre-Application Meeting Sign-In Sheet

PL# 20200001723

Collier County Contact Information:

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

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

Additional Attendee Contact Information:

Name	Representing	Phone	Email
NICK PEARSON	TURNELL HALL & ASSOC	643-0166	~~NICHOLAS~~ NICK@THANAPLES.COM

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Collier County
Growth Management Department
Zoning Division

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

PL20200001723 – Diefenthaller Dock (BDE) - PRE-APP INFO **Tim Finn**

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz-Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Nick Pearson – Turrell, Hall & Associates, Inc.
  (239) 643-0166

- **Agent to list for PL#**
  Nick Pearson

- **Owner of property (all owners for all parcels)**
  Mark & Laura Diefenthaler

- **Confirm Purpose of Pre-App: (Rezone, etc.)**
  Boat Dock Extension (BDE)

- **Please include any Surveys, Drawings or Plans for the petition:**
  Please see attached

- **Details about Project:**
  Project is located with the Rookery Bay Aquatic Preserve, which prevents strictly prohibits dredging, which necessitates the BDE to attain ample water depths for ingress/egress

REQUIRED Supplemental Information provided by:
Name: Nick Pearson
Title: Project Manager
Email: Nick@THAnaples.com
Phone: (239) 643-0166

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

Created April 5, 2017

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

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☒ Dock Extension
☐ Boathouse

Chapter 3 B. of the Administrative Code

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

FEE REQUIREMENTS:

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Signature of Petitioner or Agent Date

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Addressing Checklist

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

ADDRESSING CHECKLIST

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

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

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

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

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

GOODLAND ISLES 2ND ADD BLK F LOT 27 OR 497 PG 958

SECTION: 18
TOWNSHIP: 52
RANGE: 27

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

46471120007

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

678 Palm Ct. Goodland FL, 34140

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

CURRENT PROJECT NAME *(if applicable)*

Diefenthaler dock - 678 Palm Ct. Not Approved at this time.

PROPOSED PROJECT NAME *(if applicable)*

PROPOSED STREET NAMES *(if applicable)*

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

SDP___-____ or AR or PL # _____

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

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

Applicant Name: Nick Pearson

Phone: (239) 643-0166 **Email/Fax:** Nick@THAnaples.com

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

FOR STAFF USE ONLY

Folio Number 46471120007

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: CHE **Date:** 08/24/2020

Updated by: _____ **Date:** _____

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Affidavit of Representation

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001723

I, Mark Diefenthaler (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**

8/27/2020 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/27/2020 (date) by Mark Diefenthaler (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

_____ **Signature of Notary Public**

JESSICA THOMAS
MY COMMISSION # GG 021332
EXPIRES: September 3, 2020
Bonded Thru Notary Public Underwriters

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001723

I, Laura Diefenthaler (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."*
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- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

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

Laura Diefenthaler
Signature

8/27/2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 8/27/2020 (date) by Laura Diefenthaler (name of person providing oath or affirmation), as _____ who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Jessica Thomas
Signature of Notary Public

JESSICA THOMAS
MY COMMISSION # GG 021332
EXPIRES: September 3, 2020
Bonded Thru Notary Public Underwriters

CP\08-COA-00115\155
REV 3/24/14

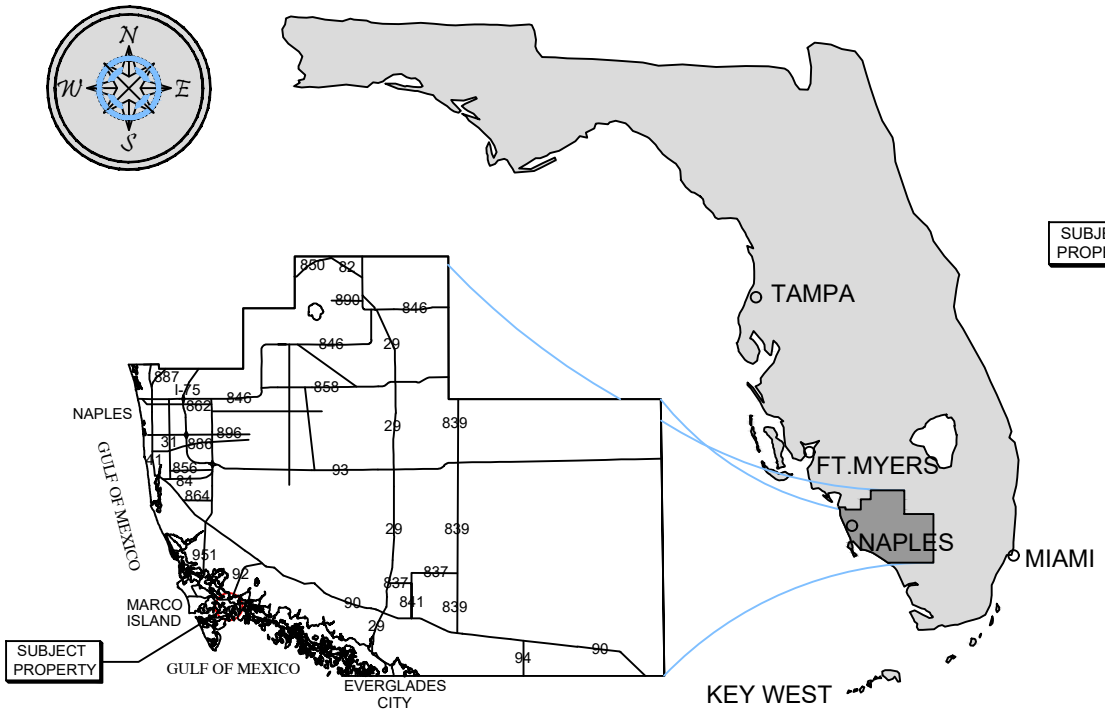
Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

BDE Drawings / Exhibits

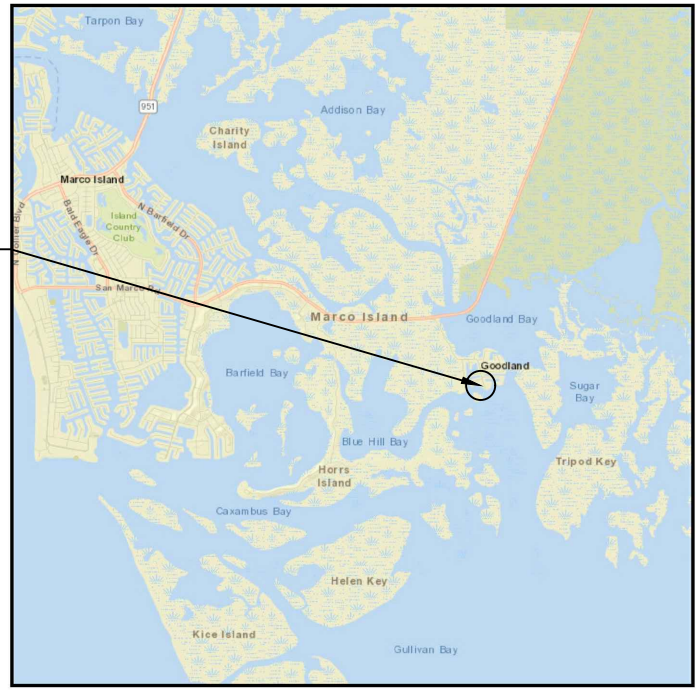
Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg LOCATION MAP 9/2/2021

STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:
<> 678 PALM CT
NAPLES, FL 34140

<> LATITUDE: N 25.921474
<> LONGITUDE: W 81.648252

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

DIEFENTHALER - 678 PALM CT

LOCATION MAP

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

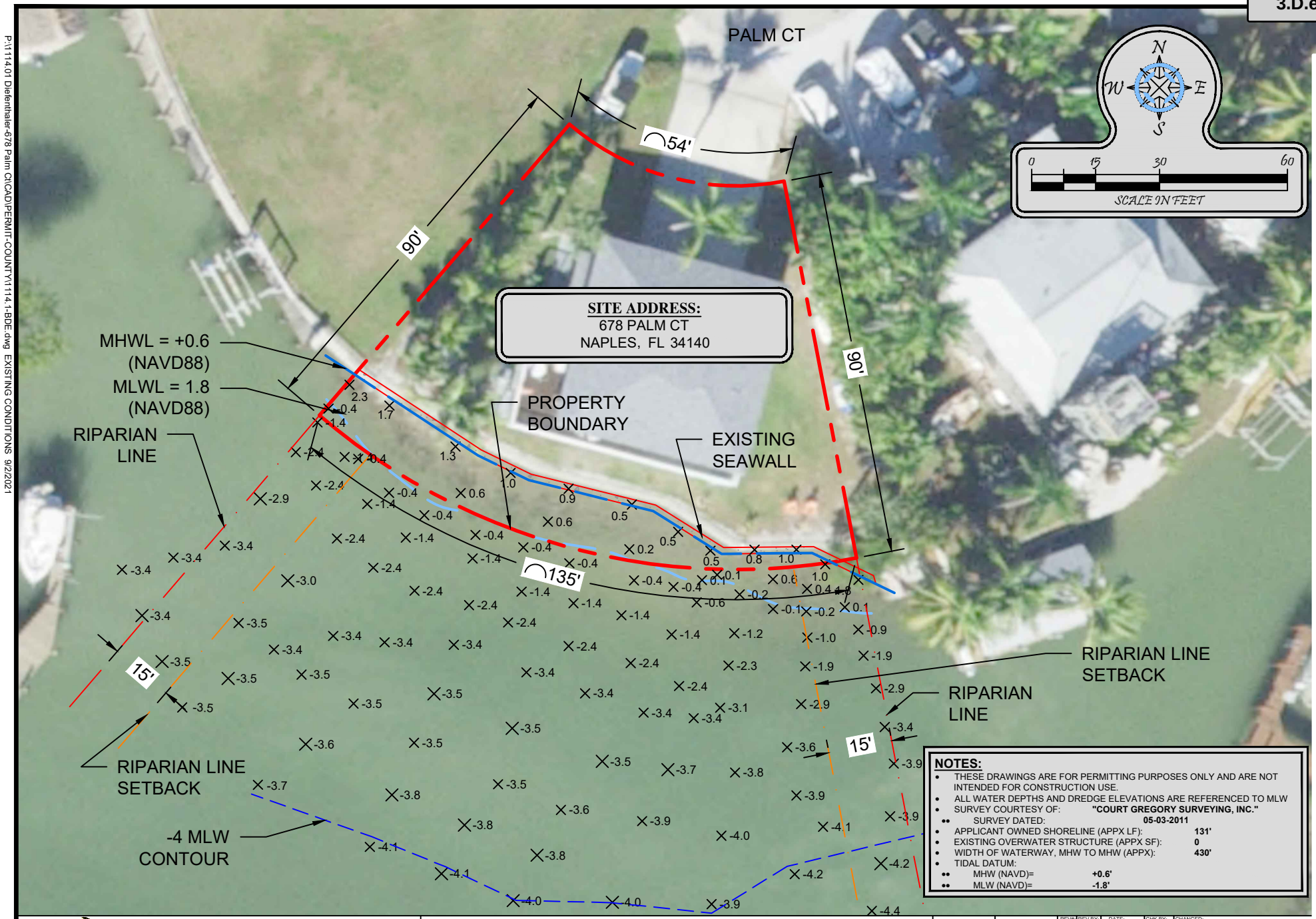
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	01 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg EXISTING CONDITIONS 9/2/2021

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-03-2011**
- APPLICANT OWNED SHORELINE (APPX LF): **131'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **430'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.6'**
  - MLW (NAVD)= **-1.8'**

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DIEFENTHALER - 678 PALM CT

EXISTING CONDITIONS

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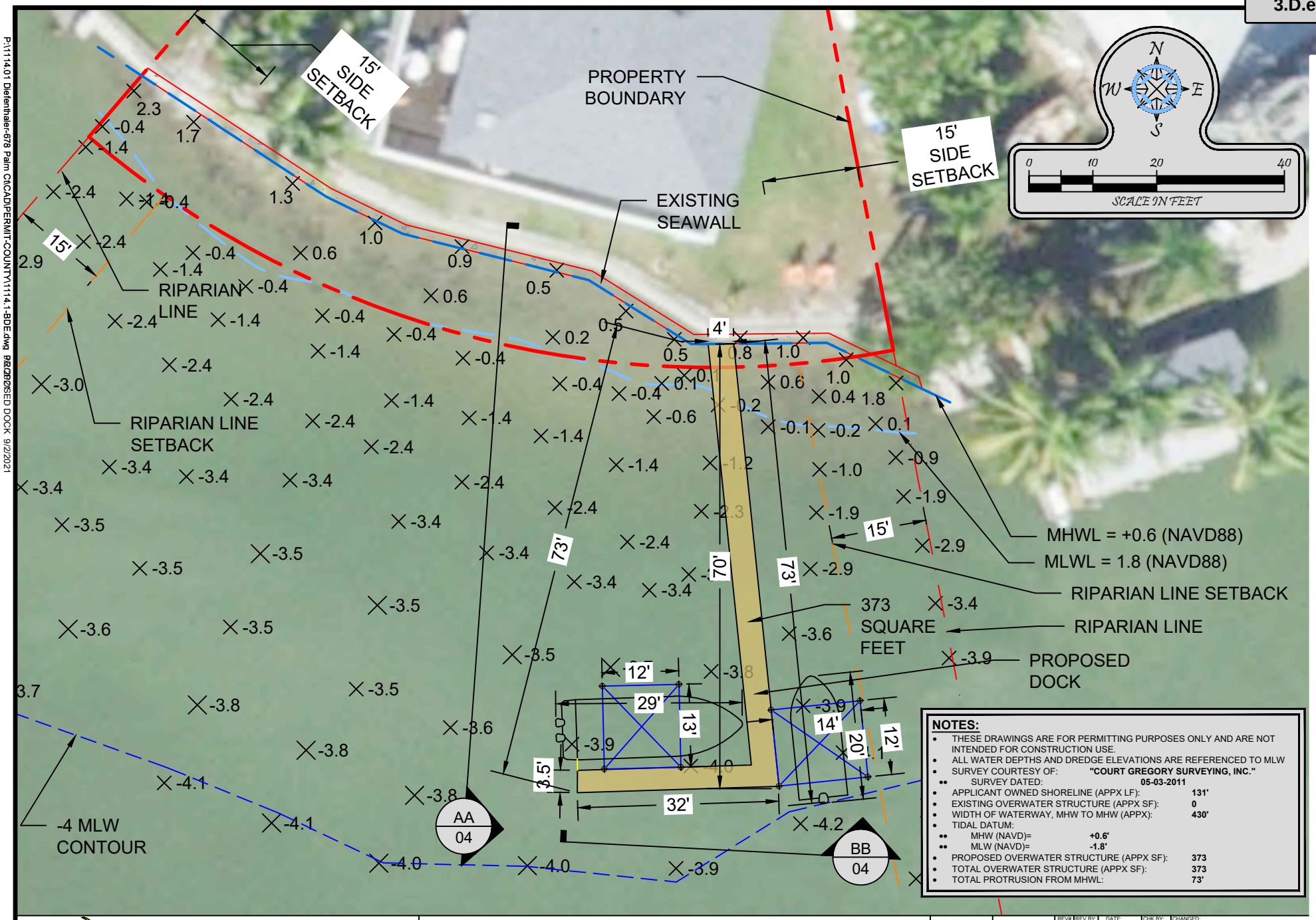
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	02 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S



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- APPLICANT OWNED SHORELINE (APPX LF): **131'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **430'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.6'**
  - MLW (NAVD)= **-1.8'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **373**
- TOTAL OVERWATER STRUCTURE (APPX SF): **373**
- TOTAL PROTRUSION FROM MHWL: **73'**

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DIEFENTHALER - 678 PALM CT

PROPOSED DOCK

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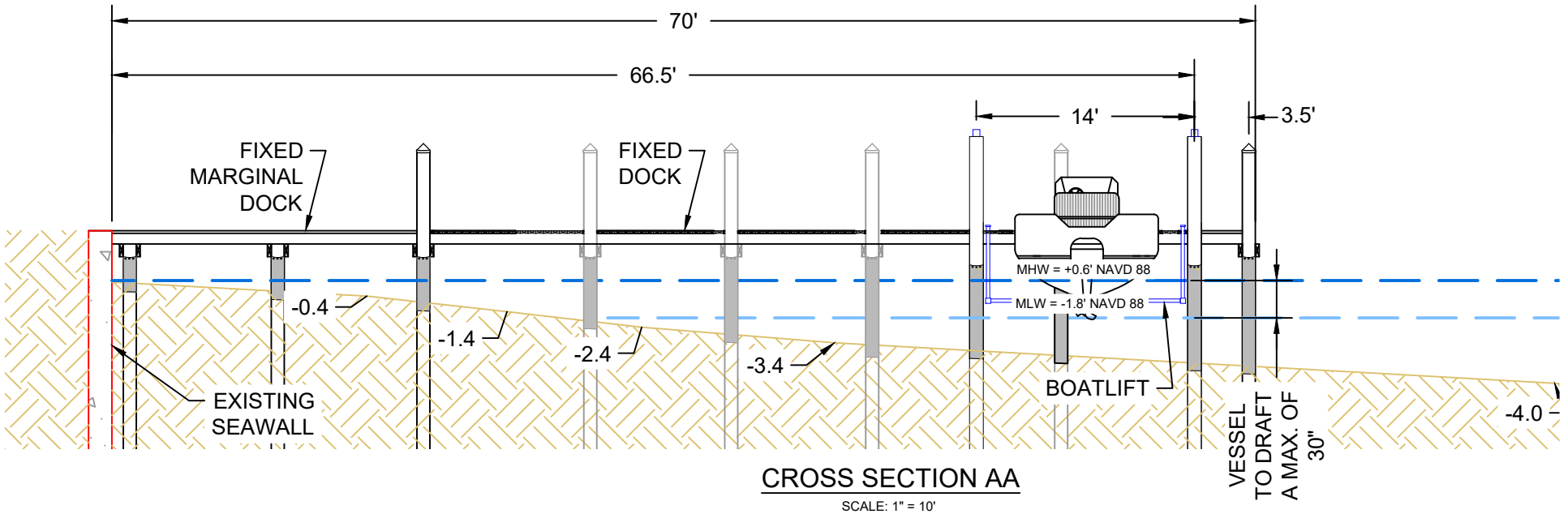
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	03 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg 9/2/2021 PROPOSED DOCK

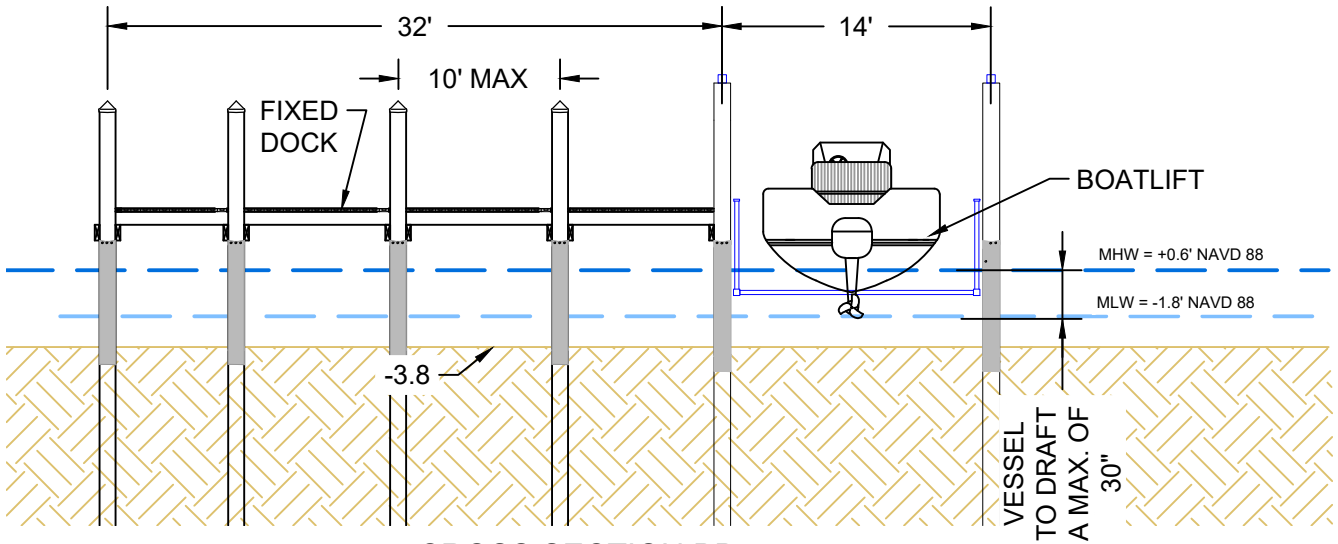
Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg CROSS SECTION 9/2/2021



CROSS SECTION AA

SCALE: 1" = 10'



CROSS SECTION BB

SCALE: 1" = 10'

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DIEFENTHALER - 678 PALM CT

CROSS SECTION

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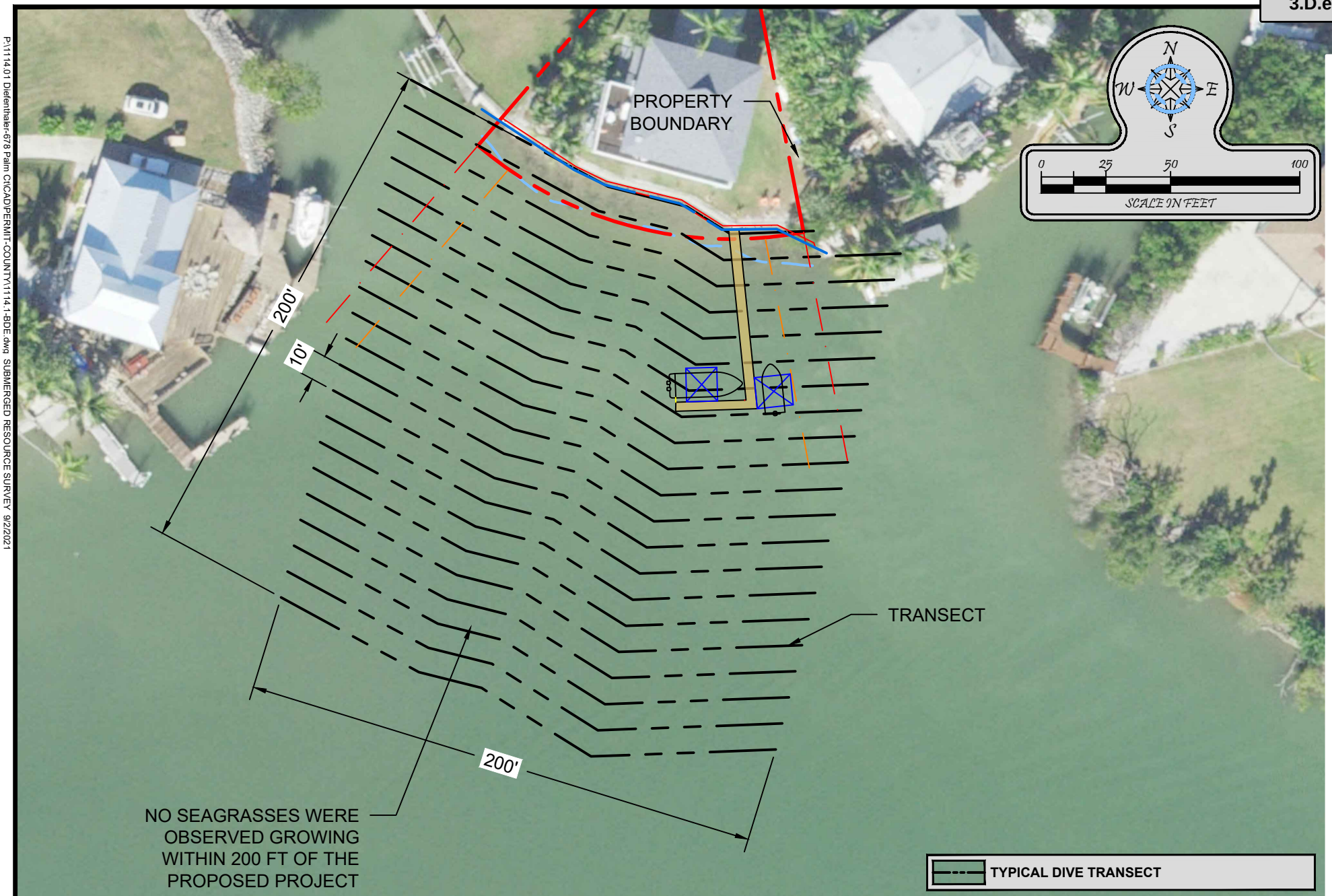
SHEET NO.:	04 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court



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DIEFENTHALER - 678 PALM CT

SUBMERGED RESOURCE SURVEY

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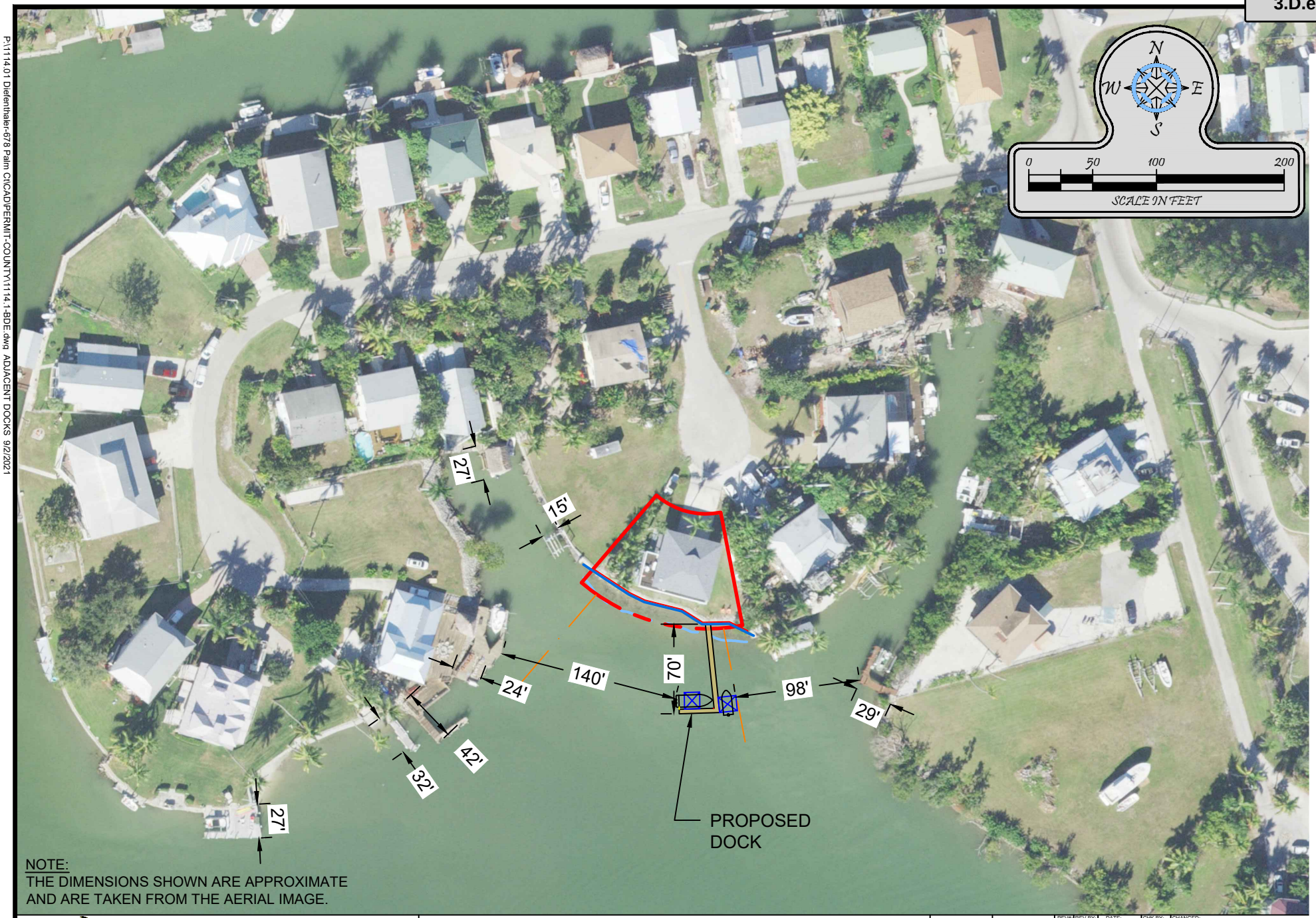
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-21-21	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	05 OF 07	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg SUBMERGED RESOURCE SURVEY 9/2/2021

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg ADJACENT DOCKS 9/2/2021



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

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DIEFENTHALER - 678 PALM CT

ADJACENT DOCKS

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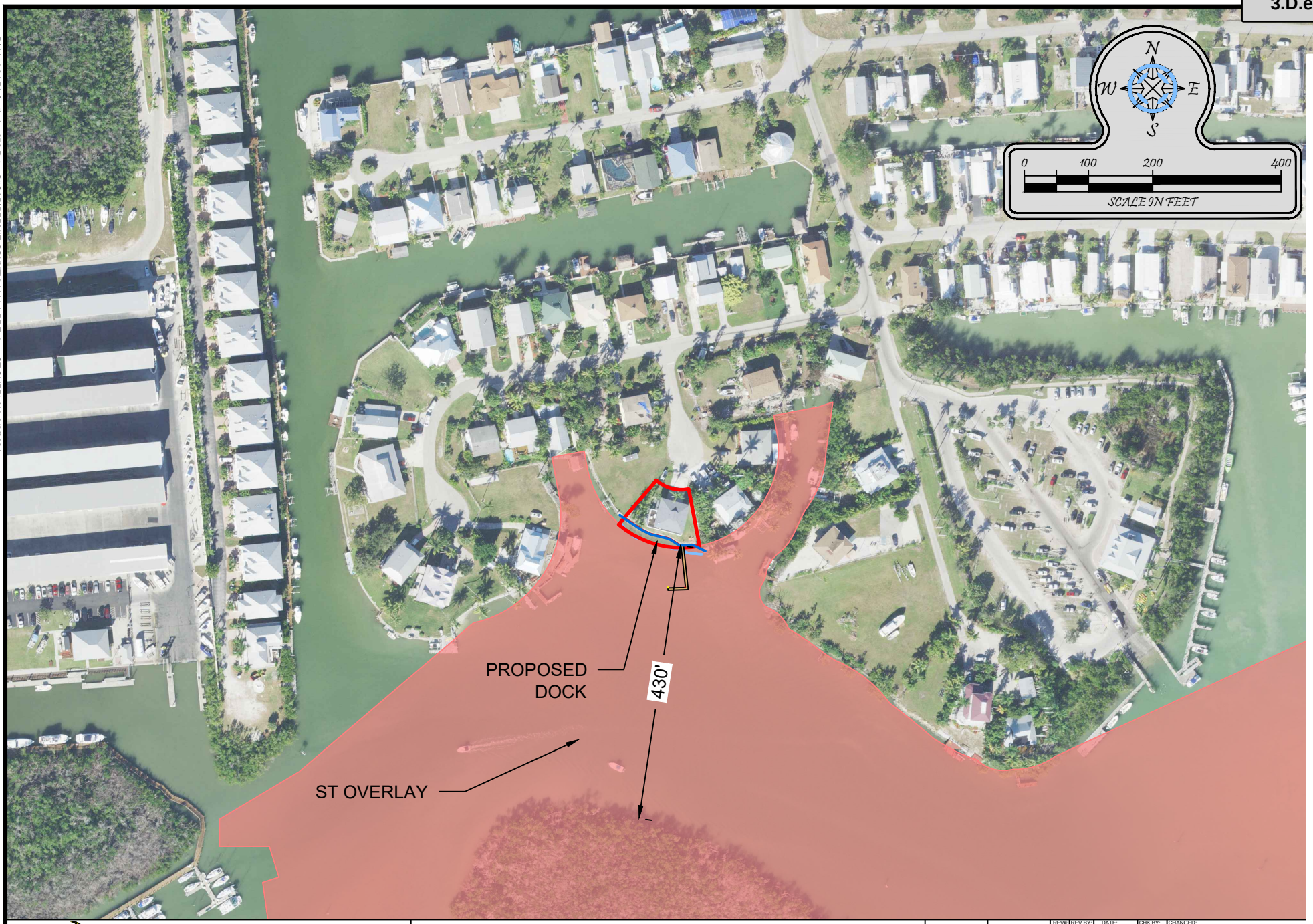
SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

P:\1114.01 Diefenthaler-678 Palm Ct\CAD\PERMIT-COUNTY\1114.1-BDE.dwg ST OVERLAY 9/2/2021



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DIEFENTHALER - 678 PALM CT

ST OVERLAY

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SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

Environmental Data

(See Submerged Resource Survey)

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Primary Criteria

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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 constructing a docking facility with mooring for 2 vessels. This criteria is therefore met/satisfied.

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

   The reason for the BDE is limited depths near to shore. This BDE is requested for the purpose of ingress/egress of the owner's vessels from deeper depths. At 20' from the seawall, only about 1 foot of water is present at MLW. Much of the area water-ward and directly adjacent to the seawall is completely exposed at low tide. In the proposed mooring location, from 50 to 73 feet from the face of the seawall, the Diefenthallers' vessels will have from 3.5 to 4 feet of navigable water at MLW. Additionally, due to the Rookery Bay Aquatic Preserve, dredging in this location is prohibited, and therefore not a viable alternative option to the dock which is proposed. This criteria is therefore met/satisfied.

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

   The proposed docking facility is not located within nor will it affect any marked or charted navigable channels. Thus, the dock will not impede vessel traffic in any channels. The man-made canals located on either side of the proposed dock will

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

respectively retain 140' (to the west) and 98' (to the east) of open waterway width for navigation by the public. This criteria is therefore met/satisfied.

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

   The approximate waterway width is 430' to the south. The proposed dock and vessels will protrude a maximum of 73 feet from the face of seawall/MHWL, which is approximately 17% of the width of waterway. There are no docking facilities on the opposite side of the waterway. Therefore, over 50% of the width of waterway will be maintained in this direction.

   The man-made canal to the west is approximately 100 ft. wide. Approximately 140' feet of navigability will remain between the proposed dock and the dock across the waterway at 694 Palm Ave. This leaves more than 50% of the navigable channel intact.

   The man-made canal to the east will not be affected by the proposed dock as additional docking facilities are nearer and more restrictive to navigability than that which is proposed. However, 98' of space will remain between the nearest point of the proposed dock and the most restrictive dock on the opposing side of the man-made canal at 727 Palm Point Dr. This criteria is therefore met/satisfied.

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

   The proposed docking facility will meet the required side yard setback of 15-feet and will not interfere with any existing or future neighboring docking facilities. This criteria is therefore met/satisfied.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Secondary Criteria

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

SECONDARY CRITERIA

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

   The subject property's shoreline abuts the Rookery Bay Aquatic Preserve, which prohibits any dredging from occurring. Therefore, to reach ample water depths for ingress/egress of the owners' vessels, the length of the proposed pier is required. This criteria is therefore met/satisfied.

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

   The proposed structure protrudes to 73' beyond the MHWL and has been minimized so that the access walkway is only 4' in width and the terminal platform is only 3.5' in width. Reduction beyond these dimensions is not feasible. This criteria is therefore met/satisfied.

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

   The length of both vessels together is 49' (20' + 29') and do not exceed 50% of the property's shoreline (131'). This criteria is therefore met/satisfied.

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

   There are only a handful of residences whose views would directly face the proposed project. In all instances, the views of those residences already currently consist of other single-residences and their docking facilities. Therefore, construction of the proposed structure would not significantly alter the views of neighboring residences. This criteria is therefore met/satisfied.

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

   There are no seagrass beds present within 200' of the proposed dock structure. This criteria is therefore met/satisfied.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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

   The proposed work is for a single-family dock facility. The Collier County Manatee Protection Plan does not restrict single-family docks, except for those within the sea walled basin of Port of the Islands. This dock is not within Port of the Islands, and so therefore complies with the Manatee Protection Plan. This criteria is therefore met/satisfied.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Professional Survey

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

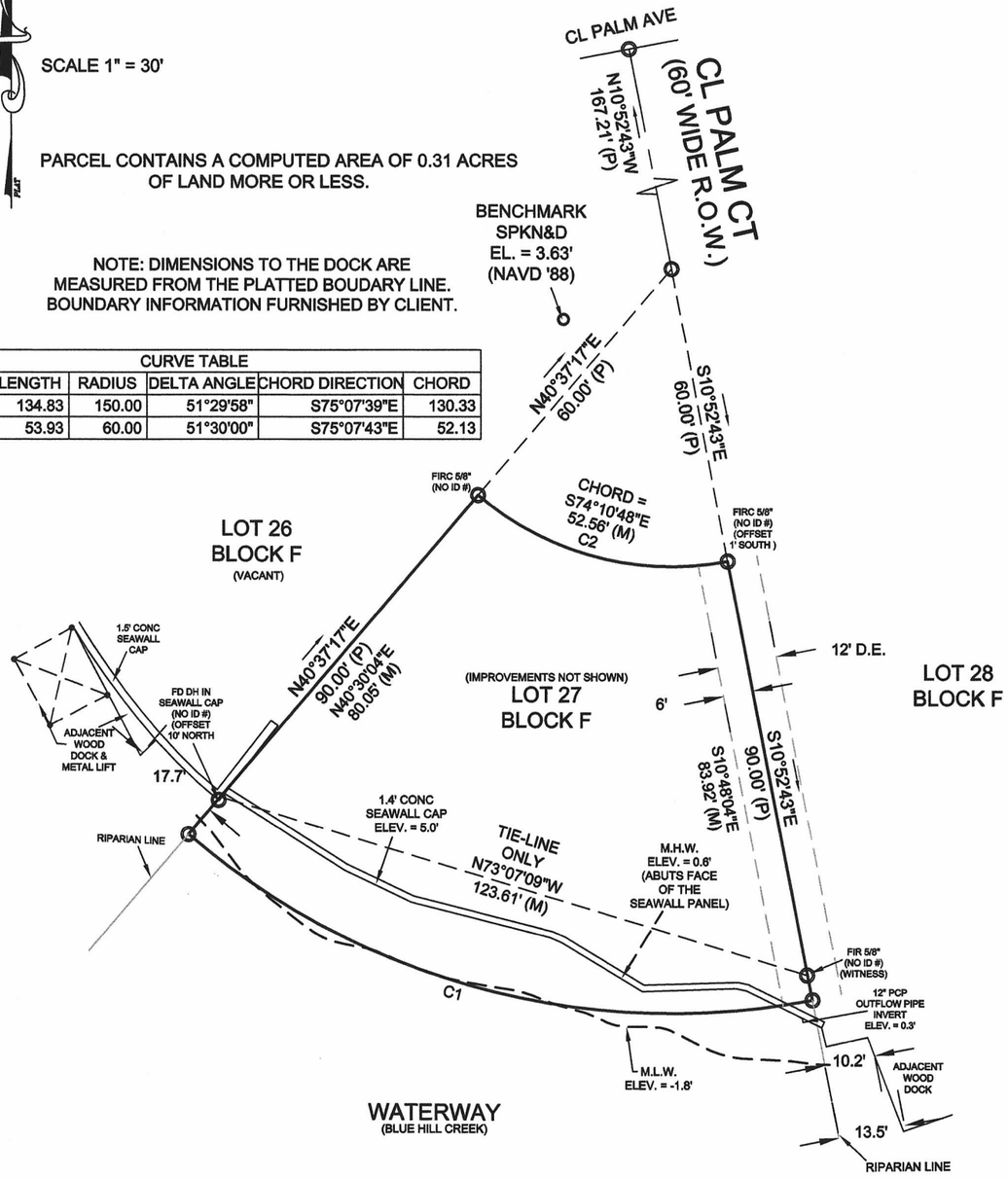
SEE ATTACHED PAGE 2
FOR ELEVATIONS AND LARGER
SCALED DRAWING.

SCALE 1" = 30'

PARCEL CONTAINS A COMPUTED AREA OF 0.31 ACRES
OF LAND MORE OR LESS.

NOTE: DIMENSIONS TO THE DOCK ARE
MEASURED FROM THE PLATTED BOUDARY LINE.
BOUNDARY INFORMATION FURNISHED BY CLIENT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	134.83	150.00	51°29'58"	S75°07'39"E	130.33
C2	53.93	60.00	51°30'00"	S75°07'43"E	52.13



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST PROPERTY LINE OF LOT 27 AS SHOWN IN PLAT BOOK 8 PAGE 19 OF COLLIER COUNTY, BEING SOUTH 10D 52' 43" 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 FEBRUARY 18, 2020.

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: SET BM ON SET PKN&D AT WEST EDGE OF PAVEMENT ELEV. = 3.63' (NAVD '88)

8.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.

REVISIONS

LEGEND

- = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FPKN)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
(M) = FIELD MEASUREMENT (C) = CALCULATED MEASUREMENT
P.C.P. = PERMANENT CONTROL POINT (#) C.L.= CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (#) (PG) = PAGE
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(PB) = PLAT BOOK PL EXT = PROPERTY LINE EXTENDED
CMP = CORRUGATED METAL PIPE CATV=CABLE TV
FF = FINISHED FLOOR U.T.S.= UNITED TELEPHONE RISER
(W) = WELL CONC = CONCRETE CB = CATCH BASIN OR INLET
WV = WATER/GATE VALVE R.C.P. = REINFORCED CONCRETE PIPE
(S) = SANITARY SEWER PROP = PROPERTY X = SPOT ELEVATION
TOB = TOP OF BANK TOS = TOP OF SLOPE EOW = EDGE OF WATER
BOS = BOTTOM OF BANK BOS = BOTTOM OF SLOPE EO = EDGE OF
CBS=CONCRETE BLOCK & STUCCO VG = VALLEY GUTTER
ELEC. = ELECTRIC TRANS = TRANSFORMER JAC = JACUZZI
DE = DRAINAGE EASEMENT SWE = SIDEWALK EASEMENT
LBE = LANDSCAPE BUFFER EASEMENT IE = IRRIG. EASEMENT
PUE = PUBLIC UTILITY EASEMENT UE = UTILITY EASEMENT

MAP OF SPECIFIC PURPOSE SURVEY

OF

LOT 27 BLOCK F

OF

GOODLAND ISLES

SECOND ADDITION

AS RECORDED IN
PLAT BOOK 8 PAGE(S) 19
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

678 PALM COURT

CERTIFY TO:
TURRELL, HALL & ASSOCIATES, INC.

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

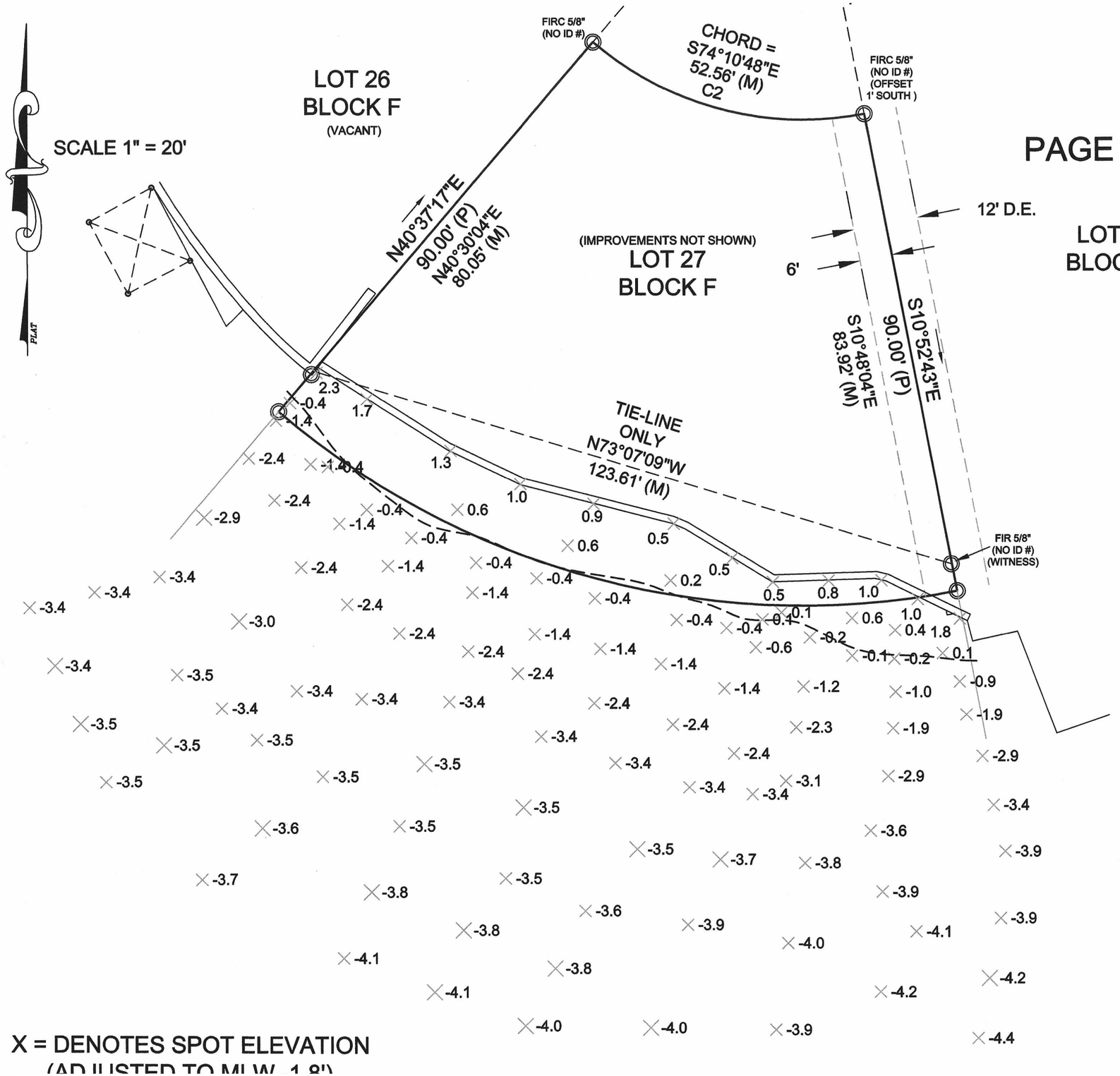
SIGNED_____
COURT H. GREGORY PSM #6004
DATE 02/19/2020
DATE OF FIELD SURVEY 02-18-2020

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 02/19/2020
Job # EN40196M
Fb EN4-39 Pg 14

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)



MAP OF SPECIFIC PURPOSE SURVEY

OF

LOT 27 BLOCK F

OF

GOODLAND ISLES

SECOND ADDITION

AS RECORDED IN
PLAT BOOK 8 PAGE(S) 19
OF THE PUBLIC RECORDS OF
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PSM # 6004
LB # 7112

C.G.S.

Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net

Date 02/19/2020
Job # EN40196M

Submerged Resource Survey

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

678 PALM CT.
GOODLAND, FL 34140
FOLIO #46471120007

SUBMERGED RESOURCE SURVEY REPORT
SEPTEMBER 2019

PREPARED BY:

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Table of Contents

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

1 Introduction

Turrell, Hall & Associates, Inc. (THA) has been contracted to provide environmental services in the form of a Submerged Resource Survey (SRS) at a property addressed as 678 Palm Ct. in Goodland, FL 34140 and that can be identified by folio #46471120007. This survey will provide planning assistance to both the property owner and regulating agencies during any review processes for the proposed project, which consists of constructing a private, recreational single-family docking facility with two boatlifts.

The subject property consists of a 0.21-acre parcel that can be found near the south end of Goodland on Gullivan Bay. The parcel currently contains a single-family residence with a vertical seawall and no overwater structures. The property is neighbored to the east by a single-family residence, to the west by a vacant residential lot, to the north by Palm Ct., and to the south by state owned submerged lands (Gullivan Bay). Nearly all surrounding lots contain docking facilities with boatlifts that are similar in size and function to that which is proposed.

The SRS was conducted on September 25th, 2019 between approximately 1:00 and 2:00 p.m. Site conditions consisted of mostly clear skies. Water clarity was fair, allowing for submerged visibility of roughly 3 feet. The ambient air temperature was approximately 89 degrees Fahrenheit and wind speeds averaged 10-15 mph out of the southwest. The average ambient water temperature was approximately 84 degrees Fahrenheit. Low tide occurred prior to the site visit at approximately 5:29 a.m. and reached approximately 1.6 ft. above the mean low water mark. Hight tide was achieved during the site visit at approximately 12:03 p.m., reaching approximately 3.2 feet above the mean low water mark. Low tide occurred again following the site visit at approximately 6:16 p.m. and reached approximately 0.0 feet above the mean low water mark.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

2 Objective

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

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

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

3 Methodology

THA biologists intentionally designed the methodology of the SRS to cover not only the entire property shoreline for the proposed dock installation but also the area within 200 ft. of the proposed site. The components utilized for this survey included:

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

The surveyed area was evaluated systematically by following the established transect lines throughout the project site as shown on the attached exhibit. Neighboring properties, docking facilities, and other landmarks provided reference markers which assisted in maintaining correct positioning over each transect.

During this SRS, one THA staff member swam the transect lines using snorkel equipment while a second remained on the shore taking notes and compiling findings on an aerial of the project site. Ordinarily, if any resources are found, they are photographed, GPS located, delineated, and analyzed for percent coverage within the area via a half meter square quadrant.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

4 Results

The substrate found within the surveyed area consists of silty muck with occasional shell debris, rocks, and macroalgae. The substrate appeared consistent throughout the project site to the limits of the survey area. Depths increased gradually with distance from the seawall of the project site to the limits of the survey from approximately 3 to 6 feet. The shoreline at the project site consists of a vertical seawall. As previously stated, there was no docking facility present at the project site at the time of the site visit.

No mangroves or other natural shoreline are present at the project site. During the submerged portion of the survey, no seagrasses, oysters (besides scattered oyster debris found on the seawall and substrate), or other resources were observed in any capacity. Accordingly, no impacts to submerged resources are expected to occur as the result of the proposed project. A list of species observed during the SRS can be seen below in Table 1.

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

Common Name	**Scientific Name**
Common bottlenose dolphin	*Tursiops truncatus*
West Indian manatee	*Trichechus manatus*
Atlantic sheepshead	*Archosargus probatocephalus*
Mangrove snapper	*Lutjanus griseus*
Upside down jellyfish	*Cassiopea spp.*
Eastern oyster	*Crassostrea virginica*
Common barnacle	*Balanus spp.*
Caulerpa	*Caulerpa spp.*

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

5 Conclusion

The submerged resource survey was conducted and completed throughout a 200-foot radius surrounding the project site and yielded no results besides the oysters present on the seawall, which would not be affected by the addition of docking structures. No mangroves, seagrasses or other resources were observed anywhere within the vicinity of the project site. Accordingly, negative impacts to submerged resources are not expected as a result of the proposed project.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

6 Photos

Photo 1: View of seawall and uplands looking west

Photo 2: View of seawall and uplands looking east

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Photo 3: View of bottomlands. Note the small rock covered in Caulerpa.

Photo 4: Typical view of bottomlands at project site.

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

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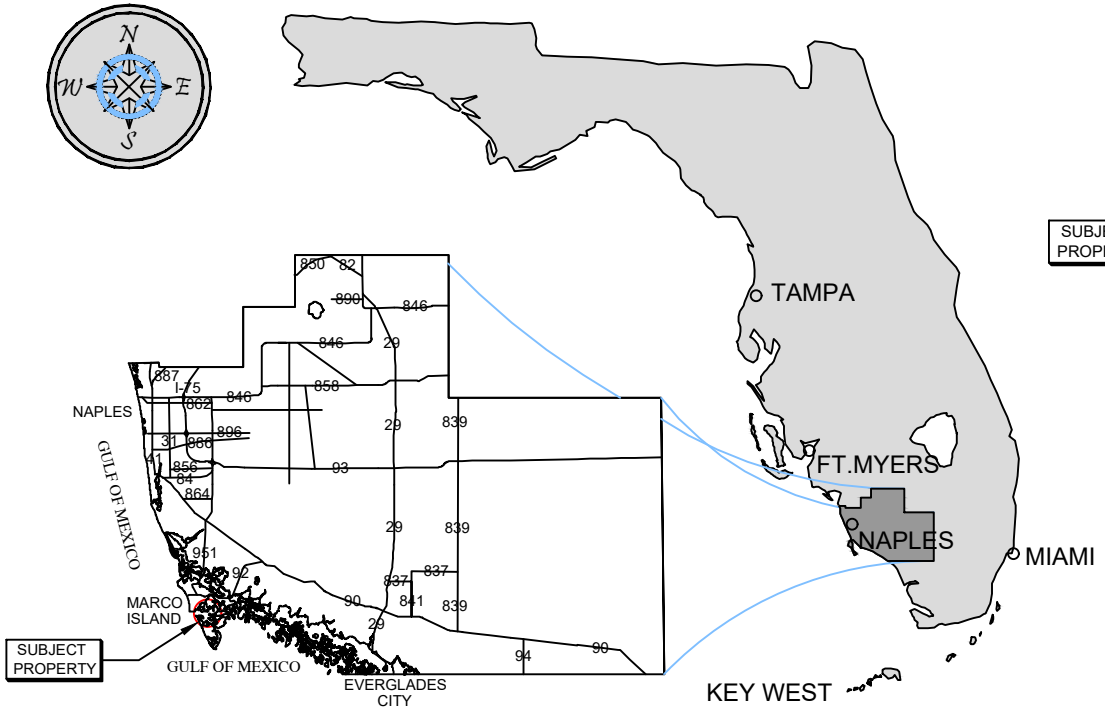
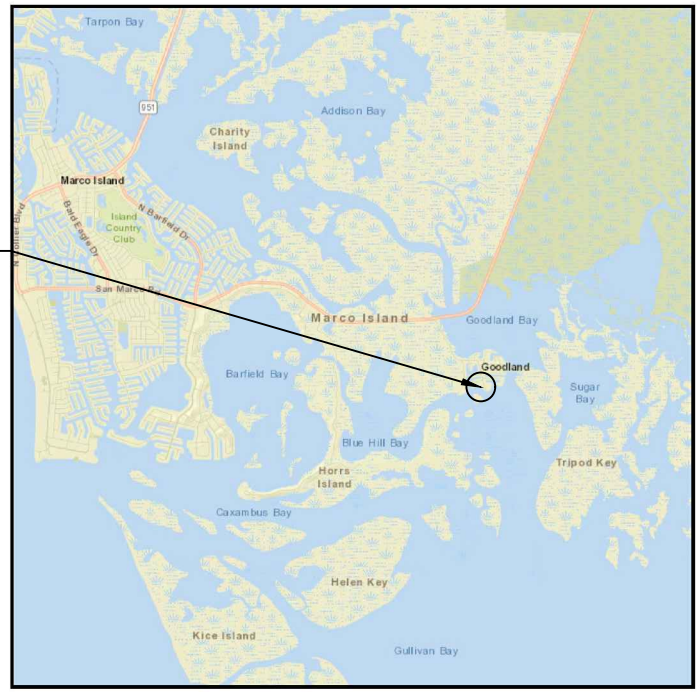
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP

COUNTY AERIAL

SITE ADDRESS:

<> 678 PALM CT
NAPLES, FL 34140

<> LATITUDE: N 25.921474
<> LONGITUDE: W 81.648252

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

DIEFENTHALER - 678 PALM CT

LOCATION MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-07-19	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	01 OF 04	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

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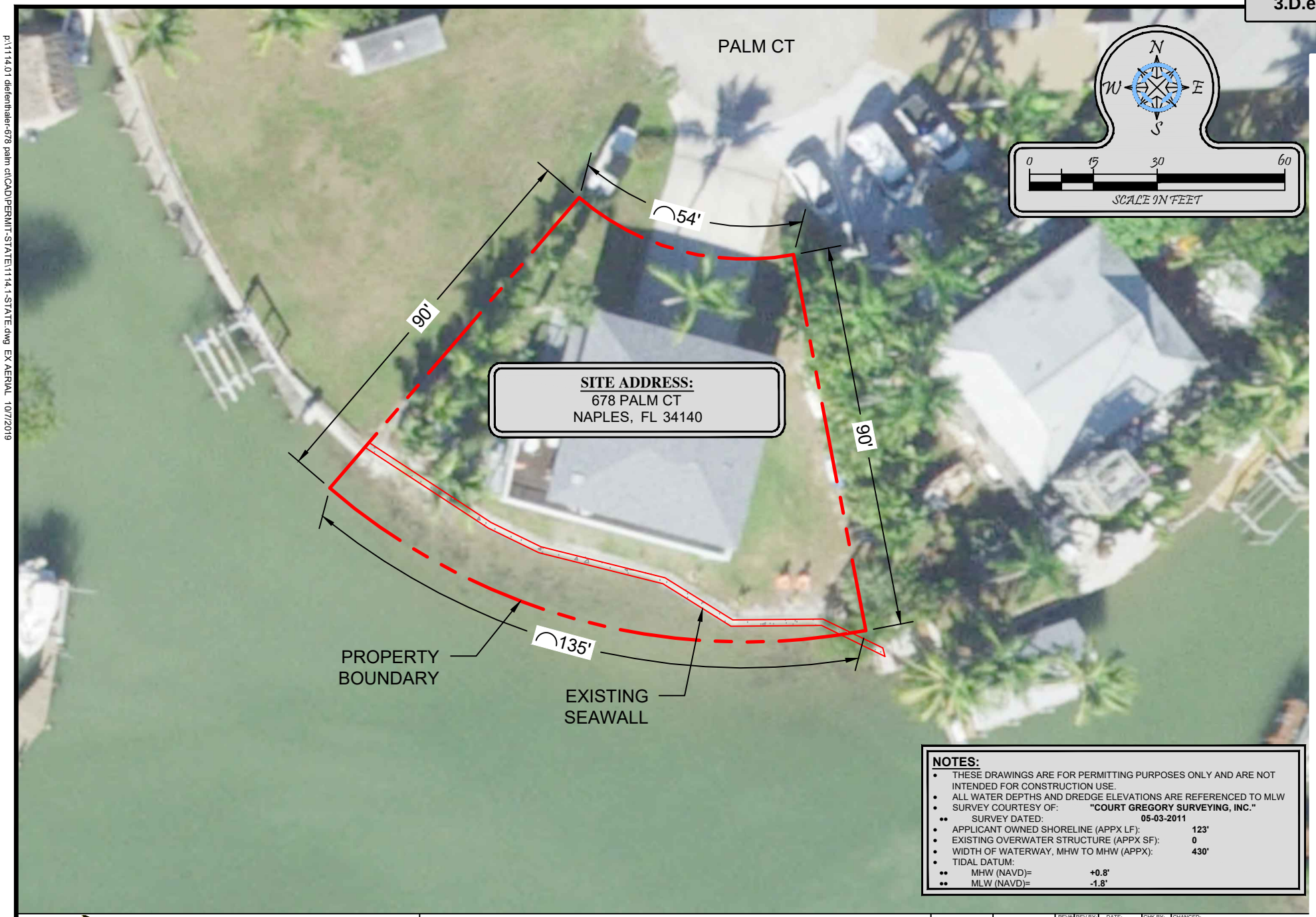

NOTES:

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- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY SURVEYING, INC."**
  - SURVEY DATED: **05-03-2011**
- APPLICANT OWNED SHORELINE (APPX LF): **123'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **430'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.8'**
  - MLW (NAVD)= **-1.8'**

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

DIEFENTHALER - 678 PALM CT

EXISTING AERIAL

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-07-19	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	02 OF 04	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

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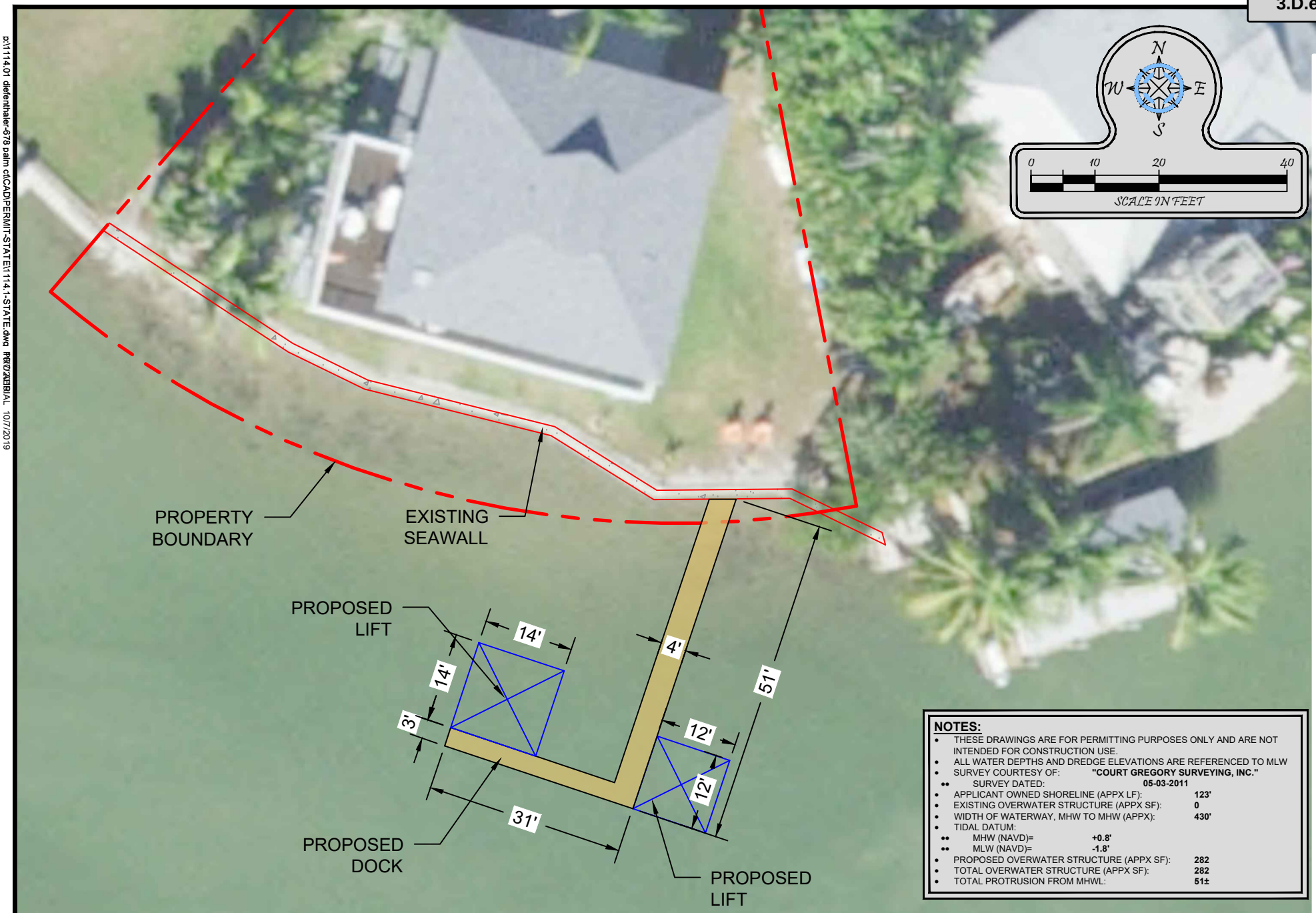

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- EXISTING OVERWATER STRUCTURE (APPX SF): **0**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **430'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.8'**
  - MLW (NAVD)= **-1.8'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **282**
- TOTAL OVERWATER STRUCTURE (APPX SF): **282**
- TOTAL PROTRUSION FROM MHWL: **51±**

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

DIEFENTHALER - 678 PALM CT

PROPOSED DOCK

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-07-19	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	03 OF 04	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

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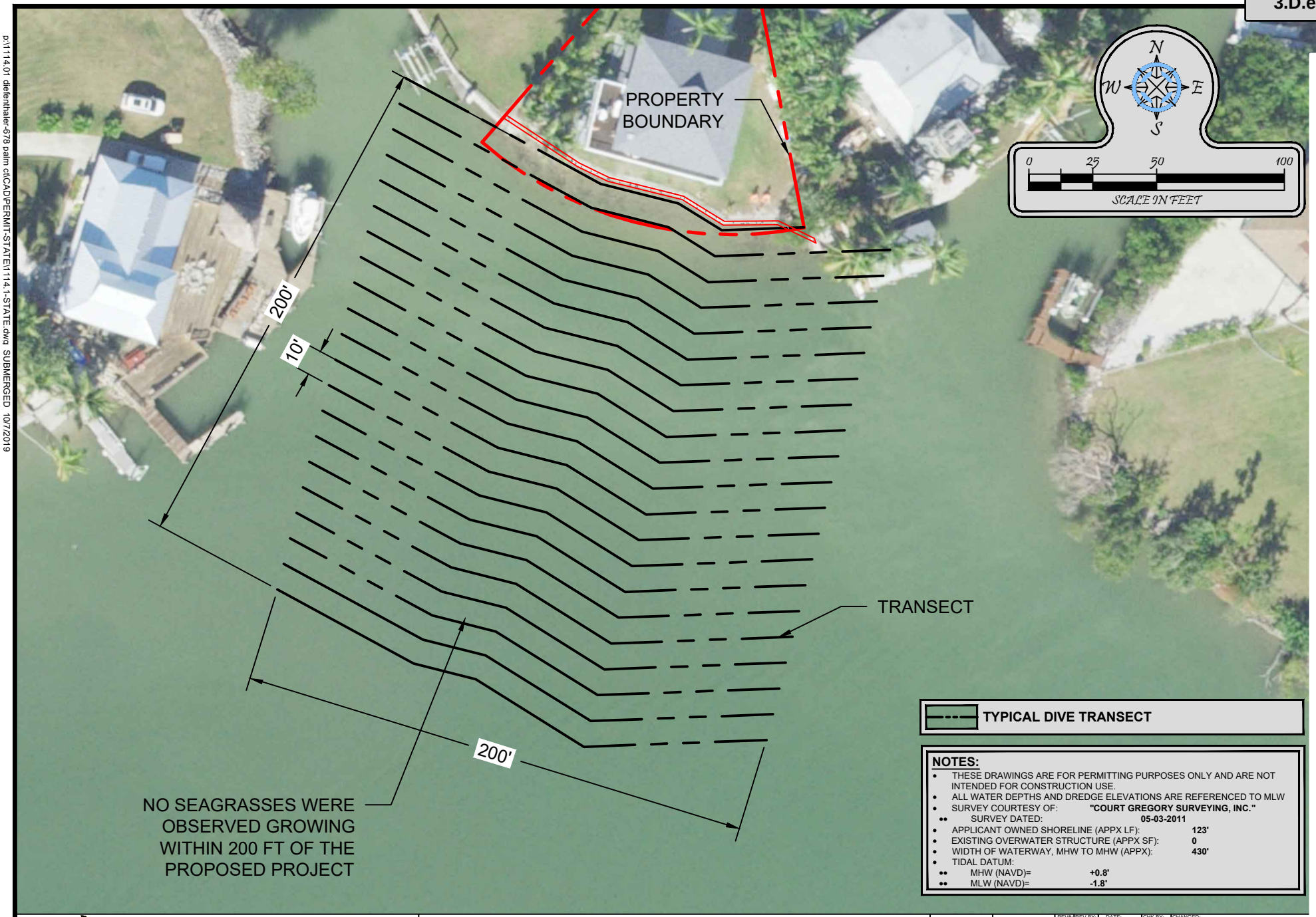

TYPICAL DIVE TRANSECT

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DIEFENTHALER - 678 PALM CT

SUBMERGED RESOURCE SURVEY

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	NP	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-07-19	3.	-	-	-	-
JOB NO.:	1114.1	4.	-	-	-	-
SHEET NO.:	04 OF 04	5.	-	-	-	-

SECTION- 18 TOWNSHIP- 52S

Attachment: Attachment D - Applicant's Backup (20017 : PL20200001723 BDE 678 Palm Court

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL20200001723

Regarding the above subject petition number(s), Mark & Laura Diefenthaler (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Mark Diefenthaler

Date: 9/2/21

Signature:

9-2-21
LAURA DIEFENTHALER

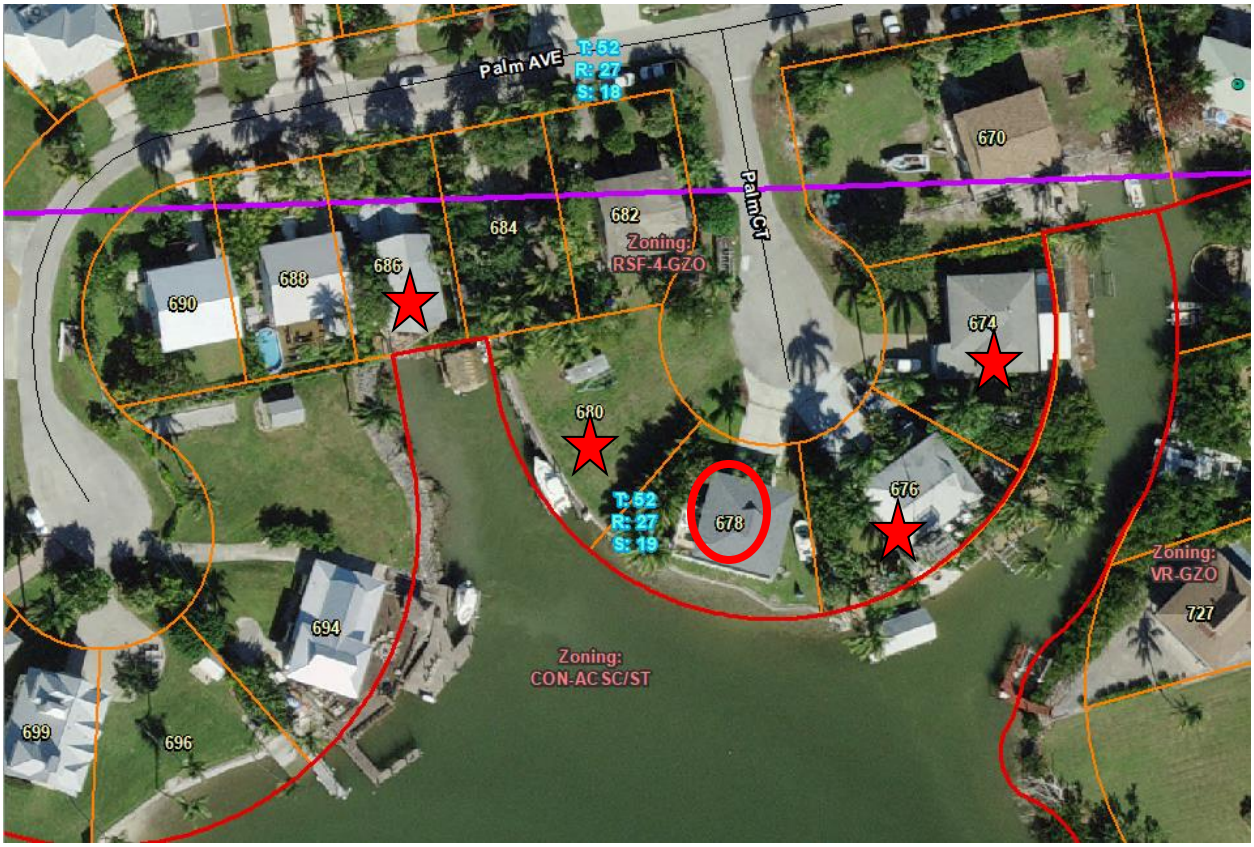
☒ Applicant*

☐ Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

Attachment: Attachment E - Hybrid Meeting Waiver (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

CORRESPONDENCE



★ Letter of No Objection Received

Attachment: Attachment F - Correspondence (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

From: Scott Sherwood <scottsherwood@scottsherwood.net>
Sent: Thursday, September 09, 2021 12:19 AM
To: KellyJohn
Subject: PL20200001723 Petition for the Diefenthalers Boat Dock

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Mr. Kelly

I own 686 Palm Avenue West, Box 686, Goodland Fl.

My home is near the Diefenthaler residence in the cove area to their North-Northwest

Pursuant to the Public Hearing regarding their boat dock extension. I understand it is to be on the south part of their house and extends into the water southward. As such, it would not impede my boat from exiting the narrow cove--- and i would have no reason to object, and don't object, to their boat dock or extension being proposed or built from that south part of their property out in a southerly direction.

I so state freely and of my own will.

Sincerely,
Scott Sherwood
686 Palm Avenue West
Box 686
Goodland, FL. 34140-0686

Please reply by email if you have any questions, concerns or wish to clarify any item, fact or statement.

Attachment: Attachment F - Correspondence (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

September 9, 2021

Mr. John Kelly
Collier County Zoning Department
Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

RE: Diefenthaler BDE – Petition #PL20200001723

Dear Mr. Kelly,

I own the home at 674 Palm Court and in the same cul-de-sac as the Diefenthaler residence. I have received the notice of the hearing for the proposed Dock BDE. We have no objections to the BDE or dock being proposed.

Sincerely,

William or Leticia Pilger
674 Palm Court
Goodland, FL 34140

Attachment: Attachment F - Correspondence (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

Pilger
Goodland, FL 34140

FT MYERS FL 339
09 SEP 2021 PM 6 L

FOREVER / USA

RECEIVED SEP 10 2021

Mr. John Kelly - Zoning & Planning
Collier County Growth Management
2800 Horseshoe Drive
Naples, FL 34104

34104-69869

September 9, 2021

Mr. John Kelly
Collier County Zoning Department
Growth Management Department
2800 North Horseshoe Drive
Naples, FL 34104

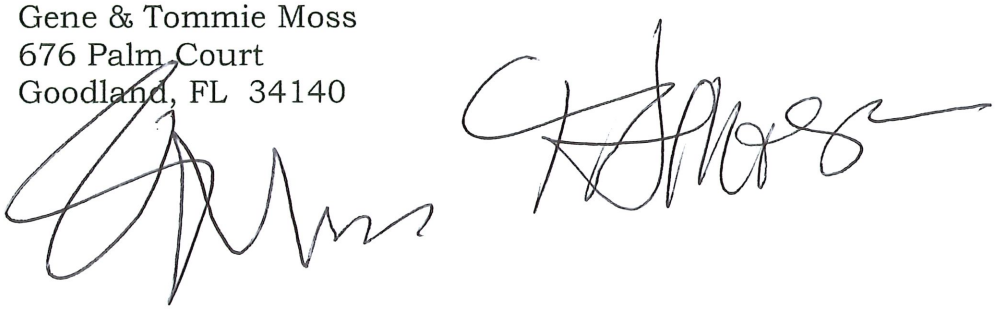
RE: Diefenthaler BDE – Petition #PL20200001723

Dear Mr. Kelly,

I own the home at 676 Palm Court in the same cul-de-sac, and next door to the Diefenthaler residence. I have received the notice of the hearing for the proposed Dock BDE. We have no objections to the BDE or dock being proposed.

Sincerely,

Gene & Tommie Moss
676 Palm Court
Goodland, FL 34140



Attachment: Attachment F - Correspondence (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

676 Palm Ct.
Goodland, FL 34140

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9 SEP 2021 PM 4 L

Mr. John Kelly, Planning
Collier County Growth Management Div.
2800 North Horseshoe Dr.
Naples, FL 34104

9340700982954749250247o

34104-699899

From: mike thompson <mikeet10@hotmail.com>
Sent: Tuesday, September 07, 2021 10:46 PM
To: KellyJohn; trademarkkitchens@aol.com
Subject: Regarding boat dock for the Diefenthaler's next to our property at 680 Palm Ct. Goodland Fl.

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

From: Trademark Kitchen and Bath <trademarkkitchens@aol.com>
Sent: Tuesday, September 7, 2021 9:05 PM
To: mikeet10@hotmail.com <mikeet10@hotmail.com>
Subject: Diefenthaler BDE

————————————————————————

To: John.Kelly@CollierCountyFL.Gov
Petition #PL20200001723
Diefenthaler Boat Dock Extension

We are the owners of the property located next door to the Diefenthaler residence. I have no objection to the boat dock extension being proposed or built.

Sincerely,
Mike and Marie Thompson
680 Palm Ct.
Goodland, FL. 34140
406-295-5780

Attachment: Attachment F - Correspondence (20017 : PL20200001723 BDE 678 Palm Court Diefenthaler)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.E
Item Summary: *** NOTE: This item has been Continued to the October 14, 2021, HEX Meeting *** PETITION NO. PE -PL20210000596 - 2831 Becca Avenue Parking Exemption - Request for modification to condition of approval #6 of Hearing Examiner Decision #2019-38 which limited operation to no more than six days a week to allow operation on Mondays as part of the parking exemption for an off-site parking lot consisting of 62 spaces serving the Celebration Food Truck Park site pursuant to Land Development Code Section 4.05.02.K. The site that is subject to the parking exemption is in the RMF-6-BMUD-R1 zoning district and is located at 2831 Becca Avenue in Section 11, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 4.

Meeting Date: 09/23/2021

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
09/14/2021 8:55 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
09/14/2021 8:55 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Diane Lynch		Review Item	Skipped
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Skipped	09/14/2021 8:53 PM
Zoning	Diane Lynch	Zoning Director Review	Skipped	09/14/2021 8:54 PM
Zoning	Diane Lynch	Review Item	Skipped	09/14/2021 8:53 PM
Zoning	Diane Lynch	Review Item	Skipped	09/14/2021 8:53 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	09/23/2021 9:00 AM	